

SUMMARY OF CONCLUSIONS

PROPERTY NAME: Portions of Old Home Manor Property

PROPERTY ADDRESS: North of Perkinsville Road, Chino Valley, Arizona

PROPERTY TYPE: Vacant land

ASSESSOR'S PARCEL #'s: AP# 306-01-019A
AP# 306-01-019B
AP# 306-01-019D
AP# 306-01-019F
AP# 306-01-019G
AP# 306-02-001A
AP# 306-02-001C
AP# 306-02-001E
AP# 306-02-001G
AP# 306-02-001J
AP# 306-02-001L
AP# 306-02-001N
AP# 306-02-001S
AP# 306-02-001U
AP# 306-02-001W
AP# 306-02-002C
AP# 306-02-017

EFFECTIVE DATE OF VALUE: May 20, 2021

DATE OF REPORT: June 8, 2021

ZONING: Town of Chino Valley PL & BP

LAND AREA: ±20, 40, 60 & 80 Acres

BUILDING AREA: N/A

HIGHEST AND BEST USE,
As Vacant: Speculative holding pending future development
As Improved: N/A

EXPOSURE TIME: As much as two years