Property Identification Card

Property Address
22090 BLUE STAR HWY

Owner Name/Address
ATUL & ASSOCIATES LLC
11243 E BECK LANE
SCOTTSDALE AZ 85255

Map ID: 147B1 5 A
Acct No: 10800-1
Legal Description: LOT ON RT 301 BROWN EST

Deed Book/Page: 261 / 249

Occupancy: COMMERCIAL
Dwelling Type: MOTEL
Use/Class: COMMERCIAL & INDUSTRIAL **Acreage:** 4.220
Year Assessed: 2026 **Year Built:** 1965 **Land Use:**
Zoning: **Year Remodeled:** **Total Mineral:** $0
District: 07 JARRATT TOWN **Year Effective:** **Total Land:** $44,100
MH/Type: **On Site Date:** 08/15/2025 **Total Improvements:** $0
Condition: **Review Date:** 08/15/2025 **Total Value:** $44,100

|---------- Improvement Description ----------|

Exterior	Interior	Site
EXTR-BR VENEER	FLOR-CARPET	STREET-PAVED
FNDT-BRICK	WALL-DRY WALL	TOPO-LEVEL
FNDT-CONC BLOCK		UTIL-ALL PUB
RFMT-COMP SHGLS		
RFMT-WD SHG/SHK		
ROOF-GABLE		

|---------- Commercial Valuation ----------|

Cls	Grad	YEff	Description	Str/#	Size	Rate	Pct	Value
062M	C	1965	MOTEL	1.0	736		.90	
							.80	
062M	C	1965	MOTEL	1.0	3360		.90	
							.80	
062M	C	1965	MOTEL	1.0	736		.90	
							.80	

Total Market Value

|---------- Other Improvements Valuation ----------|

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
DRAWING #2							
DRAWING #3							

Total Imp Value

|---------- Land Valuation ----------|

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	40	COMM/INDUS	B	4.2200		10439.00		44052
Total Land Value				4.220				44100

|---------- Comments ----------|

ALL IMPROVEMENTS ARE UNSOUND/FALLING DOWN
FOR SALE RHP 12/28/11
2025 OVERGROWN 8-15-2025

Total Property Value 44100

+MOTL-+MOTL---------210----------+MOTL--+
1646-16----------210----------16-46-16+

Sec	Type	Str/Ht	Description	Area
MOTL	MOTEL	1.0	N16E46S16W46	736
MOTL	MOTEL	1.0	N16E210S16W210	3360
MOTL	MOTEL	1.0	N16E46S16W46	736

Total Square Feet

	Cur. Value	Prev. Value	%Inc.
Land	44100		
Improvements			
Total	44100		

Average Price Per Acre 10439
Sale Date/Amount 5/23/2011