



176-08-537


Residential Parcel


This is a Residential parcel located at [17306 E NIBLICK WY FOUNTAIN HILLS 85268](#). The current owner is AZINVESTORS LLC. It is located in the FOUNTAIN HILLS ARIZONA NO. 401-A subdivision, and MCR [15910](#). It was last sold on 12/01/2021 for \$559,900. Its current current year year full cash value is \$464,000.


This parcel's appeal deadline date is: April 26th, 2022


 MAPS


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 VIEW/PAY TAX BILL


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PROPERTY INFORMATION



[17306 E NIBLICK WY FOUNTAIN HILLS 85268](#)

MCR #	15910
Description	FOUNTAIN HILLS AZ FINAL PLAT 401A
Lat/Long	
Lot Size	16,749 sq ft.
Zoning	R1-8
Lot #	3
High School District	FOUNTAIN HILLS UNIFIED #98
Elementary School District	FOUNTAIN HILLS UNIFIED SCHOOL DISTRICT
Local Jurisdiction	FOUNTAIN HILLS
S/T/R ?	23 3N 6E
Market	07/007
Area/Neighborhood	
Subdivision (110 Parcels)	FOUNTAIN HILLS ARIZONA NO. 401-A

OWNER INFORMATION



[AZINVESTORS LLC](#)

Mailing Address	8006 D 38TH PL, PHOENIX, AZ 85042 USA
Deed Number	220075125
Last Deed Date	01/26/2022
Sale Date	12/01/2021
Sale Price	\$559,900

VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2023	2022	2021	2020	2019
Full Cash Value ?	\$464,000	\$358,700	\$335,700	\$319,600	\$302,700
Limited Value ?	\$301,424	\$287,070	\$273,400	\$260,381	\$247,982
Legal Class	4.2	4.2	3.1	3.1	3.1
Description	RESIDENTIAL RENTAL	RESIDENTIAL RENTAL	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE
Assessment Ratio	10.0%	10.0%	10.0%	10.0%	10.0%
Assessed LPV	\$30,142	\$28,707	\$27,340	\$26,038	\$24,798
Property Use Code	0141	0141	0141	0141	0141
PU Description	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Tax Area Code	982421	982421	982421	982421	982421
Valuation Source	Notice	Notice	Notice	Notice	Notice

ADDITIONAL PROPERTY INFORMATION



Additional property data.

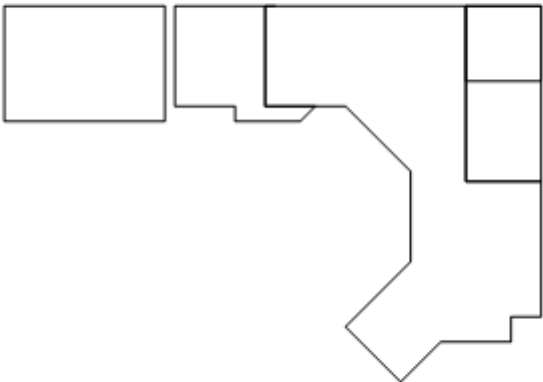
Construction Year	1974
Weighted Construction Year	1974
Improvement Quality	R-4 (Above average)
Pool	No
Living Area	2,350 sq ft.
Patio(s)	Covered: 0 Uncovered: 1
Exterior Wall Type	Frame Wood

Roof Type	Built Up
Bath Fixtures	10
Garage Stalls	3
Carport Stalls	0
Locational Characteristics	Corner, Mountain

BUILDING SKETCHES



Sketches that illustrate the external dimensions of a property.



MAP FERRET MAPS



Mapferret maps, also known as Mapld maps, pdf maps, or output maps are now available here without having to search.

▸ [Parcel Maps \(1\)](#)

▸ [Subdivision Maps \(11\)](#)



▸ [MCR Maps \(11\)](#)

▸ [Book/Map Maps \(29\)](#)

SIMILAR PARCELS



Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN	Address	Sale Info	FCV	Size	Livable Sq Ft	Year Built	Pool	Foreclosed
176-08-287	11006 N VALLEY DR	\$670000 04-2022	\$477,000	18,191	2,459	1980		
176-08-376	11417 N CAMERON CT	\$599990 02-2022	\$497,000	15,263	2,335	1975		
176-01-844	14035 N HAMPSTEAD DR	\$550000 02-2022	\$446,700	14,240	2,122	1978		
176-08-290	17036 E KINGSTREE BLVD	\$1047000 01-2022	\$552,300	19,336	2,497	1973		
176-04-039	17522 E SAN CARLOS DR	\$580000 12-2021	\$456,300	14,353	2,433	1973		

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.