

## SEALED BID AUCTION

### Property 2

Mohave County Assessor Parcel Numbers:

**213-31-004; 213-31-006; 213-31-007; 213-31-008; 213-31-009**

**Vicinity of 1650 Bullhead Parkway, Bullhead City, Arizona**

1. Attachments –  
Assessor parcel information and legal descriptions  
Property map
2. Zoning - R1L

**Parcel Number:** 213-31-004  
**Owner(s):** CITY OF BULLHEAD CITY; C/O CITY CLERK  
**Mailing Address:** 2355 TRANE RD BULLHEAD CITY, AZ 864425966  
**Property Location:**  
**Multiple Owners:** No

	Previous Year	Current Year	Future Year
<b>Tax Year</b>	2022	2023	2024
<b>Land Value</b>	\$265,549	\$104,217	\$288,330
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Full Cash Value</b>	\$265,549	\$104,217	\$288,330
<b>Assessed Full Cash Value</b>	\$39,832	\$15,633	\$43,250
<b>Limited Value</b>	\$135,302	\$104,217	\$109,428
<b>Assessed Limited Value</b>	\$20,295	\$15,633	\$16,414
<b>Value Method</b>	Market	Market	Market
<b>Exempt Amount</b>	\$20,295	\$15,633	\$16,414
<b>Exempt Type</b>	Government and Schools - LPV	Government and Schools - LPV	Government and Schools - LPV
<b>Assessor Use Code</b>	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND
<b>Assessment Ratio</b>	15.0%	15.0%	15.0%
<b>Property Class</b>	02R	02R, 02R	02R, 02R

**Supervisor District** 2  
**Parcel Size** 29.52 acres  
**Parcel Town** 20N  
**Parcel Range** 21W  
**Parcel Section** 17

**Assessor Description** THAT PORTION COMM AT THE NW COR OF SAID SEC 17; TH S00 DEG 02'17 W ALONG THE W LINE OF THE NW4 OF SAID SEC 17 A DIST OF 305.16' TO THE POB; TH S89 DEG 57'43 E 128.19'; TH S63 DEG 02'14 E 175.44'; TH N48 DEG 13'00 E 384.64'; TH S41 DEG 47'00 E 671.57' TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE TO THE NW HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 89 DEG 25'33 ; TH SELY ALONG THE ARC OF SAID CURVE A DIST

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:** 213-31-006  
**Owner(s):** CITY OF BULLHEAD CITY; C/O CITY CLERK  
**Mailing Address:** 2355 TRANE RD BULLHEAD CITY, AZ 864425966  
**Property Location:**  
**Multiple Owners:** No

	Previous Year	Current Year	Future Year
<b>Tax Year</b>	2022	2023	2024
<b>Land Value</b>	\$80,417	\$19,244	\$48,907
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Full Cash Value</b>	\$80,417	\$19,244	\$48,907
<b>Assessed Full Cash Value</b>	\$12,063	\$2,887	\$7,336
<b>Limited Value</b>	\$19,401	\$19,244	\$20,206
<b>Assessed Limited Value</b>	\$2,910	\$2,887	\$3,031
<b>Value Method</b>	Market	Market	Market
<b>Exempt Amount</b>	\$2,910	\$2,887	\$3,031
<b>Exempt Type</b>	Government and Schools - LPV	Government and Schools - LPV	Government and Schools - LPV
<b>Assessor Use Code</b>	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND
<b>Assessment Ratio</b>	15.0%	15.0%	15.0%
<b>Property Class</b>	02R	02R, 02R	02R, 02R

**Supervisor District** 2  
**Parcel Size** 3.67 acres  
**Parcel Town** 20N  
**Parcel Range** 21W  
**Parcel Section** 17

**Assessor Description** THAT PORT OF THE NW4 DESC AS FOLL: BEG AT THE NW COR OF SD SEC 17; TH N89 DEG 47'00 E ALONG THE NORTH LINE OF THE NW 4 OF SD SEC 17 A DIST OF 711. 96'; TH S48 DEG 13'00 W 573.45 ' ; TH N63 DEG 02'14 W 175.44'; TH N89 DEG 57'43 W 128.19' TO A PT ON THE WEST LINE OF THE N W4 OF SD SEC 17; TH N00 DEG 02 '17 E ALONG SD LINE A DIST OF 305.16' TO THE POB. EXCEPT THE WLY 50' DEEDED TO BHCY (2184/ 802) KNOWN AS BULLHEAD PKWY CONT 3.67 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:** 213-31-007  
**Owner(s):** CITY OF BULLHEAD CITY; C/O CITY CLERK  
**Mailing Address:** 2355 TRANE RD BULLHEAD CITY, AZ 864425966  
**Property Location:**  
**Multiple Owners:** No

	Previous Year	Current Year	Future Year
<b>Tax Year</b>	2022	2023	2024
<b>Land Value</b>	\$92,752	\$15,092	\$85,307
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Full Cash Value</b>	\$92,752	\$15,092	\$85,307
<b>Assessed Full Cash Value</b>	\$13,913	\$2,264	\$12,796
<b>Limited Value</b>	\$14,590	\$15,092	\$15,847
<b>Assessed Limited Value</b>	\$2,188	\$2,264	\$2,377
<b>Value Method</b>	Market	Market	Market
<b>Exempt Amount</b>	\$2,188	\$2,264	\$2,377
<b>Exempt Type</b>	Government and Schools - LPV	Government and Schools - LPV	Government and Schools - LPV
<b>Assessor Use Code</b>	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND
<b>Assessment Ratio</b>	15.0%	15.0%	15.0%
<b>Property Class</b>	02R	02R	02R

**Supervisor District** 2  
**Parcel Size** 2.76 acres  
**Parcel Town** 20N  
**Parcel Range** 21W  
**Parcel Section** 17

**Assessor Description** THAT POR OF THE NW4 OF SEC 17 DESC AS FOLL: COMM AT THE NW COR OF SD SEC 17; TH S00 DEG 02'17 W ALONG THE WEST LINE OF THE NW4 A DIST OF 1979.42' TO THE POB; TH S89 DEG 57'43 E 311.23'; TH N60 DEG 58'27 E 30.00'; TH S29 DEG 01'33 E 291.45'; TH S60 DEG 58'27 W 80.00' TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT CON- CAVE TO THE NW HAVING A RADIUS OF 500.00' AND A CENTRAL ANGLE OF 29 DEG 03'50 ; TH SWLY ALONG THE ARC OF SAID CURVE A

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:** 213-31-008  
**Owner(s):** CITY OF BULLHEAD CITY; C/O CITY CLERK  
**Mailing Address:** 2355 TRANE RD BULLHEAD CITY, AZ 864425966  
**Property Location:**  
**Multiple Owners:** No

	Previous Year	Current Year	Future Year
<b>Tax Year</b>	2022	2023	2024
<b>Land Value</b>	\$310,828	\$310,828	\$519,181
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Full Cash Value</b>	\$310,828	\$310,828	\$519,181
<b>Assessed Full Cash Value</b>	\$46,624	\$46,624	\$77,877
<b>Limited Value</b>	\$300,482	\$310,828	\$326,369
<b>Assessed Limited Value</b>	\$45,072	\$46,624	\$48,955
<b>Value Method</b>	Market	Market	Market
<b>Exempt Amount</b>	\$45,072	\$46,624	\$48,955
<b>Exempt Type</b>	Government and Schools - LPV	Government and Schools - LPV	Government and Schools - LPV
<b>Assessor Use Code</b>	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND
<b>Assessment Ratio</b>	15.0%	15.0%	15.0%
<b>Property Class</b>	02R	02R	02R

**Supervisor District** 2  
**Parcel Size** 109.15 acres  
**Parcel Town** 20N  
**Parcel Range** 21W  
**Parcel Section** 17

**Assessor Description** THAT POR OF THE N2 DESC AS FOLL: BEG AT THE NE COR OF SD SEC 17; TH S00 DEG 05'27 E ALONG THE E LINE OF THE NE4 OF SD SEC 17 A DIST OF 1986.16'; TH N74 DEG 43'52 W 1228.24' TOTHE PC OF A CURVE TO THE LEFT CONCAVE TO THE SE HAVING A RAD OF 500.00' AND A CENTRAL ANGLE OF 32 DEG 26'55 ; TH NWLY ALONG THE ARC OF SAID CURVE 283.17 ' ; TH S72 DEG 49'14 W 890.92';TH N17 DEG 11'07 W ALONG THE WEST LINE OF A POWER TRANSMISSION LINE ESMT AS REC IN 809/

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:** 213-31-009  
**Owner(s):** CITY OF BULLHEAD CITY; C/O CITY CLERK  
**Mailing Address:** 2355 TRANE RD BULLHEAD CITY, AZ 864425966  
**Property Location:**  
**Multiple Owners:** No

	Previous Year	Current Year	Future Year
<b>Tax Year</b>	2022	2023	2024
<b>Land Value</b>	\$257,127	\$257,127	\$443,625
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Full Cash Value</b>	\$257,127	\$257,127	\$443,625
<b>Assessed Full Cash Value</b>	\$38,569	\$38,569	\$66,544
<b>Limited Value</b>	\$257,127	\$257,127	\$269,983
<b>Assessed Limited Value</b>	\$38,569	\$38,569	\$40,498
<b>Value Method</b>	Market	Market	Market
<b>Exempt Amount</b>	\$38,569	\$38,569	\$40,498
<b>Exempt Type</b>	Government and Schools - LPV	Government and Schools - LPV	Government and Schools - LPV
<b>Assessor Use Code</b>	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND	9700-MUNICIPAL VACANT LAND
<b>Assessment Ratio</b>	15.0%	15.0%	15.0%
<b>Property Class</b>	02R	02R	02R

**Supervisor District** 2  
**Parcel Size** 92.25 acres  
**Parcel Town** 20N  
**Parcel Range** 21W  
**Parcel Section** 17

**Assessor Description** THAT POR OF THE N2 OF SEC 17 DESC AS FOLL: COMM AT THE NW COR OF SAID SEC 17; TH N89 DEG 47'00 E ALONG THE NORTH LINE OF THE NW4 OF SAID SEC 17 A DIST OF 711.96' TO THE POB; TH N89 DEG 47'00 E CONT ALONG SAID LINE A DIST OF 1663.54'; TH S17 DEG 11'07 E ALONG THE WEST LINE OF A POWER TRANS- MISSION LINE ESMT AS REC IN BK 809 PG 325 MCR A DIST OF 2039.59'; TH S72 DEG 49'14 W 525.43' TO THE PC OF A CURVE TO THE RIGHT CONCAVE TO THE NW

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**



0 692.4 1,384.9 Feet  
 (approximate scale)

Map Created: 12/6/2023

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**Legend**

- Street Intersection
- 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

1: 8,309

**Notes:**