



31.649194,-110.346861

— NEIGHBOR SCREEN

# COCHISE COUNTY, AZ

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AI Powered Deep Diligence





## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 31.649194,-110.346861

**PIN** Not provided

**Request Date** 2026-01-29

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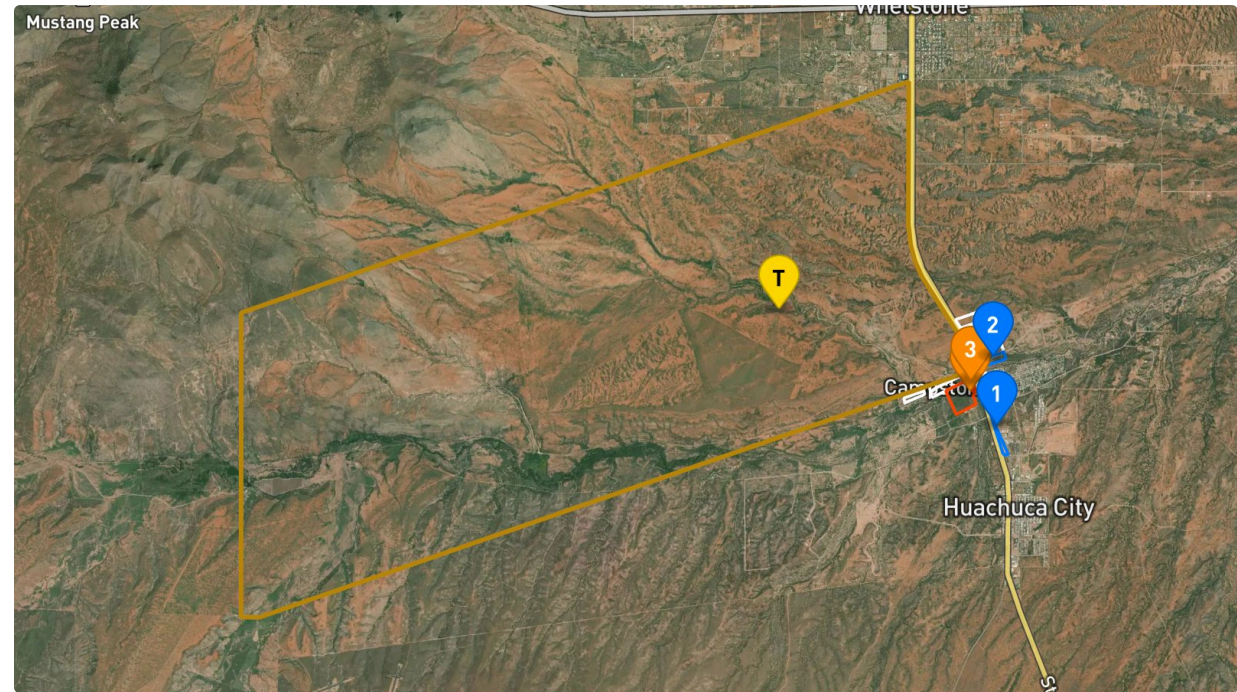
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This report synthesizes publicly available information through AI-powered analysis. All findings are citation-backed where possible and sourced from property records, public databases, and open sources. Independent verification is recommended for all business decisions.

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PARCEL OVERVIEW

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PARCEL REFERENCE

#	NAME	POTENTIAL INFLUENCE
T	TARGET	—
1	Huachuca City City Of	High
2	Babacomari Ranch Company LLLP	High
3	Jrl Development Llc	Medium

Target High Influence Medium Influence

15 parcels displayed

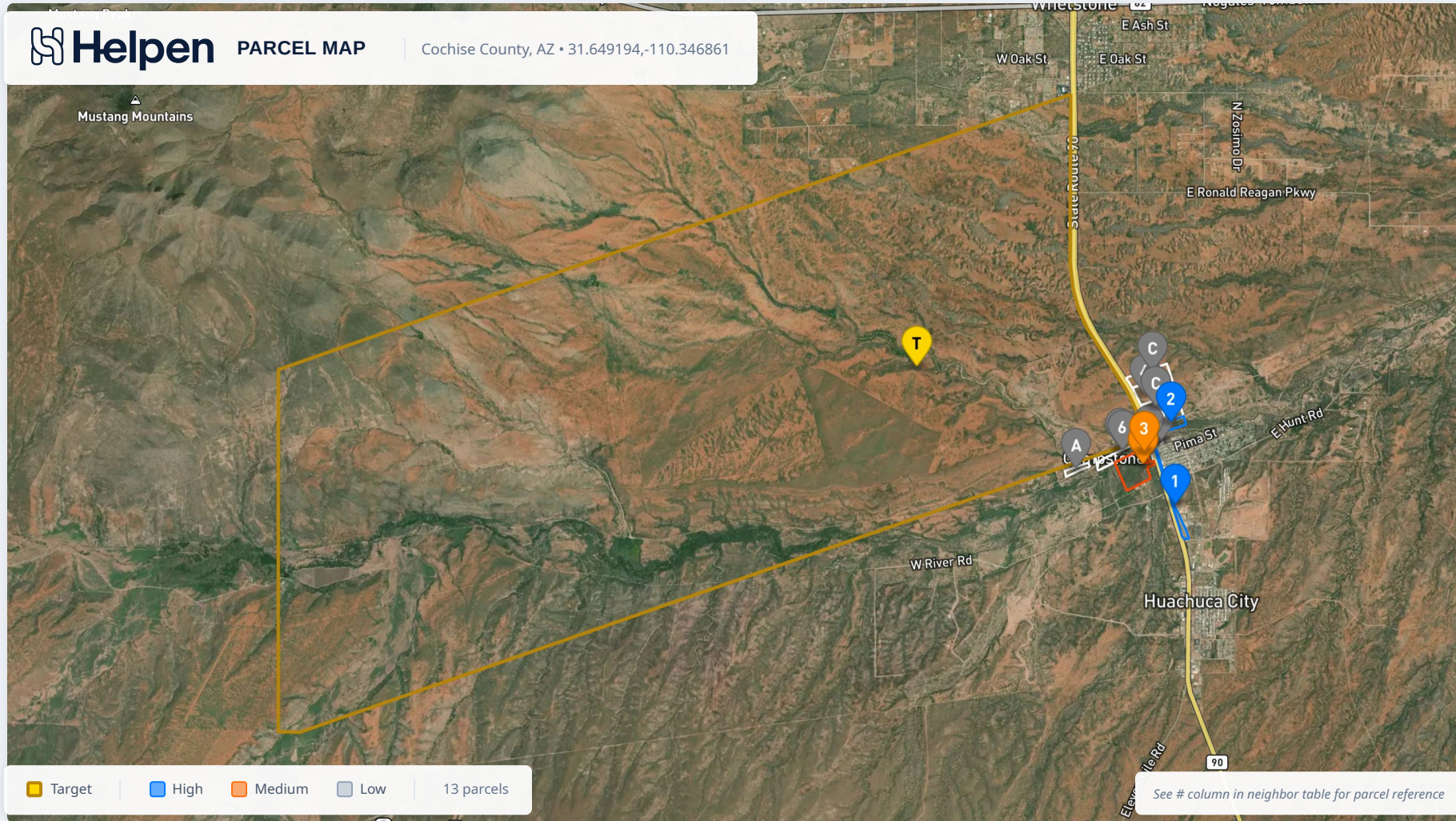




# PARCEL MAP

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Mustang Mountains



Target

High

Medium

Low

13 parcels

See # column in neighbor table for parcel reference

NEIGHBOR SCREENS

Adj. = Adjacent Parcel  
C = Confidence in Sources

Residents

#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
4	10615057A		Steven J. & Francesca Brennan	Individual	Steven J. Brennan and his wife Francesca are listed as owners of a parcel in Cochise County. Public records indicate they also own residential property in Tucson, Arizona, specifically at Mariposa Woods Place, suggesting they are absentee landowners ( 1 ). No record of local civic engagement or publicly stated views on development in Cochise County could be verified.	unknown	Low	property_value.  Contact them via phone or email, emphasizing how the project could maintain or enhance property values and minimize any impact on their land.	H
	10615012T		Lodestar Investments LC	Corporation	Lodestar Investments LC is a limited liability company listed as the owner of parcel 106-15-012T in Cochise County. The entity appears to hold the land for investment purposes, with no identified local operational footprint ( 2 ). While a mining company named Lodestar Minerals has operations in Arizona (Virgin Mountain Project), no direct link to this specific LLC in Cochise County could be verified ( 3 ).	unknown	Unknown	property_value.  If needed, reach the company's representative through formal channels, focusing on business considerations and regulatory compliance.	M

#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
5	10647058A	✓	Patsy J. Moriarty	Individual	Patsy J. Moriarty is the owner of the property located at 315 W Railroad Dr, Huachuca City, AZ 85616, which corresponds to parcel 106-47-058A ( 4 ). The property contains a manufactured home built in 2007 ( 5 ). No public records of civic engagement or stance on development were found.	unknown	Low	privacy_quiet, property_value.  Meet with her in person on her property, showing respect for her rural lifestyle and listening to any concerns she may have about changes in the area.	H
6	10647058B		Adam Chabal	Individual	Adam Chabal is the recorded owner of parcel 106-47-058B, located at 300 W Railroad Dr, Huachuca City, AZ 85616 ( 6 ). Real estate records indicate the property was sold in December 2025 ( 7 ). There is no public information on Chabal taking part in local boards or forum discussions.	unknown	Low	property_value, privacy_quiet.  Reach out directly to introduce the project and ask for his input, as he has no known stance. A straightforward, personal approach can help address any questions from this relatively new neighbor.	H

#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
	106-54-001K		Kovan Mountjoy	Individual	Kovan Mountjoy is the listed contact for ABM Development LLC, a general contracting and real estate development firm based in Huachuca City ( 8 ). The company describes itself as a family-run business that has operated in the area since 1994, specializing in custom home building, excavation, and land clearing ( 9 ).	unknown	Medium	property_value, fair_contracting.  Engage via a business-oriented approach, acknowledging his role as a local developer. Highlight potential contracting opportunities or how the project aligns with regional economic growth without impeding local real estate values.	H
	106-47-152V		Michelle White	Individual	Public records indicate a Michelle White resides in the county, but no significant civic profile or leadership role is evident in local news or government meeting minutes ( 10 ). A search of local media and planning documents yielded no results linking this individual to public commentary on development issues.	unknown	Low	privacy_quiet.  Approach one-on-one through a neighborly introduction. As a private individual with no public track record, prioritize listening to personal concerns regarding viewshed and construction nuisance.	M

#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
	106-47-008		Frank Cullen Brophy	Individual	Frank Cullen Brophy (deceased) acquired the historic Babacomari Ranch in 1935; the property remains under the stewardship of his descendants through a family partnership ( <sup>11</sup> ). The family has placed over 2,400 acres under conservation easements to protect grasslands and wetlands ( <sup>12</sup> ). In 2024, the family sought county approval for a guest ranch development on the property to generate revenue and maintain the ranch's integrity ( <sup>13</sup> ).	unknown	High	farmland_preservation, wildlife_habitat, heritage_family_legacy.  Engage the family leadership (currently Ben Brophy and others) through a conservation-focused dialogue. Acknowledge their dual goals of land stewardship and economic diversification (as seen in their guest ranch proposal).	H
	106-54-003Y		Ricktor & Tawneen Meldrum	Individual	Ricktor and Tawneen Meldrum are listed as owners of a parcel in Cochise County, but they do not appear in local news reports regarding civic engagement or development disputes ( <sup>14</sup> ). No evidence was found of either individual holding public office or submitting public comments on local zoning matters.	unknown	Low	privacy_quiet.  Approach discreetly through a mutual acquaintance or community event. As they have no known public stances, building rapport and learning their specific interests is the priority.	M



#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
7	10647148		Joni E. Mclin	Individual	Joni E. Mclin is a real estate professional associated with West USA Realty, operating primarily in the Mesa and Gilbert areas of Maricopa County, Arizona ( 15). While listed as a property owner in Cochise County, her primary professional footprint is outside the immediate project area ( 16). No public records of Mclin taking a formal stance on renewable energy development or serving in local Cochise County office were found as of January 2026 ( 17).	unknown	Low	property_value, fair_contracting.  As a real estate professional, Mclin likely prioritizes property value. Approach with data on solar's economic impact and ensure professional, transparent communication regarding land use.	H
8	10648001		Grant D. Miles	Individual	Grant D. Miles is a resident of Cochise County, with records linking him to Huachuca City and Cochise, AZ ( 18). He has been identified in public records as the partner of Debra L. Trate ( 19). The parcel associated with his profile (106-48-001) corresponds to a residential property at 101 E Pinal St in Huachuca City ( 20). No evidence of Miles taking a public stance on development projects was found in local media or government minutes ( 21).	unknown	Low	privacy_quiet, local_control.  Approach with a friendly, neighborly outreach. Verify his specific connection to the parcel (owner vs. resident) and listen to any concerns regarding local community changes.	M
9	10648002		Rebekah Mourfield & Ronald L. Mourfield	Individual	Rebekah and Ronald L. Mourfield are residents of Cochise County, specifically associated with Benson, AZ ( 22). The parcel linked to this profile (106-48-002) is a residential property at 103 E Pinal St in Huachuca City, which has a history of recent sale activity in 2024 ( 23). No public record of the Mourfields taking a stance on development or serving in local office was found as of January 2026 ( 24).	unknown	Low	privacy_quiet, property_value.  Given their residency in Benson and potential property interests in Huachuca City, verify their current ownership status of the specific parcel before deep engagement.	M

#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
	106-48-003		John & Shelley Barnes	Individual	Cochise County tax lien records list the owner of parcel 106-48-003 as 'Bridget A', not John and Shelley Barnes ( 25 ). A Shelley Barnes is a resident of Sierra Vista who has reviewed local electrical services ( 26 ). A John Barnes has served as a contact for the Tucson Amateur Astronomy Association's Chiricahua Astronomy Complex in Cochise County ( 27 ). No references in local meetings or news indicate that individuals by these names have taken a public position on development or energy projects ( 28 ).	unknown	Low	Due to the discrepancy in property records (parcel owned by 'Bridget A'), verify the correct landowner identity before outreach. If John and Shelley Barnes are the correct contacts, approach informally to clarify their connection to the property.	L

# Entities

#	PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
3	10647151, 10647153		Jrl Development Llc	llc	JRL Development LLC is an Arizona limited liability company ( 29 ) registered with the Arizona Corporation Commission ( 30 ). The entity is associated with Dave Groberg, listed as a contact with an address in Sierra Vista, AZ ( 31 ). JRL Development LLC has historically operated as a developer in Cochise County, specifically identified as the developer for the "Covey Run" subdivision ( 32 ). The entity owns parcels in the local area (Section 31 T20S R20E) which have been subject to water right adjudications ( 33 ). While the draft noted a lack of local presence, public records confirm the entity has a local Sierra Vista contact and a history of residential development in the county ( 34 ).	Medium	land_investment	Investment returns, Land development potential.  Contact Dave Groberg at the Sierra Vista address. As a developer, they may be open to land transactions or partnership opportunities rather than purely residential concerns.	H
A	10654001L		381 W Railroad Dr Llc	llc	381 W Railroad Dr LLC holds a 4.21-acre residential property at 381 W Railroad Drive, Huachuca City, which includes a home built in 2011 ( 35 ). The property has been advertised for rent (\$650/month), indicating investment use ( 36 ). Rental listings for the property direct inquiries to Rena or Lane Mountjoy ( 37 ). Lane Mountjoy is associated with ABM Development LLC, a general contracting and excavation business based in Huachuca City ( 38 ). This connection suggests the entity is managed by local construction/development professionals rather than an absentee investor.	Low	land_investment	Property value maintenance, Rental income stability.  Engage via the Mountjoy family/ABM Development contacts. As local contractors, they may have specific technical questions about construction impacts or potential business interest in the project.	H

#	PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
B	10647027		Cormell Family Trust	trust	The Cormell Family Trust holds land in Cochise County, with water rights filings associated with the family name ( 39 ). The trust is likely linked to the family of Leland Thomas Cormell (1933-2014), a long-time resident who served at Fort Huachuca and taught in local schools including Buena High School and Palominas Elementary ( 40 ). The family has deep roots in the area, with history dating back to the 1950s ( 41 ).	Low	unknown	Preservation of family legacy, Land stewardship.  Approach as a multi-generational local family. Acknowledge their long tenure in the area (since 1950s) and focus on how the project respects local character.	M
1	10647065		Huachuca City City Of	municipal	The Town of Huachuca City owns this parcel. The Town's General Plan explicitly identifies renewable energy as a potential future land use, stating that reclaimed landfill parcels could be used for "green energy sources such as a solar panel array" ( 42 ). Additionally, the Town has pursued solar improvements for community facilities, such as a solar cover for the municipal pool ( 43 ). The municipality has also updated tax codes to include specific provisions for solar photovoltaic energy generating systems ( 44 ). These documents indicate a supportive policy framework for renewable energy development within the town's jurisdiction.	High	municipal	Economic development, Revenue generation, Sustainable land use.  Coordinate directly with Town Council and Manager. Reference the General Plan's vision for solar arrays on town land as a basis for alignment. Highlight potential revenue streams and infrastructure improvements.	H
	106-48-155		Military Brothers Moving LLC	llc	Military Brothers Moving LLC is a moving services company based in Sierra Vista and Huachuca City, founded in 2014 by brothers and military veterans Kevin and Bryan Hoey ( 45 ). Business records list the LLC's members as Bryan P. Hoey, Kevin M. Hoey, and Jeffrey T. Hoey ( 46 ). The company actively engages in local community support, co-creating the 'Tips for Vets' fundraising initiative to benefit the Warrior Healing Center ( 47 ). There is no public record of the company taking a stance on land use disputes or renewable energy development.	Low	unknown	Community support, Veteran causes.  Engage owners Kevin and Bryan Hoey; acknowledge their community work with the Warrior Healing Center to build rapport.	H

#	PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
	106-15-023E		Kendall Family Trust	trust	The entity is a private family trust. Public records do not explicitly identify the specific trustees or beneficiaries associated with this parcel in Cochise County. While a 'Kendall Family Trust' appears in creditor lists for Arizona-based financial proceedings with a California address ( <a href="#">48</a> ), a definitive link to this property cannot be verified. Charles Kendall serves as the Cochise County Public Defender ( <a href="#">49</a> ), but no public evidence connects him to this trust or property.	Unknown	unknown	Identify trustees through mailers or title search; approach as a standard private landowner.	L
	10603038		Babacomari Ranch Company	corporation	Babacomari Ranch Company is a family-owned enterprise managing the historic Babacomari Ranch, which Frank C. Brophy acquired in 1935 ( <a href="#">50</a> ). The ranch boundaries follow the original 1832 land grant, and the Brophy family has held stewardship for generations ( <a href="#">51</a> ). The entity recently applied for and secured a Conditional Use Permit to develop a \$40–60 million guest ranch resort on 2,200 acres of the property, known as the Encino Pasture ( <a href="#">52</a> ). Family representatives stated the development is intended to provide a revenue stream to keep the ranch intact, noting that some parts of the ranch had previously been sold to satisfy family members seeking liquidity ( <a href="#">53</a> ).	High	agriculture	Revenue generation, Land conservation, Family legacy preservation.  Engage with the Brophy family leadership regarding their long-term land management goals. Acknowledge their recent resort development permit and frame any potential collaboration as complementary to their stated goal of keeping the ranch intact and economically sustainable.	H
C	10615012U, 10615057		San Ignacio Investments LLC	llc	San Ignacio Investments LLC is listed as an entity with property interests in the region, though specific beneficial ownership is not publicly disclosed in available records. A solar project named 'Babacomari Solar' (160 MW) is planned for Cochise County with an expected online date of 2026 ( <a href="#">54</a> ). While the project shares the 'Babacomari' name, a direct property link between San Ignacio Investments LLC and the solar developer Clēnera (or its subsidiary Babacomari Solar North LLC) could not be verified in the available public snippets. The solar project entity, Babacomari Solar North LLC, has recently acquired equipment for the project ( <a href="#">55</a> ).	Low	unknown	Verify property ownership and specific relationship to the Babacomari Solar project before formal engagement. Treat as a potential investment vehicle.	L



#	PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
	10654001F	✓	Baker Walker Living Trust	trust	No public records regarding this specific trust's activities, stance, or beneficial owners were found in Cochise County public datasets.	Unknown	unknown	N/A	L
2	10615012Y		Babacomari Ranch Company LLLP	lllp	Babacomari Ranch Company LLLP is a limited liability limited partnership associated with the Brophy family, holding title to significant portions of the Babacomari Ranch ( 56 ). The entity has been an active intervenor in local water rights adjudications, including the San Pedro River Watershed cases ( 57 ). The ranch has placed over 6,000 acres under conservation easements with the Arizona Land and Water Trust to protect landscape and wildlife corridors ( 58 ). Facing economic pressures, the family has pursued development permits for a guest ranch to generate revenue while maintaining the property's integrity ( 59 ).	High	agriculture	Water rights protection, Conservation, Economic sustainability.  Approach as a sophisticated stakeholder with significant legal and environmental interests. Highlight alignment with their conservation easements and water resource management goals.	H