

HIDDEN MEADOW RANCH - 9 CHARTER LOTS - BULK SALE AUCTION

Lot #	Parcel #	Acreage	Features	Sept, 2016 List Price	Annual Property Tax (2018)	Monthly HOA Dues
36	103-30-036	1.17	Sparsly treed, meadow view, ridge view, pond view	\$220,000	\$873	\$309
37	103-30-037	1.11	Few trees, meadow view, ridge view	\$210,000	\$873	\$309
38	103-30-038	1.02	Some trees, meadow view, ridge view	\$200,000	\$873	\$309
41	103-30-041	1.37	Large lot, many trees, rock feature, pasture and Ranch House view	\$250,000	\$873	\$309
42	103-30-042	1.12	Many trees	\$195,000	\$873	\$309
43	103-30-04	1.02	Many trees	\$185,000	\$873	\$309
44	103-30-044	1.06	Many trees	\$185,000	\$873	\$309
45 split	45A: 103-30-045 45B: 106-79-045	1.47	Largest lot, many trees, St. Peter's Dome view	\$250,000	\$1,611	\$309
47	106-79-047	1.02	Shallow lot, backs to National Forest, some trees	\$185,000	\$1,495	\$309
		10.36		\$1,880,000	\$9,217	\$2,781

The above chart describes the "Property" pertaining to the Hidden Meadow Ranch 9 Lot Bulk Sale Auction as referenced in the Amended Replat of THE CLUB AT HIDDEN MEADOW RANCH as recorded in Book 9 of maps, Page 12, records of Apache County, Arizona and Book 9 of Maps, Page 19, records of Apache County, Arizona, being a portion of the southeast quarter of Section 25, Township 9 North, Range 26 East, and a portion of the south half of Section 30, Township 9 North, Range 27 East, of the Gila and Salt River Meridian, Apache County, Arizona.

Property to be offered as a bulk sale of all nine lots to one buyer in one transaction per the bulk sale exemption in Arizona Revised Statute 32.2180.02.

 Default Photo	Last Sold	1/31/2012	Construction	—
	Last Sale Price	\$1,650,000	Roof	—
	Owner	HMR CHARTER LOT PARTNERS LLC	A/C	—
	Mailing	10869 N SCOTTSDALE RD STE 1032	Heat	—
		SCOTTSDALE, Arizona 85254-5280	Stories	—
	Lot	1.18 Acres / 51401 Sqft	Building Type	—
	Year Built	—	Parking	—
	SqFt	—	Parking Spaces	—
	Class	—	Patio	—
	Added Attached	None	Pool	Yes
	Added Detached	None		

Subdivision --

Improved Lots	—	Single Story	—	Avg Sqft	—
With Pool	—	Multiple Story	—	Avg Lot	—
Year Built	—				

Tax Assessment

	2012 Final	2013 Final	2014 Final	2015 Prelim	2016 Final	2017 Final	2018 Final	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$182,900	\$182,900	\$182,900	\$182,900	\$179,242	\$179,242	\$111,949	\$123,000
FCV Total	\$182,900	\$182,900	\$182,900	\$182,900	\$179,242	\$179,242	\$111,949	\$123,000
YoY Change %	0%	0%	0%	0%	-2%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$26,886	\$26,886	\$16,792	\$18,450
LPV Total	\$182,900	\$182,900	\$182,900	\$182,900	\$179,242	\$179,242	\$111,949	\$117,546
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,435	\$1,400	\$1,536	\$1,569	\$1,406	\$1,412	\$873	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
1/31/2012	Hmr Charter Lot Partners LI	Am Ranch Co Llc	\$1,650,000	—	\$0	Grant Deed	—	—	0000000580

Flood Zone

Map Number	—	An area with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
Map Date	—	
Panel	—	
FEMA Zone	D	

Additional Information

Parcel	103-30-036
County	APACHE
MCR Number	—
Municipality	—
Section / Township / Range	25 / 09N / —
Lot / Block / Tract	36 / — / 0
Census Tract / Block	970502 / 1280
Tax Area	1000
Latitude, Longitude	34.146374, -109.532102
Property Type	(0013) VAC RESID RURAL SUBDIV
Legal Class	—
Legal Description (Abbrev)	TOWNSHIP: 9N RANGE: 26E THE CLUB AT HIDDEN MEADOW RANCH LOT 36 POR OF SE4 SEC 25 T9N R27E POR OF S2 SEC 30.



 Default Photo	Last Sold	1/31/2012	Construction	—
	Last Sale Price	\$1,650,100	Roof	—
	Owner	HMR CHARTER LOT PARTNERS LLC	A/C	—
	Mailing	10869 N SCOTTSDALE RD STE 1032	Heat	—
		SCOTTSDALE, Arizona 85254-5280	Stories	—
	Lot	1.09 Acres / 47480 Sqft	Building Type	—
	Year Built	—	Parking	—
	SqFt	—	Parking Spaces	—
	Class	—	Patio	—
	Added Attached	None	Pool	Yes
	Added Detached	None		

Subdivision --

Improved Lots	—	Single Story	—	Avg Sqft	—
With Pool	—	Multiple Story	—	Avg Lot	—
Year Built	—				

Tax Assessment

	2012 Final	2013 Final	2014 Final	2015 Prelim	2016 Final	2017 Final	2018 Final	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$168,950	\$168,950	\$168,950	\$168,950	\$165,571	\$165,571	\$111,949	\$123,000
FCV Total	\$168,950	\$168,950	\$168,950	\$168,950	\$165,571	\$165,571	\$111,949	\$123,000
YoY Change %	0%	0%	0%	0%	-2%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$24,836	\$24,836	\$16,792	\$18,450
LPV Total	\$168,950	\$168,950	\$168,950	\$168,950	\$165,571	\$165,571	\$111,949	\$117,546
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,325	\$1,293	\$1,419	\$1,449	\$1,299	\$1,305	\$873	\$0

Deed History

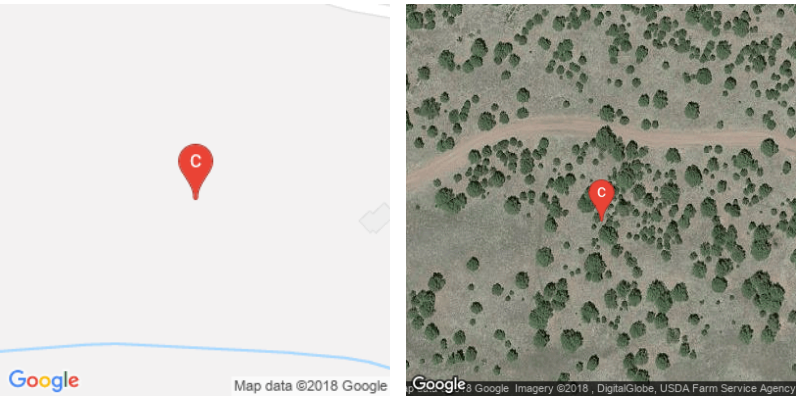
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
1/31/2012	Hmr Charter Lot Partners LI	Am Ranch Co Llc	\$1,650,100	—	\$0	Grant Deed	—	—	0000000580

Flood Zone

Map Number	—	An area with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
Map Date	—	
Panel	—	
FEMA Zone	D	

Additional Information

Parcel	103-30-037
County	APACHE
MCR Number	—
Municipality	—
Section / Township / Range	25 / 09N / —
Lot / Block / Tract	37 / — / 0
Census Tract / Block	970502 / 1280
Tax Area	1000
Latitude, Longitude	34.146464, -109.531402
Property Type	(0013) VAC RESID RURAL SUBDIV
Legal Class	—
Legal Description (Abbrev)	TOWNSHIP: 9N RANGE: 26E THE CLUB AT HIDDEN MEADOW RANCH LOT 37 T9N R26E POR OF SE4 OF SEC 25 T9N R27E POR OF S2 SEC 30.



 Default Photo	Last Sold	1/31/2012	Construction	—
	Last Sale Price	\$1,650,000	Roof	—
	Owner	HMR CHARTER LOT PARTNER LLC	A/C	—
	Mailing	10869 N SCOTTSDALE RD STE 1032	Heat	—
		SCOTTSDALE, Arizona 85254-5280	Stories	—
	Lot	1.02 Acres / 44431 Sqft	Building Type	—
	Year Built	—	Parking	—
	SqFt	—	Parking Spaces	—
	Class	—	Patio	—
	Added Attached	None	Pool	Yes
	Added Detached	None		

Subdivision --

Improved Lots	—	Single Story	—	Avg Sqft	—
With Pool	—	Multiple Story	—	Avg Lot	—
Year Built	—				

Tax Assessment

	2012 Final	2013 Final	2014 Final	2015 Prelim	2016 Final	2017 Final	2018 Final	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$158,100	\$158,100	\$158,100	\$158,100	\$154,938	\$154,938	\$111,949	\$123,000
FCV Total	\$158,100	\$158,100	\$158,100	\$158,100	\$154,938	\$154,938	\$111,949	\$123,000
YoY Change %	0%	0%	0%	0%	-2%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$23,241	\$23,241	\$16,792	\$18,450
LPV Total	\$158,100	\$158,100	\$158,100	\$158,100	\$154,938	\$154,938	\$111,949	\$117,546
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,240	\$1,210	\$1,328	\$1,356	\$1,215	\$1,221	\$873	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
1/31/2012	Hmr Charter Lot Partners LI	Am Ranch Co Llc	\$1,650,000	—	\$0	Grant Deed	—	—	0000000580

Flood Zone

Map Number	—	An area with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
Map Date	—	
Panel	—	
FEMA Zone	D	

Additional Information

Parcel	103-30-038
County	APACHE
MCR Number	—
Municipality	—
Section / Township / Range	25 / 09N / —
Lot / Block / Tract	38 / — / 0
Census Tract / Block	970502 / 1280
Tax Area	1000
Latitude, Longitude	34.146419, -109.530736
Property Type	(0013) VAC RESID RURAL SUBDIV
Legal Class	—
Legal Description (Abbrev)	TOWNSHIP: 9N RANGE: 26E THE CLUB AT HIDDEN MEADOW RANCH LOT 38 T9N R26E POR OF SE4 SEC 25 T9N R27E POR OF S2 SEC 30.





Default Photo

Last Sold	1/31/2012	Construction	—
Last Sale Price	\$1,650,000	Roof	—
Owner	HMR CHARTER LOT PARTNERS LLC	A/C	—
Mailing	10869 N SCOTTSDALE RD STE 1032	Heat	—
	SCOTTSDALE, Arizona 85254-5280	Stories	—
Lot	1.37 Acres / 59677 Sqft	Building Type	—
Year Built	—	Parking	—
SqFt	—	Parking Spaces	—
Class	—	Patio	—
Added Attached	None	Pool	Yes
Added Detached	None		

Subdivision --

Improved Lots	—	Single Story	—	Avg Sqft	—
With Pool	—	Multiple Story	—	Avg Lot	—
Year Built	—				

Tax Assessment

	2012 Final	2013 Final	2014 Final	2015 Prelim	2016 Final	2017 Final	2018 Final	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$212,350	\$212,350	\$212,350	\$212,350	\$208,103	\$208,103	\$111,949	\$123,000
FCV Total	\$212,350	\$212,350	\$212,350	\$212,350	\$208,103	\$208,103	\$111,949	\$123,000
YoY Change %	0%	0%	0%	0%	-2%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$31,215	\$31,215	\$16,792	\$18,450
LPV Total	\$212,350	\$212,350	\$212,350	\$212,350	\$208,103	\$208,103	\$111,949	\$117,546
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,666	\$1,625	\$1,784	\$1,821	\$1,632	\$1,640	\$873	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
1/31/2012	Hmr Charter Lot Partners LI	Am Ranch Co Llc	\$1,650,000	—	\$0	Grant Deed	—	—	0000000580

Flood Zone

Map Number	—	An area with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
Map Date	—	
Panel	—	
FEMA Zone	D	

Additional Information

Parcel	103-30-041
County	APACHE
MCR Number	—
Municipality	—
Section / Township / Range	25 / 09N / —
Lot / Block / Tract	41 / — / 0
Census Tract / Block	970502 / 1280
Tax Area	1000
Latitude, Longitude	34.146898, -109.529035
Property Type	(0013) VAC RESID RURAL SUBDIV
Legal Class	—
Legal Description (Abbrev)	TOWNSHIP: 9N RANGE: 26E THE CLUB AT HIDDEN MEADOW RANCH LOT 41 POR OF SE4 SEC 25 T9N R27E POR S2 SEC 30.



The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Default Photo

Last Sold	1/31/2012	Construction	—
Last Sale Price	\$1,650,000	Roof	—
Owner	HMR CHARTER LOT PARTNERS LLC	A/C	—
Mailing	10869 N SCOTTSDALE RD STE 1032	Heat	—
	SCOTTSDALE, Arizona 85254-5280	Stories	—
Lot	1.12 Acres / 48787 Sqft	Building Type	—
Year Built	—	Parking	—
SqFt	—	Parking Spaces	—
Class	—	Patio	—
Added Attached	None	Pool	Yes
Added Detached	None		

Subdivision --

Improved Lots	—	Single Story	—	Avg Sqft	—
With Pool	—	Multiple Story	—	Avg Lot	—
Year Built	—				

Tax Assessment

	2012 Final	2013 Final	2014 Final	2015 Prelim	2016 Final	2017 Final	2018 Final	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$173,600	\$173,600	\$173,600	\$173,600	\$170,128	\$170,128	\$111,949	\$123,000
FCV Total	\$173,600	\$173,600	\$173,600	\$173,600	\$170,128	\$170,128	\$111,949	\$123,000
YoY Change %	0%	0%	0%	0%	-2%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$25,519	\$25,519	\$16,792	\$18,450
LPV Total	\$173,600	\$173,600	\$173,600	\$173,600	\$170,128	\$170,128	\$111,949	\$117,546
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,362	\$1,329	\$1,458	\$1,489	\$1,334	\$1,340	\$873	\$0

Deed History

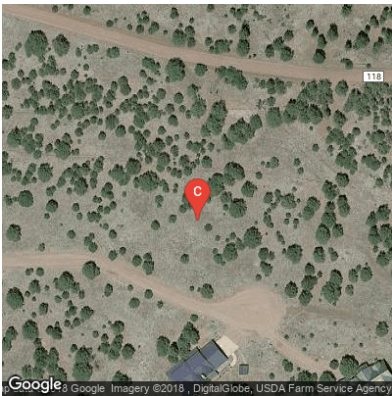
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
1/31/2012	Hmr Charter Lot Partners LI	Am Ranch Co Llc	\$1,650,000	—	\$0	Grant Deed	—	—	0000000580

Flood Zone

Map Number	—	An area with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
Map Date	—	
Panel	—	
FEMA Zone	D	

Additional Information

Parcel	103-30-042
County	APACHE
MCR Number	—
Municipality	—
Section / Township / Range	25 / 09N / —
Lot / Block / Tract	42 / — / 0
Census Tract / Block	970502 / 1280
Tax Area	1000
Latitude, Longitude	34.147022, -109.529901
Property Type	(0013) VAC RESID RURAL SUBDIV
Legal Class	—
Legal Description (Abbrev)	TOWNSHIP: 9N RANGE: 26E THE CLUB AT HIDDEN MEADOW RANCH LOT 42 POR OF SE4 SEC 25 T9N R27E POR S2 SEC 30.



 Default Photo	Last Sold	1/31/2012	Construction	—
	Last Sale Price	\$1,650,000	Roof	—
	Owner	HMR CHARTER LOT PARTNERS LLC	A/C	—
	Mailing	10869 N SCOTTSDALE RD STE 1032	Heat	—
		SCOTTSDALE, Arizona 85254-5280	Stories	—
	Lot	1.02 Acres / 44431 Sqft	Building Type	—
	Year Built	—	Parking	—
	SqFt	—	Parking Spaces	—
	Class	—	Patio	—
	Added Attached	None	Pool	Yes
	Added Detached	None		

Subdivision --

Improved Lots	—	Single Story	—	Avg Sqft	—
With Pool	—	Multiple Story	—	Avg Lot	—
Year Built	—				

Tax Assessment

	2012 Final	2013 Final	2014 Final	2015 Prelim	2016 Final	2017 Final	2018 Final	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$158,100	\$158,100	\$158,100	\$158,100	\$154,938	\$154,938	\$111,949	\$123,000
FCV Total	\$158,100	\$158,100	\$158,100	\$158,100	\$154,938	\$154,938	\$111,949	\$123,000
YoY Change %	0%	0%	0%	0%	-2%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$23,241	\$23,241	\$16,792	\$18,450
LPV Total	\$158,100	\$158,100	\$158,100	\$158,100	\$154,938	\$154,938	\$111,949	\$117,546
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,240	\$1,210	\$1,328	\$1,356	\$1,215	\$1,221	\$873	\$0

Deed History

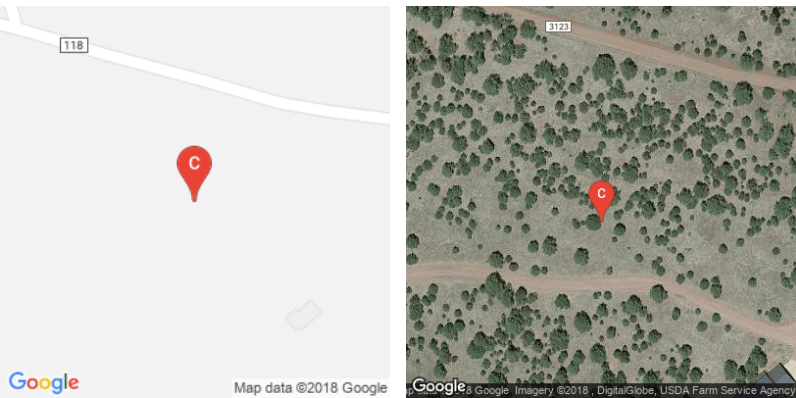
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
1/31/2012	Hmr Charter Lot Partners LI	Am Ranch Co Llc	\$1,650,000	—	\$0	Grant Deed	—	—	0000000580

Flood Zone

Map Number	—	An area with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
Map Date	—	
Panel	—	
FEMA Zone	D	

Additional Information

Parcel	103-30-043
County	APACHE
MCR Number	—
Municipality	—
Section / Township / Range	25 / 09N / 27E
Lot / Block / Tract	43 / — / 0
Census Tract / Block	970502 / 1280
Tax Area	1000
Latitude, Longitude	34.147118, -109.530796
Property Type	(0013) VAC RESID RURAL SUBDIV
Legal Class	—
Legal Description (Abbrev)	TOWNSHIP: 9N RANGE: 26E THE CLUB AT HIDDEN MEADOW RANCH LOT 43 POR SE4 SEC 25 T9N R27E POR S2 SEC 30.





Default Photo

Last Sold	1/31/2012	Construction	—
Last Sale Price	\$1,650,000	Roof	—
Owner	HMR CHARTER LOT PARTNERS LLC	A/C	—
Mailing	10869 N SCOTTSDALE RD STE 1032	Heat	—
	SCOTTSDALE, Arizona 85254-5280	Stories	—
Lot	1.06 Acres / 46174 Sqft	Building Type	—
Year Built	—	Parking	—
SqFt	—	Parking Spaces	—
Class	—	Patio	—
Added Attached	None	Pool	Yes
Added Detached	None		

Subdivision --

Improved Lots	—	Single Story	—	Avg Sqft	—
With Pool	—	Multiple Story	—	Avg Lot	—
Year Built	—				

Tax Assessment

	2012 Final	2013 Final	2014 Final	2015 Prelim	2016 Final	2017 Final	2018 Final	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$164,300	\$164,300	\$164,300	\$164,300	\$161,014	\$161,014	\$111,949	\$123,000
FCV Total	\$164,300	\$164,300	\$164,300	\$164,300	\$161,014	\$161,014	\$111,949	\$123,000
YoY Change %	0%	0%	0%	0%	-2%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$24,152	\$24,152	\$16,792	\$18,450
LPV Total	\$164,300	\$164,300	\$164,300	\$164,300	\$161,014	\$161,014	\$111,949	\$117,546
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,289	\$1,257	\$1,380	\$1,409	\$1,263	\$1,253	\$873	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
1/31/2012	Hmr Charter Lot Partners LI	Am Ranch Co Llc	\$1,650,000	—	\$0	Grant Deed	—	—	0000000580

Flood Zone

Map Number	—	An area with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
Map Date	—	
Panel	—	
FEMA Zone	D	

Additional Information

Parcel	103-30-044
County	APACHE
MCR Number	—
Municipality	—
Section / Township / Range	25 / 09N / 27E
Lot / Block / Tract	44 / — / 0
Census Tract / Block	970502 / 1280
Tax Area	1000
Latitude, Longitude	34.147159, -109.531661
Property Type	(0013) VAC RESID RURAL SUBDIV
Legal Class	—
Legal Description (Abbrev)	SUBDIVISION: THE CLUB AT HIDDEN MEADOWS RANCH LOT: 44 TOWNSHIP: 9N RANGE: 26E



The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Default Photo

Last Sold	1/31/2012	Construction	—
Last Sale Price	\$1,650,000	Roof	—
Owner	HMR CHARTER LOT PARTNERS LLC	A/C	—
Mailing	10869 N SCOTTSDALE RD STE 1032	Heat	—
	SCOTTSDALE, Arizona 85254-5280	Stories	—
Lot	1 Acres / 43560 Sqft	Building Type	—
Year Built	—	Parking	—
SqFt	—	Parking Spaces	—
Class	—	Patio	—
Added Attached	None	Pool	Yes
Added Detached	None		

Subdivision --

Improved Lots	—	Single Story	—	Avg Sqft	—
With Pool	—	Multiple Story	—	Avg Lot	—
Year Built	—				

Tax Assessment

	2012 Final	2013 Final	2014 Final	2015 Prelim	2016 Final	2017 Final	2018 Final	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$155,000	\$155,000	\$155,000	\$155,000	\$151,900	\$151,900	\$111,949	\$123,000
FCV Total	\$155,000	\$155,000	\$155,000	\$155,000	\$151,900	\$151,900	\$111,949	\$123,000
YoY Change %	0%	0%	0%	0%	-2%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$22,785	\$22,785	\$16,792	\$18,450
LPV Total	\$155,000	\$155,000	\$155,000	\$155,000	\$151,900	\$151,900	\$111,949	\$117,546
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,216	\$1,186	\$1,302	\$1,329	\$1,191	\$1,197	\$873	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
1/31/2012	Hmr Charter Lot Partners LI	Am Ranch Co Llc	\$1,650,000	—	\$0	Grant Deed	—	—	0000000580

Flood Zone

Map Number	—	An area with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
Map Date	—	
Panel	—	
FEMA Zone	D	

Additional Information

Parcel	103-30-045
County	APACHE
MCR Number	—
Municipality	—
Section / Township / Range	25 / 09N / 27E
Lot / Block / Tract	45 / — / 0
Census Tract / Block	970502 / 1280
Tax Area	1000
Latitude, Longitude	34.147047, -109.532487
Property Type	(0013) VAC RESID RURAL SUBDIV
Legal Class	—
Legal Description (Abbrev)	TOWNSHIP: 9N RANGE: 26E THE CLUB AT HIDDEN MEADOW RANCH LOT 45 T9N R26E POR SE4 SEC 25 T9N R27E POR S2 SEC 30.



 Default Photo	Last Sold	–	Construction	–
	Last Sale Price	\$0	Roof	–
	Owner	AM RANCH COMPANY LLC	A/C	–
	Mailing	10869 N SCOTTSDALE RD STE 1032	Heat	–
		SCOTTSDALE, Arizona 85254-5280	Stories	–
	Lot	0.47 Acres / 20473 Sqft	Building Type	–
	Year Built	–	Parking	–
	SqFt	–	Parking Spaces	–
	Class	–	Patio	–
	Added Attached	None	Pool	Yes
	Added Detached	None		

Subdivision --

Improved Lots	–	Single Story	–	Avg Sqft	–
With Pool	–	Multiple Story	–	Avg Lot	–
Year Built	—				

Tax Assessment

	2012 Final	2013 Final	2014 Final	2015 Prelim	2016 Final	2017 Final	2018 Final	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$72,850	\$53,690	\$53,690	\$53,690	\$52,616	\$52,616	\$55,975	\$61,500
FCV Total	\$72,850	\$53,690	\$53,690	\$53,690	\$52,616	\$52,616	\$55,975	\$61,500
YoY Change %	0%	-26%	0%	0%	-2%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$7,892	\$7,892	\$8,396	\$9,225
LPV Total	\$72,850	\$53,690	\$53,690	\$53,690	\$52,616	\$52,616	\$55,247	\$58,009
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$614	\$455	\$455	\$490	\$675	\$520	\$738	\$0

Flood Zone

Map Number	04001C2900E	An area with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
Map Date	9/28/2007	
Panel	2900E	
FEMA Zone	D	

Additional Information

Parcel	106-79-045
County	APACHE
MCR Number	–
Municipality	–
Section / Township / Range	25 / 09N / 27E
Lot / Block / Tract	45 / – / 0
Census Tract / Block	944902 / 3443
Tax Area	900
Latitude, Longitude	35.314738, -109.521198
Property Type	(0013) VAC RESID RURAL SUBDIV
Legal Class	–
School District(S)	Sanders Unified District
Legal Description (Abbrev)	SUBDIVISION: THE CLUB AT HIDDEN MEADOWS RANCH LOT: 45 SECTION: 25 TOWNSHIP: 9N RANGE: 26E T9N R26E POR SE4 SEC 25 T9N R27E POR S2 SEC 30.



 Default Photo	Last Sold	–	Construction	–
	Last Sale Price	\$0	Roof	–
	Owner	HMR CHARTER LOT PARTNERS LLC	A/C	–
	Mailing	10869 N SCOTTSDALE RD STE 1032	Heat	–
		SCOTTSDALE, Arizona 85254-5280	Stories	–
	Lot	1.02 Acres / 44431 Sqft	Building Type	–
	Year Built	–	Parking	–
	SqFt	–	Parking Spaces	–
	Class	–	Patio	–
	Added Attached	None	Pool	Yes
	Added Detached	None		

Subdivision --

Improved Lots	–	Single Story	–	Avg Sqft	–
With Pool	–	Multiple Story	–	Avg Lot	–
Year Built	—				

Tax Assessment

	2012 Final	2013 Final	2014 Final	2015 Prelim	2016 Final	2017 Final	2018 Final	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$158,100	\$116,520	\$116,520	\$116,520	\$114,188	\$114,188	\$111,949	\$123,000
FCV Total	\$158,100	\$116,520	\$116,520	\$116,520	\$114,188	\$114,188	\$111,949	\$123,000
YoY Change %	0%	-26%	0%	0%	-2%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$17,128	\$17,128	\$16,792	\$18,450
LPV Total	\$158,100	\$116,520	\$116,520	\$116,520	\$114,188	\$114,188	\$111,949	\$117,546
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,333	\$987	\$988	\$1,064	\$1,464	\$1,660	\$1,495	\$0

Flood Zone

Map Number	04001C2900E	An area with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
Map Date	9/28/2007	
Panel	2900E	
FEMA Zone	D	

Additional Information

Parcel	106-79-047
County	APACHE
MCR Number	–
Municipality	–
Section / Township / Range	25 / 09N / 26E
Lot / Block / Tract	47 / – / 0
Census Tract / Block	944902 / 3443
Tax Area	900
Latitude, Longitude	35.314738, -109.521198
Property Type	(0013) VAC RESID RURAL SUBDIV
Legal Class	–
School District(S)	Sanders Unified District
Legal Description (Abbrev)	SUBDIVISION: THE CLUB AT HIDDEN MEADOWS RANCH LOT: 47 SECTION: 25 TOWNSHIP: 9N RANGE: 26E

