

Unofficial Document

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 217-12-082
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Stephen Gagich
36419 N 33rd Ave
Phoenix, AZ 85086

3. (a) BUYER'S NAME AND ADDRESS:

Harris Family Ventures, LLLP, an Arizona limited liability limited partnership
18127 N 98th Way
Scottsdale, AZ 85255

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

9402 E Diamond Rim Dr.
Scottsdale, AZ 85255

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Harris Family Ventures, LLLP, an Arizona limited liability limited partnership
18127 N 98th Way
Scottsdale, AZ 85255

(b) Next tax payment due October 1, 2021

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. ☒ Vacant Land f. ☐ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Affixed ☐ Not Affixed
d. ☐ 2-4 Plex i. ☐ Other Use; Specify:
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

a. ☐ To be used as a primary residence.
b. ☐ To be rented to someone other than a "qualified family member."
c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 0
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller Agent

State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 20th day of March 2021

Notary Public

Notary Expiration Date 3/31/2021



MELISSA COCANOWER
Notary Public - Arizona
Maricopa County
Expires 03/31/2021

DOR FORM 82162 (02/2019)

20:

C2

Ga.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other:

10. SALE PRICE: \$ 900,000.00

11. DATE OF SALE (Numeric Digits): 11 / 20
Month / Year

12. DOWN PAYMENT \$ 900,000.00

13. METHOD OF FINANCING:

a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
b. ☐ Barter or trade
c. ☐ Assumption of existing loan(s) f. ☐ Other financing; Specify:
d. ☐ Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 0 00 AND

briefly describe the Personal Property: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

If Yes, briefly describe the solar / energy efficient components:

N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
BUYER AND SELLER

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer Agent

State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 20th day of March 2021

Notary Public

Notary Expiration Date 1-15-2022



CYNTHIA L. MARTINEZ
Notary Public - Arizona
Maricopa County
Expires 01/15/2022

SFRM0135 (DSI Rev. 01/24/20)

EXHIBIT "A"
Legal Description

Lot 73, of PIMA ACRES, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 79 of Maps, Page 46.

Excepting all of the coal and other mineral in said lands as reserved to the United States of America in the Patent pursuant to the provisions and limitations of the Act of December 29, 1916 39 Stat., 862, recorded February 19, 1940 in Book 339 of Deeds, Page 318.

$$\frac{\$900,000}{73,351 \text{ A}} = \$12 \text{ per sq ft}$$

Standard
Valuation

Unofficial Document