



Last Sold	1/29/2015	Construction	FRAME WOOD
Last Sale Price	\$349,950	Roof	CONCRETE TILE
Owner	CREMONESE REVOCABLE TRUST	A/C	REFRIGERATION
Mailing	16932 E MONTEREY DR FOUNTAIN HILLS, Arizona 85268-6209	Heat	Yes
Lot	0.13 Acres / 5654 Sqft	Stories	S
Year Built	1997	Property Type	(0141) SFR GRADE 010-4 URBAN SUBDIV
SqFt	1838	Parking	GARAGE
Class	CLASS R4, ABOVE AVERAGE	Parking Spaces	2
Added Attached	None	Patio	COVERED
Added Detached	None	Pool	Yes

Subdivision - SUNRIDGE CANYON PARCEL C				County Zone - MARICOPA		City Zone - FOUNTAIN HILLS			
Improved Lots	120	Single Story	120	Avg Sqft	1846	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM	100%	[R1-6] Single-Family Residential Zoning District - 6,000SF Per Dwelling Unit	100%
With Pool	53	Multiple Story	0	Avg Lot	6524				
Year Built	1996-1999								

Tax Assessment									
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Prelim	2023 Prelim	
FCV Improved	\$234,400	\$234,000	\$240,400	\$249,900	\$258,800	\$272,100	\$292,500	\$374,300	
FCV Land	\$58,600	\$58,500	\$60,100	\$62,400	\$64,700	\$68,000	\$73,100	\$93,500	
FCV Total	\$293,000	\$292,500	\$300,500	\$312,300	\$323,500	\$340,100	\$365,600	\$467,800	
YoY Change %	5%	0%	3%	4%	4%	5%	7%	28%	
Assessed FCV	\$29,300	\$29,250	\$30,050	\$31,230	\$32,350	\$34,010	\$36,560	\$46,780	
LPV Total	\$254,435	\$267,157	\$280,515	\$294,541	\$309,268	\$324,731	\$340,968	\$358,016	
State Aid	\$250	\$213	\$226	\$233	\$0	\$234	\$0	\$0	
Tax Amount	\$1,914	\$1,955	\$2,037	\$2,047	\$2,280	\$2,034	\$0	\$0	

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
10/18/2018	Dorothy E Cremonese	Estate Of Vincent F Cremonese	\$0	\$0	\$0	-	-	-	20180779950
1/29/2015	Vincent F & Dorothy E Cremonese	Gregory D & Sherri L Christiansen	\$349,950	\$349,950	\$0	Warranty	All Cash	Normal Sale	20150058937
3/18/2010	Gregory D & Sherri L Christiansen	Randall C Brausell	\$315,000	\$315,000	\$0	Warranty	-	-	20100225342
10/24/2002	Randall C Brasuell	Robert Oquist	\$251,000	\$50,000	\$200,800	Warranty	Fannie/Freddie	-	20021112172

Flood Zone		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 Number	04013C1801L	
Map Date	10/16/2013	
Panel	1801L	
FEMA Zone	X	

Additional Information	
Parcel	176-18-087
County	MARICOPA
MCR Number	40625
Municipality	FOUNTAIN HILLS
Section / Township / Range	9 / 3N / 6E
Lot / Block / Tract	10 / - / -
Census Tract / Block	216819 / 3003
Tax Area	982421
Latitude, Longitude	33.6186873211995, -111.741021577338
Property Type	(0141) SFR GRADE 010-4 URBAN SUBDIV
Legal Class	-
School District(S)	Fountain Hills Unified District
Legal Description (Abbrev)	SUNRIDGE CANYON PARCEL C MCR 406-25

