

SEALED BID AUCTION

Property 1

Document 1 of 3

Mohave County Assessor Parcel Numbers:

214-40-373E; 214-40-373F; 214-40-373G

1. Attachments –
Assessor parcel information and legal descriptions
Property map
2. Zoning - M1

Parcel Number: 214-40-373E
Owner(s): CITY OF BULLHEAD CITY;
Mailing Address: 2355 TRANE RD BULLHEAD CITY, AZ 864425966
Property Location:
Multiple Owners: No

	Previous Year	Current Year	Future Year
Tax Year	2022	2023	2024
Land Value	\$145,174	\$263,416	\$342,615
Improvement Value	\$0	\$0	\$0
Full Cash Value	\$145,174	\$263,416	\$342,615
Assessed Full Cash Value	\$21,776	\$39,512	\$51,392
Limited Value	\$91,860	\$96,453	\$172,338
Assessed Limited Value	\$13,779	\$14,468	\$25,851
Value Method	Market	Market	Market
Exempt Amount	\$13,779	\$14,468	\$25,851
Exempt Type	Government and Schools - LPV	Government and Schools - LPV	Government and Schools - LPV
Assessor Use Code	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND
Assessment Ratio	15.0%	15.0%	15.0%
Property Class	02R	02R	02R

Supervisor District 2

Parcel Size 3.23 acres

Parcel Town 20N

Parcel Range 22W

Parcel Section 16

Assessor Description T20N R22W SEC 16 BUENA VISTA UNIT 4 TRACT 1148 A POR OF PAR D, DESC AS FOLL: BEG AT A PT WHICH IS THE MOST NLY COR OF PAR D; TH S32 DEG 55'39"W A DIST OF 198.89' SAID POINT BEING THE MOST WLY COR OF PARCEL D; TH S29 DEG 13'15"E ALNG SWLY LN OF PARCEL D A DIST OF 759.50'; TH CONTINUING ON SWLY LN, EAST A DIST OF 66.65'; TH S51 DEG 13'15"E A DIST OF 480.00'; TH N38 DEG 46'45"E A DIST OF 195.00'; TH N51 DEG 13'15"W A DIST OF 250.00'; TH N14 DEG 15'31"W A DIST OF 438.94'; TH N25 DEG 55'39"E A DIST OF 90.00' TH N64 DEG 04'21"W ALNG NELY LN OF PARCEL D, 135.00' TO THE BEG OF A CURVE CONVACE TO THE NE HAVING A RADIUS OF 3299.97'; TH NWLY ALNG SAID CURVE THROUGH A C/A OF 07 DEG 00'00", AN ARC DIST OF 403.17'; TH N57 DEG 04'21"W A DIST OF 110.00' TO POB. EXCEPT THAT POR OF PARCEL D DESC AS FOLL: BEG AT THE MOST NLY COR OF SAID PARCEL D; TH S32 DEG 55'39"W A DIST OF 198.89'; TH S29 DEG 13'15"E A DIST OF 84.83'; TH N32 DEG 55'39"E A DIST OF 238.52' TO A PT ON THE SWLY R/W OF SILVER CREEK RD, TH N57

DEG 04'21"W A DIST OF 75.00' TO THE POB. DIVIDED AS PARCEL A ON PP 040/029-29A
REC 1/ 1/13/2023 FEE# 2023001720 CONT 140,906 SQ FT (3.235 ACRES)

Tax Year	Description	Construction Type	Base Year / Adjusted Year	Stories SF	Imp #	Mobile Make	Mobile Model	Serial #	Year Built
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Owner	Sale Date	Fee Number	Instr. Type	Property Type	Sale Price	Multi Parcel Sale
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Parcel Number: 214-40-373F
Owner(s): CITY OF BULLHEAD CITY;
Mailing Address: 2355 TRANE RD BULLHEAD CITY, AZ 864425966
Property Location:
Multiple Owners: No

	Previous Year	Current Year	Future Year
Tax Year	2022	2023	2024
Land Value	\$104,738	\$194,523	\$247,179
Improvement Value	\$0	\$0	\$0
Full Cash Value	\$104,738	\$194,523	\$247,179
Assessed Full Cash Value	\$15,711	\$29,178	\$37,077
Limited Value	\$66,274	\$69,588	\$124,333
Assessed Limited Value	\$9,941	\$10,438	\$18,650
Value Method	Market	Market	Market
Exempt Amount	\$9,941	\$10,438	\$18,650
Exempt Type	Government and Schools - LPV	Government and Schools - LPV	Government and Schools - LPV
Assessor Use Code	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND
Assessment Ratio	15.0%	15.0%	15.0%
Property Class	02R	02R	02R

Supervisor District 2

Parcel Size 1.91 acres

Parcel Town 20N

Parcel Range 22W

Parcel Section 16

Assessor Description T20N R22W SEC 16 BUENA VISTA UNIT 4 TRACT 1148 A POR OF PAR D, DESC AS FOLL: BEG AT A PT WHICH IS THE MOST NLY COR OF PAR D; TH S32 DEG 55'39"W A DIST OF 198.89' SAID POINT BEING THE MOST WLY COR OF PARCEL D; TH S29 DEG 13'15"E ALNG SWLY LN OF PARCEL D A DIST OF 759.50'; TH CONTINUING ON SWLY LN, EAST A DIST OF 66.65'; TH S51 DEG 13'15"E A DIST OF 480.00'; TH N38 DEG 46'45"E A DIST OF 195.00'; TH N51 DEG 13'15"W A DIST OF 250.00'; TH N14 DEG 15'31"W A DIST OF 438.94'; TH N25 DEG 55'39"E A DIST OF 90.00' TH N64 DEG 04'21"W ALNG NELY LN OF PARCEL D, 135.00' TO THE BEG OF A CURVE CONVACE TO THE NE HAVING A RADIUS OF 3299.97'; TH NWLY ALNG SAID CURVE THROUGH A C/A OF 07 DEG 00'00", AN ARC DIST OF 403.17'; TH N57 DEG 04'21"W A DIST OF 110.00' TO POB. EXCEPT THAT POR OF PARCEL D DESC AS FOLL: BEG AT THE MOST NLY COR OF SAID PARCEL D; TH S32 DEG 55'39"W A DIST OF 198.89'; TH S29 DEG 13'15"E A DIST OF 84.83'; TH N32 DEG 55'39"E A DIST OF 238.52' TO A PT ON THE SWLY R/W OF SILVER CREEK RD, TH N57

DEG 04'21"W A DIST OF 75.00' TO THE POB. DIVIDED AS PARCEL B ON PP 040/029-29A
REC 1/ 1/13/2023 FEE# 2023001720 CONT 83,106 SQ FT (1.908 ACRES)

Tax Year	Description	Construction Type	Base Year / Adjusted Year	Stories SF	Imp #	Mobile Make	Mobile Model	Serial #	Year Built
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Owner Sale Date Fee Number Instr. Type Property Type Sale Price Multi Parcel Sale

Parcel Number: 214-40-373G
Owner(s): CITY OF BULLHEAD CITY;
Mailing Address: 2355 TRANE RD BULLHEAD CITY, AZ 864425966
Property Location:
Multiple Owners: No

	Previous Year	Current Year	Future Year
Tax Year	2022	2023	2024
Land Value	\$167,385	\$300,649	\$382,032
Improvement Value	\$0	\$0	\$0
Full Cash Value	\$167,385	\$300,649	\$382,032
Assessed Full Cash Value	\$25,108	\$45,097	\$57,305
Limited Value	\$105,915	\$111,210	\$116,771
Assessed Limited Value	\$15,887	\$16,682	\$17,516
Value Method	Market	Market	Market
Exempt Amount	\$15,887	\$16,682	\$17,516
Exempt Type	Government and Schools - LPV	Government and Schools - LPV	Government and Schools - LPV
Assessor Use Code	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND
Assessment Ratio	15.0%	15.0%	15.0%
Property Class	02R	02R	02R

Supervisor District 2

Parcel Size 3.79 acres

Parcel Town 20N

Parcel Range 22W

Parcel Section 16

Assessor Description T20N R22W SEC 16 BUENA VISTA UNIT 4 TRACT 1148 A POR OF PAR D, DESC AS FOLL: BEG AT A PT WHICH IS THE MOST NLY COR OF PAR D; TH S32 DEG 55'39"W A DIST OF 198.89' SAID POINT BEING THE MOST WLY COR OF PARCEL D; TH S29 DEG 13'15"E ALNG SWLY LN OF PARCEL D A DIST OF 759.50'; TH CONTINUING ON SWLY LN, EAST A DIST OF 66.65'; TH S51 DEG 13'15"E A DIST OF 480.00'; TH N38 DEG 46'45"E A DIST OF 195.00'; TH N51 DEG 13'15"W A DIST OF 250.00'; TH N14 DEG 15'31"W A DIST OF 438.94'; TH N25 DEG 55'39"E A DIST OF 90.00' TH N64 DEG 04'21"W ALNG NELY LN OF PARCEL D, 135.00' TO THE BEG OF A CURVE CONVACE TO THE NE HAVING A RADIUS OF 3299.97'; TH NWLY ALNG SAID CURVE THROUGH A C/A OF 07 DEG 00'00", AN ARC DIST OF 403.17'; TH N57 DEG 04'21"W A DIST OF 110.00' TO POB. EXCEPT THAT POR OF PARCEL D, DESC AS FOLL: BEG AT THE MOST NLY COR OF SAID PARCEL D; TH S32 DEG 55'39"W A DIST OF 198.89'; TH S29 DEG 13'15"E A DIST OF 84.83'; TH N32 DEG 55'39"E A DIST OF 238.52' TO A PT ON THE SWLY R/W OF SILVER CREEK RD, TH N57 DEG 04'21"W A DIST OF 75.00' TO THE POB. DIVIDED AS PARCEL C ON PP 036/016 (REC

12/04/2017 FEE # 2017058366) CONT 164,995 SF (3.788 AC) 214-40-373C (214-40-373E, 373F & 373G) SPLIT FOR THE 2018 TY.

Tax Year	Description	Construction Type	Base Year / Adjusted Year	Stories SF	Imp #	Mobile Make	Mobile Model	Serial #	Year Built
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Owner Sale Date Fee Number Instr. Type Property Type Sale Price Multi Parcel Sale



Legend

- ADOT Mileposts
- COUNTY Mileposts**
- Sign Post Exists
- Calculated Measure
- Highways
- Main Arterials
- Collectors
- Local
- Railroad
- City Limits (>1:120K)
- County Boundary
- Surrounding Counties
- Township/Range
- Section
- Surface Management**
- Bureau of Land Management
- Bureau of Reclamation
- County
- Indian Lands
- Local or State Parks
- Military
- National Parks Service
- Other
- Private
- State
- State Wildlife Area
- US Forest Service
- US Fish & Wildlife Service

1: 4,155

0 346.2 692.4 Feet

(approximate scale)

Map Created: 12/6/2023

This map is a user generated static output from the Mohave County Interactive Map Viewer and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, AS A LEGAL DOCUMENT, FOR PROPERTY DESCRIPTIONS, OR DETERMINATION OF LEGAL TITLE, AND SHOULD NEVER BE SUBSTITUTED FOR SURVEY OR DEED INFORMATION. The user agrees to comply with the Limitation of Use, and Assumption of Risk as stated in the full disclaimer at <https://gis.mohave.gov>

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