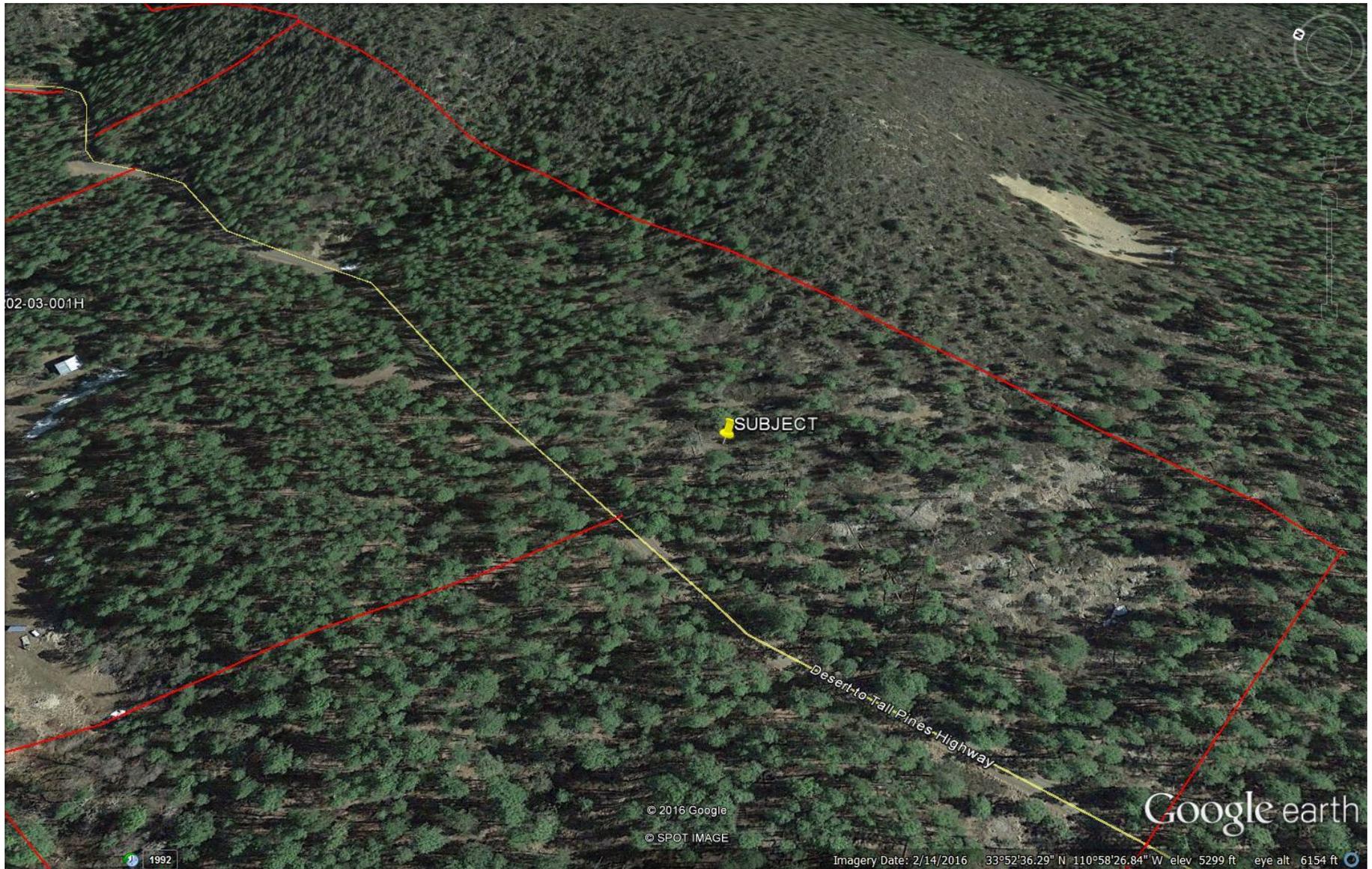


**2017 Notice of Value  
BOE Petition**

**202-03-001E**

Subject Parcel is 19.6 acres of remote vacant land located in the Reynolds Creek Area between Globe and Young.

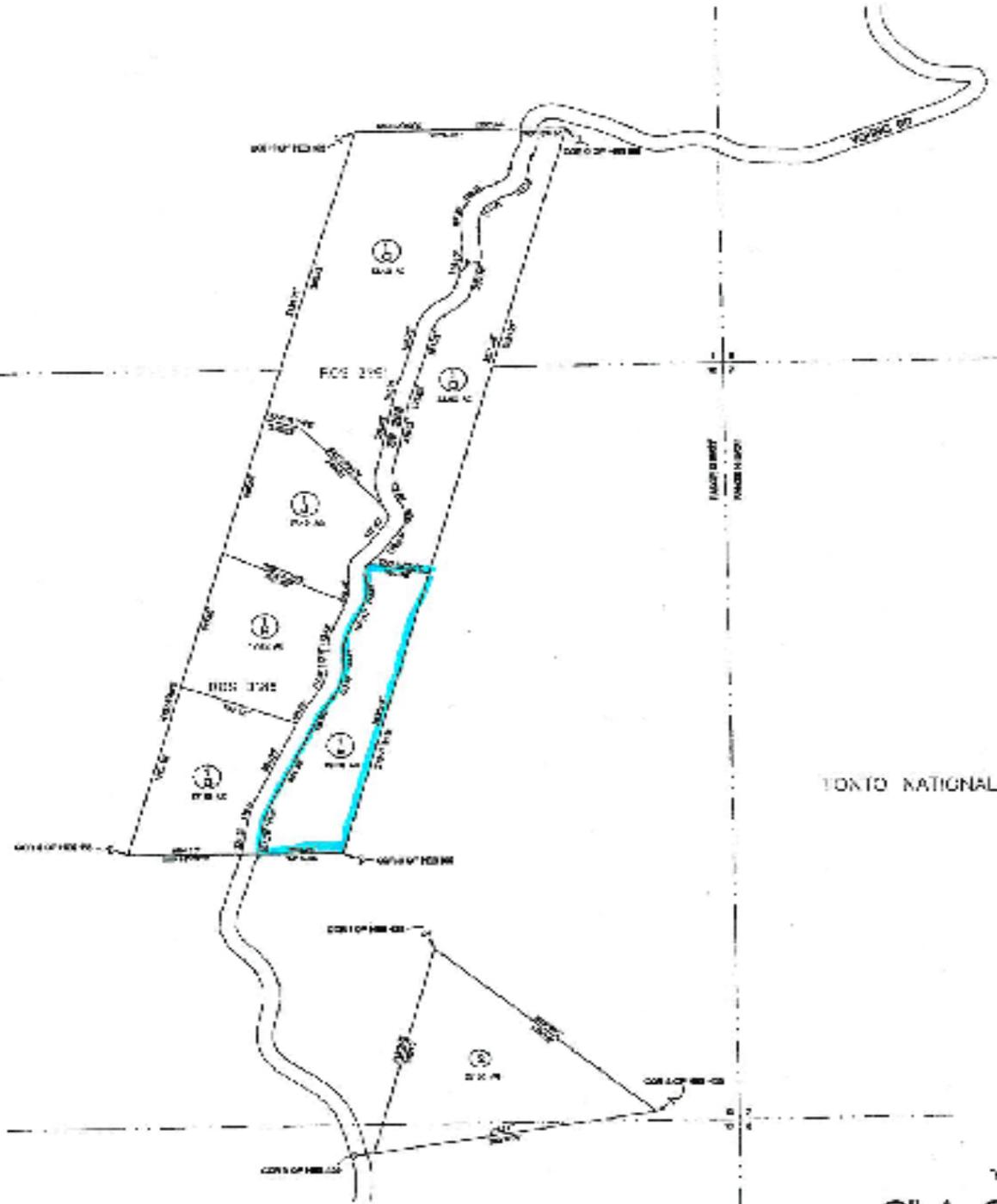


SECTIONS 1 AND 12  
T6N R13E

TONTO NATIONAL FOREST

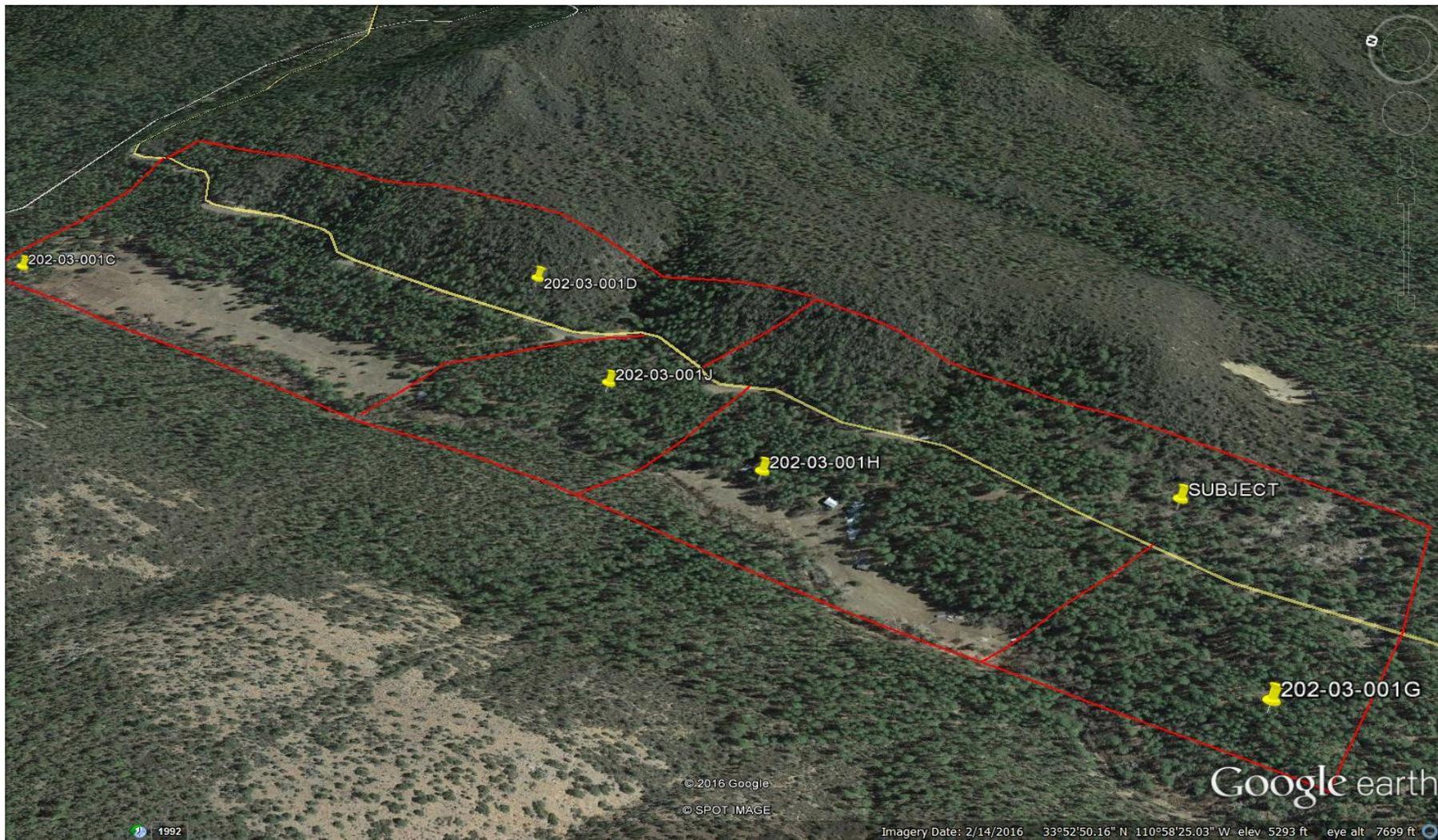
TONTO NATIONAL FOREST

SEE MAP 202-03 1 of 2



The Assessor reduced the Full Cash Value of the Subject parcel from \$83,213 to \$36,750 as a result of the 2017 “A” level appeal. The surrounding parcels on map 202-03 were also adjusted for equity for the upcoming 2018 Notice of Value.

202-03-001E (Subject) is valued at \$1,875 /AC. 202-03-001D is located directly north of subject on the same side of HWY 288 and is most comparable to the Subject also valued at \$1,875 /AC. Directly across HWY 288 are the cost comparable parcels the Petitioner supplied. Those parcels have been developed somewhat for habitation, therefor the land is valued higher at \$2,500 /AC.



# Looking South



# CONCLUSION

- The Subject parcel backs to Tonto National Forest. It has mature trees, vegetation and wildlife indigenous to the area. The parcel can be developed for habitation with the proper home design and engineering techniques used for so much of Gila County's beautiful and desirable forest developed areas.
- This book-map includes only seven total parcels completely surrounded by national forest and creeks; two on the east side of HWY 288 and valued equitably at \$1,875/AC ; four on the west side of HWY 288 valued equitably at \$2,500/AC. Parcel 202-03-002 is on the east side of HWY 288, south of the subject, but is developed and valued with the parcels on the west side at \$2,500/AC.
- Subject parcel is equitably valued with the surrounding parcels.

