



Last Sold	3/23/2009	Construction	8" STUCCO
Last Sale Price	\$1,700,000	Roof	BUILT-UP
Owner	SANDFORD & MIMI FURMAN	A/C	REFRIGERATION
Mailing	PO BOX 6171	Heat	True
	CAREFREE, Arizona 85377-6171	Stories	2
Lot	1.67 Acres / 72713 Sqft	Building Type	(0151) SFR GRADE 010-5 URBAN SUBDIV
Year Built	1992	Parking	GARAGE
SqFt	4591	Parking Spaces	3
Class	CLASS R5, SEMI-CUSTOM	Patio	NONE
Added Attached	None	Pool	Yes
Added Detached	None		

Subdivision - CAREFREE PLAT 3B				County Zone - MARICOPA				City Zone - CAREFREE			
Improved Lots	61	Single Story	47	Avg Sqft	4183.31	[R-70] RESIDENTIAL WITH	100%	[RURAL-70] Rural Zoning	100%		
With Pool	52	Multiple Story	14	Avg Lot	80387	70,000 SF MINIMUM		District - 70,000 SF Per			
Year Built	1962-2011							Single-Family Dwelling			

**Tax Assessment**

	2012 Final	2013 Final	2014 Final	2015 Final	2016 Final	2017 Final	2018 Prelim	2019 Prelim
FCV Improved	\$628,600	\$616,000	\$672,500	\$736,800	\$651,000	\$778,000	\$773,100	\$772,900
FCV Land	\$157,100	\$154,000	\$168,100	\$184,200	\$162,700	\$194,500	\$193,200	\$193,200
FCV Total	\$785,700	\$770,000	\$840,600	\$921,000	\$813,700	\$972,500	\$966,300	\$966,100
YoY Change %	-3%	-2%	9%	10%	-12%	0%	-1%	0%
Assessed FCV	\$78,570	\$77,000	\$84,060	\$92,100	\$81,370	\$97,250	\$96,630	\$96,610
LPV Total	\$785,700	\$770,000	\$840,600	\$882,630	\$813,700	\$854,385	\$897,104	\$941,959
State Aid	\$0	\$0	\$0	\$0	\$600	\$600	\$0	\$0
Tax Amount	\$4,378	\$4,786	\$5,237	\$5,637	\$4,545	\$4,518	\$0	\$0

**Deed History**

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
3/23/2009	Sandford & Mimi Furman	Ch Carefree I Llc	\$1,700,000	\$1,700,000	\$0	Warranty	All Cash	-	20090251767
9/15/2005	Ch Carefree I Llc	Donald R & Sharon L Green	\$2,100,000	\$100,000	\$0	Warranty	-	-	20051361092
2/28/1994	Donald R & Sharon L Green	Skorish	\$850,000	\$450,000	\$400,000	Warranty	-	-	19940167754
6/30/1989	Louis S & Marie E Skorish		\$99,000	\$99,000	\$0	-	All Cash	-	19890300756

**Flood Zone**

Map Number	04013C0895L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date	10/16/2013	
Panel	0895L	
FEMA Zone	X	

**Additional Information**

Parcel	216-32-013
County	MARICOPA
MCR Number	9837
Municipality	CAREFREE
Section / Township / Range	3 / 5N / 4E
Lot / Block / Tract	603 / - / -
Census Tract / Block	030401 / 1045
Tax Area	932100
Latitude, Longitude	33.8089244391604, -111.928031266138
Property Type	(0151) SFR GRADE 010-5 URBAN SUBDIV
Legal Class	OWNER OCCUPIED RESID
School District(S)	Cave Creek Unified District
Legal Description (Abbrev)	CAREFREE PLAT 3B

