

# PHOENIX REAL ESTATE AUCTION

## 7 Houses in Phoenix, AZ - SOLD Individually

### Bid Online at [AZRealEstateBid.com](https://AZRealEstateBid.com)



Don't miss this outstanding opportunity to bid on 3-bedroom block constructed houses that have been excellent rental income producers in west Phoenix, Arizona with NO HOA! 8447 W ROMA AVE is fully remodeled and the others are waiting for the new owners to make updates. **Online Bidding closes THURSDAY, MARCH 2, 2023 at 6:00 PM (AZ).** Sale Terms: As-Is, 10% Buyer Premium, 10% Earnest Money Deposit, Balance due within 30-days, Title Insurance Provided by Seller.

**Property Preview and Inspections:** Six of the seven houses are vacant and Realtors can schedule client showings through ShowingTime and access through Supra lockbox for buyer inspection. 5624 W CAMBRIDGE AVE, PHOENIX, AZ, 85035 is tenant-occupied, please do not disturb the tenants. Lease term ends at the end of March, 2023 at \$1,350/month, tenants would like to continue to rent.

- AUCTION LOT #1: [8447 W ROMA AVE, PHOENIX, AZ, 85037 - REMODELED!](#) (\$285,000 Starting Bid)
- AUCTION LOT #2: [7506 W MONTECITO AVE, PHOENIX, AZ, 85033](#) (\$190,000 Starting Bid)
- AUCTION LOT #3: [4240 N 63RD AVE, PHOENIX, AZ, 85033](#) (\$190,000 Starting Bid)
- AUCTION LOT #4: [6438 W FAIRMOUNT AVE, PHOENIX, AZ, 85033](#) (\$175,000 Starting Bid)
- AUCTION LOT #5: [5624 W CAMBRIDGE AVE, PHOENIX, AZ, 85035](#) (\$190,000 Starting Bid)
- AUCTION LOT #6: [827 N 61ST AVE, PHOENIX, AZ, 85043](#) (\$190,000 Starting Bid)
- AUCTION LOT #7: [6733 N 32ND AVE, PHOENIX, AZ, 85017](#) (\$190,000 Starting Bid)

**Questions?** We are just a phone call or email away! We want to help you understand the auction process and the property, so you are prepared to bid and buy at auction. Please contact JP Pino for property specific questions. Please contact Stewart Larsen or John Payne with auction/bidding related questions.

Auction info, property info, and inspection reports available at [AZRealEstateBid.com](https://AZRealEstateBid.com).

**Happy Bidding!**

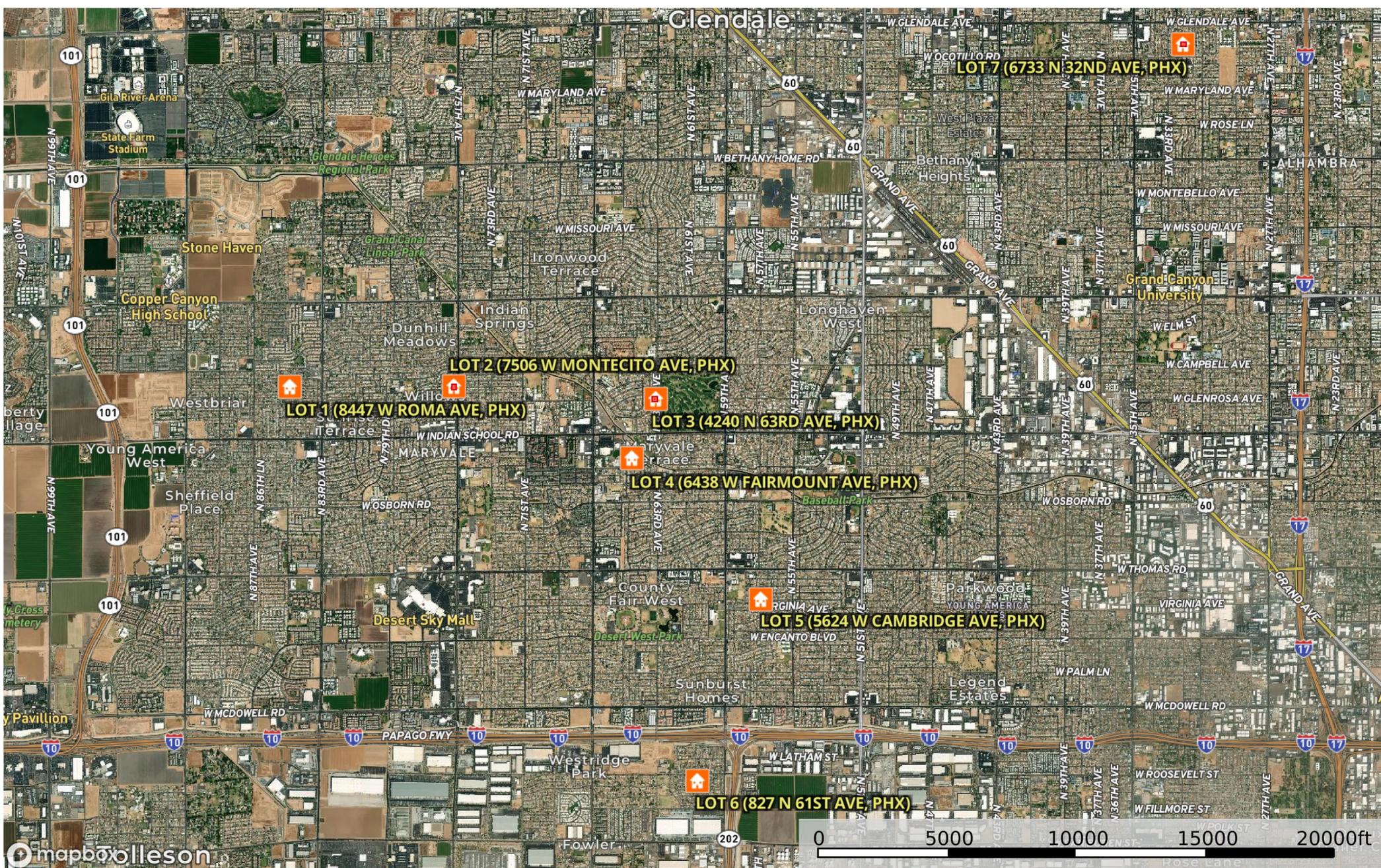
"JP" Jesus Pino / MMRE Advisers (602.478.4647 | [JPino@PinoRealEstate.com](mailto:JPino@PinoRealEstate.com))

Stewart Larsen / The Larsen Company Real Estate and Auctions (480.861.2530 | [slarsen@thelarsencompany.com](mailto:slarsen@thelarsencompany.com))

John Payne / United Country Real Estate – Arizona Property & Auction (480.422.6800 | [john@UnitedCountryAZ.com](mailto:john@UnitedCountryAZ.com))

# ONLINE AUCTION (7 PHOENIX HOUSES)

Arizona, AC +/-



- 5624 W CAMBRIDGE
- 827 N 61ST AVE,
- 6438 W FAIRMOUNT
- 6733 N 32ND AVE,
- 4240 N 63RD AVE,
- 7506 W MONTECITO
- 8447 W ROMA AVE,
- Boundary

## ONLINE AUCTION LIST - 7 PHOENIX HOUSES

AUCTION LOT #	PROPERTY ADDRESS	MARICOPA ASSESSOR PARCEL #	STARTING BID	MLS #	BEDS	BATHS	PARKING	YEAR BUILT	HOUSE SIZE	LOT SIZE (ACRES)
1	<a href="#">8447 W ROMA AVE, PHOENIX, AZ, 85037</a>	<a href="#">102-78-123</a>	\$285,000	<a href="#">6512929</a>	3	2	1-CAR CARPORT	1972	1,373	0.15
2	<a href="#">7506 W MONTECITO AVE, PHOENIX, AZ, 85033</a>	<a href="#">102-78-123</a>	\$190,000	<a href="#">6510344</a>	3	2	1-CAR CARPORT	1978	1,026	0.15
3	<a href="#">4240 N 63RD AVE, PHOENIX, AZ, 85033</a>	<a href="#">144-85-014</a>	\$190,000	<a href="#">6510344</a>	3	2	2-CAR GARAGE	1961	1,529	0.22
4	<a href="#">6438 W FAIRMOUNT AVE, PHOENIX, AZ, 85033</a>	<a href="#">103-09-102</a>	\$175,000	<a href="#">6514762</a>	3	1	1-CAR CARPORT	1960	910	0.16
5	<a href="#">5624 W CAMBRIDGE AVE, PHOENIX, AZ, 85035</a>	<a href="#">103-15-395</a>	\$190,000	<a href="#">6522262</a>	3	2	2-CAR GARAGE	1970	1,260	0.16
6	<a href="#">827 N 61ST AVE, PHOENIX, AZ, 85043</a>	<a href="#">103-26-017</a>	\$190,000	<a href="#">6522297</a>	3	2	2-CAR CARPORT	1979	1,348	0.14
7	<a href="#">6733 N 32ND AVE, PHOENIX, AZ, 85017</a>	<a href="#">152-09-017</a>	\$190,000	<a href="#">6520435</a>	3	2	2-CAR SLAB	1954	1,474	0.14

SUBDIVISION + LOT #	ANNUAL PROPERTY TAX	HOA	REMODELED	OCCUPIED?	NOTES
SUNRISE TERRACE 4, LOT 70	\$862	NO	YES	NO	Open floorplan and completely remodeled. Brand new roof with warranty. New vinyl wood flooring throughout. New interior+exterior painting. New kitchen has an open layout & white shaker cabinets with stone countertops. New doors+ceiling fans. New vanities+quartz countertops and brand new toilets. Private and spacious backyard.
MARLBOROUGH COUNTRY UNIT 7, LOT 31	\$883	NO	NO	NO	3-bed/2-bath home in the Maryvale area. Excellent investment opportunity to fix and flip, to cash flow for rental income or to occupy for yourself.
MARYVALE TERRACE, LOT 10672	\$1,037	NO	NO	NO	Patio off living room and master bedroom that looks across the street at Maryvale Golf Course. Large covered patio off dining room. 2 car garage. Huge 1/4-acre lot.
SUNSET KNOLL 2, LOT 103	\$675	NO	NO	NO	Solid 3-bed, 1-bath block house on a large, cul-de-sac lot in the Maryvale area. Excellent investment opportunity to fix and flip, to cash flow for rental income, or to occupy for yourself.
HOMESTEAD TERRANCE UNIT 6, LOT 976	\$929	NO	NO	NO	3-bed/2-bath home with a 2-car garage in the Maryvale area. The property is currently tenant occupied at \$1,350/month through March, 2023. Immediate cash flow opportunity as the tenants would like to continue renting. Excellent investment opportunity to cash flow for rental income or to occupy for yourself.
CENTURA WEST, LOT 10	\$702	NO	NO	NO	Solid block home. 3 good size bedrooms. Split floorplan. Ample storage inside the house and off the carport. Inside laundry. Good size front and back yards. Close to 202/I-10 freeways.
CAVALIER GLEN, LOT 17	\$1,420	NO	NO	NO	Don't miss this exciting opportunity to bid on a 3 bed / 2 bath home in north Phoenix. Excellent investment opportunity to fix and flip, to cash flow for rental income or to occupy for yourself. The home is just waiting for it's new owner to make updates to be move-in ready.



Last Sold 7/20/2012  
 Last Sale Price \$506,250  
 Owner JP MARCO HOLDINGS LLC  
 Mailing 406 9TH AVE STE 214  
 SAN DIEGO, California 92101-7278  
 Lot 0.15 Acres / 6399 Sqft  
 Year Built 1972  
 SqFt 1373  
 Class CLASS R3, AVERAGE  
 Added Attached None  
 Added Detached None

Construction 8" PAINTED BLOCK  
 Roof ASPHALT SHINGLE  
 A/C REFRIGERATION  
 Heat Yes  
 Stories S  
 Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
 Parking CARPORT  
 Parking Spaces 1  
 Patio SLAB  
 Pool No

Subdivision - SUNRISE TERRACE UNIT 4				County Zone - MARICOPA		City Zone - PHOENIX			
Improved Lots	86	Single Story	85	Avg Sqft	1354	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM	100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus)	100%
With Pool	8	Multiple Story	1	Avg Lot	6561				
Year Built	1971-2016								

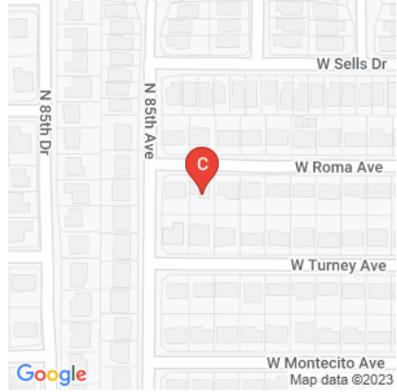
Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$60,800	\$71,400	\$87,200	\$95,100	\$109,200	\$119,600	\$136,200	\$178,100
FCV Land	\$15,200	\$17,800	\$21,800	\$23,700	\$27,300	\$29,900	\$34,000	\$44,500
FCV Total	\$76,000	\$89,200	\$109,000	\$118,800	\$136,500	\$149,500	\$170,200	\$222,600
YoY Change %	14%	17%	22%	9%	15%	10%	14%	31%
Assessed FCV	\$7,600	\$8,920	\$10,900	\$11,880	\$13,650	\$14,950	\$17,020	\$22,260
LPV Total	\$39,172	\$41,131	\$43,188	\$45,347	\$47,614	\$49,995	\$52,495	\$55,120
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$649	\$703	\$750	\$795	\$802	\$825	\$862	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/20/2012	Jp Marco Holdings Llc	Arizona Equity Properties Llc	\$506,250	\$506,250	\$0	Warranty	All Cash	-	20120643179
7/20/2012	Arizona Equity Properties Llc	Bdo Investments Llc	\$480,000	\$480,000	\$0	Warranty	All Cash	-	20120642765
12/31/2009	Bdo Investments Llc	Craig Bordon	\$0	\$0	\$0	Warranty	-	-	20091199340
7/14/2008	Craig Bordon	Lasalle Bank Na	\$68,250	\$68,250	\$0	Special Warranty	-	-	20080613190
10/15/2007	Lasalle Bank Na	Juan Velez	\$123,250	\$0	\$0	Trustees	-	-	20071122606
2/21/2007	Jose E Cuen	Juan Velez	\$0	\$0	\$0	Joint Tenancy	-	-	20070208321
9/30/2004	Juan Velez	Sandra Harrison	\$124,984	\$0	\$124,980	Warranty	Fannie/Freddie	-	20041152064
4/27/2004	Sandra Harrison	Evergreen Investments Llc	\$90,000	\$10,100	\$79,900	Warranty	Fannie/Freddie	-	20040451168
2/27/2003	Evergreen Investments Llc	Marco Angulo	\$78,000	\$78,000	\$0	Warranty	-	-	20030238868
2/27/2003	Marco Angulo	Luis E Limon	\$68,500	\$68,500	\$0	Warranty	-	-	20030238866
3/26/2002	Luis E Limon	Victor & Leslie Rangel	\$102,500	\$3,075	\$101,601	Warranty	Fha	-	20020301902
2/28/2000	Victor & Leslie Rangel	Elyse Inc	\$0	\$0	\$72,250	Warranty	Fannie/Freddie	-	20000143323
11/2/1999	Elyse Inc	Richard E Fair	\$56,343	\$0	\$0	Trustees	-	-	19991009637
4/19/1995	Richard E Fair	Howard	\$54,500	\$500	\$55,590	Warranty	Va	-	19950218192

Flood Zone		
Map Number	04013C2180L	(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	2180L	
FEMA Zone	X	

Additional Information	
Parcel	102-19-350
County	MARICOPA
MCR Number	13841
Municipality	Phoenix
Section / Township / Range	22 / 2N / 1E

Lot / Block / Tract **70 / - / -**  
Census Tract / Block **082008 / 2009**  
Tax Area **921300**  
Latitude, Longitude **33.4998134895826, -112.241928946027**  
Property Type **(0131) SFR GRADE 010-3 URBAN SUBDIV**  
Legal Class **RENTAL RESIDENTIAL**  
School District(S) **Tolleson Union High School District**  
**Pendergast Elementary District**  
**Legal Description (Abbrev) SUNRISE TERRACE UNIT FOUR**



The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Last Sold 7/20/2012  
 Last Sale Price \$506,250  
 Owner JP MARCO HOLDINGS LLC  
 Mailing 406 9TH AVE STE 214  
 SAN DIEGO, California 92101-7278  
 Lot 0.15 Acres / 6599 Sqft  
 Year Built 1978  
 SqFt 1026  
 Class CLASS R3, AVERAGE  
 Added Attached None  
 Added Detached None

Construction 8" PAINTED BLOCK  
 Roof ASPHALT SHINGLE  
 A/C REFRIGERATION  
 Heat Yes  
 Stories S  
 Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
 Parking CARPORT  
 Parking Spaces 1  
 Patio COVERED  
 Pool No

Subdivision - MARLBOROUGH COUNTRY UNIT 7				County Zone - MARICOPA		City Zone - PHOENIX			
Improved Lots	102	Single Story	101	Avg Sqft	1461	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM	100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus)	100%
With Pool	17	Multiple Story	1	Avg Lot	7392				
Year Built	1978-1978								

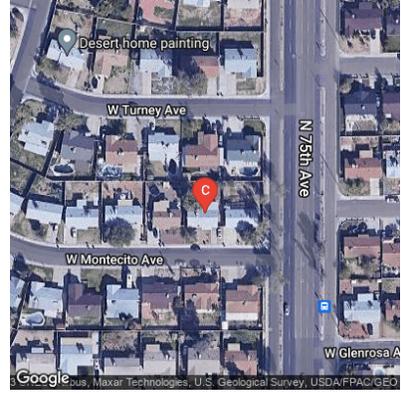
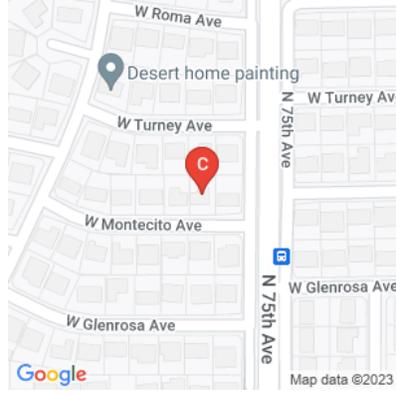
Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$54,000	\$63,200	\$78,000	\$85,200	\$98,300	\$108,300	\$120,500	\$159,900
FCV Land	\$13,500	\$15,800	\$19,500	\$21,300	\$24,500	\$27,000	\$30,100	\$39,900
FCV Total	\$67,500	\$79,000	\$97,500	\$106,500	\$122,800	\$135,300	\$150,600	\$199,800
YoY Change %	13%	17%	23%	9%	15%	10%	11%	33%
Assessed FCV	\$6,750	\$7,900	\$9,750	\$10,650	\$12,280	\$13,530	\$15,060	\$19,980
LPV Total	\$34,685	\$36,419	\$38,240	\$40,152	\$42,160	\$44,268	\$46,481	\$48,805
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$780	\$815	\$843	\$811	\$847	\$894	\$883	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/20/2012	Jp Marco Holdings Llc	Arizona Equity Properties Llc	\$506,250	\$506,250	\$0	Warranty	All Cash	-	20120643179
7/20/2012	Arizona Equity Properties Llc	Bdo Investments Llc	\$480,000	\$480,000	\$0	Warranty	All Cash	-	20120642765
12/31/2009	Bdo Investments Llc	Rudy Ortiz	\$0	\$0	\$0	Warranty	-	-	20091199341
1/27/2009	Rudy Ortiz	Cathianne Kemp	\$0	\$0	\$0	Quit Claim	-	-	20090068122
11/7/2008	Rudy Ortiz	Wanda S Herrera	\$0	\$0	\$0	Joint Tenancy	-	-	20080960947
11/7/2008	Rudy Ortiz	U S Bank National Association	\$57,750	\$57,750	\$0	Special Warranty	-	-	20080960946
4/9/2008	U S Bank National Association	Victor Perez	\$153,783	\$0	\$0	Trustees	-	-	20080313550
3/3/2006	Victor Perez	Ruben J & Sara E Luque	\$179,000	\$0	\$143,200	Warranty	Fannie/Freddie	-	20060293704
4/1/2003	Ruben J Luque	Ruben J Luque	\$0	\$0	\$85,412	Joint Tenancy	Fha	-	20030401970
9/20/2000	Ruben J Luque	Sara E Luque	\$0	\$0	\$16,000	Quit Claim	Construction	-	20000723511
9/3/1998	Ruben J Luque	Necla & Nuammer C Palankali	\$65,500	\$500	\$65,199	Warranty	Fha	-	19980788575
4/30/1987	Necla Palankali		\$53,500	\$1,300	\$54,150	-	Fha	-	19870269471

Flood Zone		
Map Number	04013C2180L	(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	2180L	
FEMA Zone	X	

Additional Information	
Parcel	102-78-123
County	MARICOPA
MCR Number	19331
Municipality	Phoenix
Section / Township / Range	23 / 2N / 1E
Lot / Block / Tract	31 / - / -
Census Tract / Block	109603 / 1005

Tax Area **831300**  
Latitude, Longitude **33.4998475133354, -112.221013498038**  
Property Type **(0131) SFR GRADE 010-3 URBAN SUBDIV**  
Legal Class **RENTAL RESIDENTIAL**  
School District(S) **Phoenix Union High School District  
Cartwright Elementary District**  
Legal Description (Abbrev) **MARLBOROUGH COUNTRY UNIT SEVEN PER MCR 193-31**



 The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Last Sold 7/20/2012  
 Last Sale Price \$506,250  
 Owner JP MARCO HOLDINGS LLC  
 Mailing 406 9TH AVE STE 214  
 SAN DIEGO, California 92101-7278  
 Lot 0.22 Acres / 9792 Sqft  
 Year Built 1961  
 SqFt 1532  
 Class CLASS R3, AVERAGE  
 Added Attached None  
 Added Detached None

Construction 8" PAINTED BLOCK  
 Roof ROLL  
 A/C REFRIGERATION  
 Heat Yes  
 Stories S  
 Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
 Parking GARAGE  
 Parking Spaces 2  
 Patio SLAB  
 Pool No

Subdivision - MARYVALE TERRACE 27 LOTS 10983-10985				County Zone - MARICOPA			City Zone - PHOENIX		
Improved Lots	328	Single Story	328	Avg Sqft	1902	[R-6] RESIDENTIAL WITH	100%	[R1-6] Single Family	100%
With Pool	126	Multiple Story	0	Avg Lot	11818	6,000 SF MINIMUM		Residence (Density Range	
Year Built	1960-2016							Of 5 To 5.5 Or 6.5	
								W/Bonus)	

Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$64,900	\$76,400	\$92,000	\$102,500	\$117,800	\$128,800	\$146,100	\$192,700
FCV Land	\$16,200	\$19,100	\$23,000	\$25,600	\$29,400	\$32,200	\$36,500	\$48,100
FCV Total	\$81,100	\$95,500	\$115,000	\$128,100	\$147,200	\$161,000	\$182,600	\$240,800
YoY Change %	16%	18%	20%	11%	15%	9%	13%	32%
Assessed FCV	\$8,110	\$9,550	\$11,500	\$12,810	\$14,720	\$16,100	\$18,260	\$24,080
LPV Total	\$40,748	\$42,785	\$44,924	\$47,170	\$49,529	\$52,005	\$54,605	\$57,335
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$916	\$958	\$990	\$952	\$995	\$1,050	\$1,037	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/20/2012	Jp Marco Holdings Llc	Arizona Equity Properties Llc	\$506,250	\$506,250	\$0	Warranty	All Cash	-	20120643179
7/20/2012	Arizona Equity Properties Llc	Bdo Investments Llc	\$480,000	\$480,000	\$0	Warranty	All Cash	-	20120642765
12/31/2009	Bdo Investments Llc	Rudy Ortiz	\$0	\$0	\$0	Warranty	-	-	20091199341
1/27/2009	Rudy Ortiz	Deutsche Bank National Trust Co	\$44,625	\$4,625	\$40,000	Special Warranty	Private Lender	-	20090068123
2/20/2008	Deutsche Bank National Trust Co	Gilberto Camacho	\$172,332	\$0	\$0	Trustees	-	-	20080147434
12/28/2005	Gilberto Camacho	Manuel & Angelica Iribe	\$200,000	\$10,000	\$190,000	Warranty	Fannie/Freddie	-	20051957535
12/28/2005	Manuel & Angelica Iribe	Jose & Maria T Hernandez	\$0	\$0	\$0	Quit Claim	-	-	20051957534
8/17/2005	Manuel & Angelica Iribe	Jose & Maria T Hernandez	\$0	\$0	\$0	Quit Claim	-	-	20051183819
9/21/2001	Jose & Maria T Hernandez	Manuel T & Silvia S Rascon	\$93,500	\$500	\$93,000	Warranty	Private Lender	-	20010872990
7/3/2001	Manuel T & Silvia S Rascon	Ruth E Thompson	\$83,000	\$83,000	\$0	Warranty	-	-	20010596765
12/25/1958	George E & Ruth E Thompson		\$0	\$0	\$0	-	-	-	03661-0084

Flood Zone		
Map Number	04013C2180L	(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
Map Date	10/16/2013	

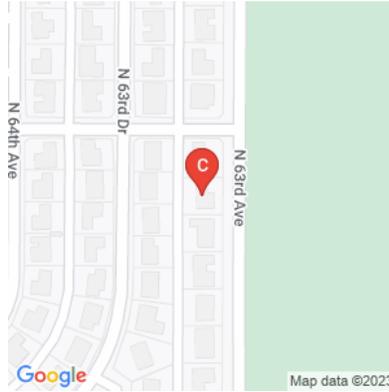
Panel 2180L stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

FEMA Zone X

**Additional Information**

**Parcel** 144-85-014  
**County** MARICOPA  
MCR Number 9116  
Municipality Phoenix  
Section / Township / Range 19 / 2N / 2E  
**Lot / Block / Tract** 10672 / - / -  
Census Tract / Block 109500 / 2005  
Tax Area 831300  
Latitude, Longitude 33.4985681786327, -112.195407702442  
Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
Legal Class RENTAL RESIDENTIAL  
School District(S) Phoenix Union High School District  
Cartwright Elementary District

**Legal Description (Abbrev)** MARYVALE TERRACE 27 LOT 10672



The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Last Sold 7/20/2012  
 Last Sale Price \$506,250  
 Owner JP MARCO HOLDINGS LLC  
 Mailing 406 9TH AVE STE 214  
 SAN DIEGO, California 92101-7278  
**Lot 0.16 Acres / 7148 Sqft**  
**Year Built 1960**  
**SqFt 910**  
 Class CLASS R3, AVERAGE  
 Added Attached None  
 Added Detached None

**Construction 8" PAINTED BLOCK**  
**Roof ASPHALT SHINGLE**  
**A/C REFRIGERATION**  
**Heat Yes**  
 Stories S  
 Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
**Parking CARPORT**  
**Parking Spaces 1**  
 Patio COVERED  
 Pool No

**Subdivision - SUNSET KNOLL 2**

**County Zone - MARICOPA**

**City Zone - PHOENIX**

Improved Lots	227	Single Story	225	Avg Sqft	1131	[R-6] RESIDENTIAL WITH	100%	[R1-6] Single Family	100%
With Pool	9	Multiple Story	2	Avg Lot	7276	6,000 SF MINIMUM		Residence (Density Range	
Year Built	1958-2011							Of 5 To 5.5 Or 6.5	
								W/Bonus)	

**Tax Assessment**

	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$45,100	\$53,600	\$68,200	\$78,200	\$92,100	\$102,800	\$116,800	\$152,300
FCV Land	\$11,200	\$13,400	\$17,000	\$19,500	\$23,000	\$25,700	\$29,200	\$38,000
FCV Total	\$56,300	\$67,000	\$85,200	\$97,700	\$115,100	\$128,500	\$146,000	\$190,300
YoY Change %	15%	19%	27%	15%	18%	12%	14%	30%
Assessed FCV	\$5,630	\$6,700	\$8,520	\$9,770	\$11,510	\$12,850	\$14,600	\$19,030
LPV Total	\$26,516	\$27,842	\$29,234	\$30,696	\$32,231	\$33,843	\$35,535	\$37,312
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$596	\$623	\$644	\$620	\$648	\$683	\$675	\$0

**Deed History**

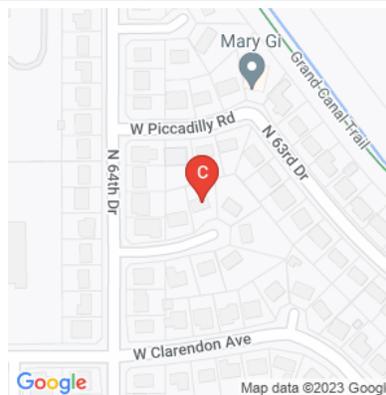
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/20/2012	Jp Marco Holdings Llc	Arizona Equity Properties Llc	\$506,250	\$506,250	\$0	Warranty	All Cash	-	20120643179
7/20/2012	Arizona Equity Properties Llc	Frank A & Gina L Derosa	\$53,333	\$0	\$0	Warranty	All Cash	Non MIs	20120642764
12/5/2008	Frank A & Gina L Derosa	Lasalle Bank Na	\$42,000	\$5,000	\$33,600	Special Warranty	Fannie/Freddie	-	20081037470
5/5/2008	Lasalle Bank Na	Francisco & Griselda Teran	\$153,000	\$0	\$0	Trustees	-	-	20080398262
1/9/2007	Griselda & Francisco Teran	Juan C & Rosa Gallardo	\$180,000	\$0	\$180,000	Warranty	Fannie/Freddie	-	20070035846
12/23/2004	Juan C & Rosa Gallardo	Juan C Gallardo	\$0	\$0	\$92,700	Warranty	Fannie/Freddie	-	20041514583
8/12/1998	Juan C Gallardo	Ramona A Rosales	\$58,000	\$1,450	\$57,779	Warranty	Fha	-	19980707563
11/8/1996	Ramona Rosales		\$0	\$0	\$0	-	-	-	19960795059

**Flood Zone**

Map Number 04013C2180L (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 2180L  
 FEMA Zone X

**Additional Information**

**Parcel 103-09-102**  
**County MARICOPA**  
 MCR Number 8645  
 Municipality Phoenix  
 Section / Township / Range 30 / 2N / 2E  
**Lot / Block / Tract 103 / - / -**  
 Census Tract / Block 109801 / 2003  
 Tax Area 831300  
 Latitude, Longitude 33.4923075397254, -112.198281383762  
 Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
 Legal Class NON-PRIMARY





The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Last Sold 7/20/2012  
 Last Sale Price \$506,250  
 Owner JP MARCO HOLDINGS LLC  
 Mailing 406 9TH AVE STE 214  
 SAN DIEGO, California 92101-7278  
 Lot 0.16 Acres / 7153 Sqft  
 Year Built 1970  
 SqFt 1260  
 Class CLASS R3, AVERAGE  
 Added Attached None  
 Added Detached None

Construction 8" PAINTED BLOCK  
 Roof ASPHALT SHINGLE  
 A/C REFRIGERATION  
 Heat Yes  
 Stories S  
 Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
 Parking GARAGE  
 Parking Spaces 2  
 Patio COVERED  
 Pool No

## Subdivision - HOMESTEAD TERRACE UNIT 6

## County Zone - MARICOPA

## City Zone - PHOENIX

Improved Lots	282	Single Story	282	Avg Sqft	1618	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM	100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus)	100%
With Pool	53	Multiple Story	0	Avg Lot	7446				
Year Built	1969-1991								

## Tax Assessment

	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$59,400	\$69,900	\$85,000	\$94,600	\$109,900	\$120,300	\$139,700	\$169,000
FCV Land	\$14,800	\$17,400	\$21,200	\$23,600	\$27,400	\$30,000	\$34,900	\$42,200
FCV Total	\$74,200	\$87,300	\$106,200	\$118,200	\$137,300	\$150,300	\$174,600	\$211,200
YoY Change %	17%	18%	22%	11%	16%	9%	16%	21%
Assessed FCV	\$7,420	\$8,730	\$10,620	\$11,820	\$13,730	\$15,030	\$17,460	\$21,120
LPV Total	\$36,504	\$38,329	\$40,245	\$42,257	\$44,370	\$46,589	\$48,918	\$51,364
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$821	\$858	\$887	\$853	\$892	\$941	\$929	\$0

## Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/20/2012	Jp Marco Holdings Llc	Arizona Equity Properties Llc	\$506,250	\$506,250	\$0	Warranty	All Cash	-	20120643179
7/20/2012	Arizona Equity Properties Llc	Bdo Investments Llc	\$480,000	\$480,000	\$0	Warranty	All Cash	-	20120642765
12/31/2009	Bdo Investments Llc	Michelle Keegan	\$0	\$0	\$0	Warranty	-	-	20091199342
1/30/2009	Michelle Keegan	Fannie Mae	\$36,750	\$36,750	\$0	Special Warranty	-	-	20090082080
3/6/2008	Fannie Mae	Maria D Jaramillo	\$173,599	\$0	\$0	Correction	-	-	20080200738
12/31/2007	First Franklin Financial Inc	Maria C Jaramillo	\$173,599	\$0	\$0	Trustees	-	-	20071360199
7/20/2006	Maria C Jaramillo	Jose L Ramos	\$202,000	\$200	\$161,600	Warranty	Fannie/Freddie	-	20060974480
7/6/2005	Jose L Ramos	Maria Ramos	\$0	\$0	\$125,400	Quit Claim	Fannie/Freddie	-	20050926117
7/6/2005	Jose L & Maria Ramos	Jose L & Maria Ramos	\$0	\$0	\$0	Grant Deed	-	-	20050926116
4/24/1997	Jose L & Maria Ramos	Terry L & Lorraine H Zink	\$64,500	\$1,375	\$64,417	Joint Tenancy	Conventional	-	19970271174

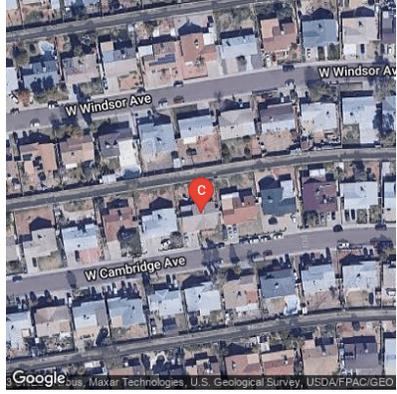
## Flood Zone

Map Number	04013C2185L	(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	2185L	
FEMA Zone	X	

## Additional Information

Parcel	103-15-395
County	MARICOPA
MCR Number	12606
Municipality	Phoenix
Section / Township / Range	32 / 2N / 2E
Lot / Block / Tract	976 / - / -
Census Tract / Block	112401 / 2004
Tax Area	831300
Latitude, Longitude	33.4773536052855, -112.181876720821

Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
Legal Class RENTAL RESIDENTIAL  
School District(S) Phoenix Union High School District  
Cartwright Elementary District  
Legal Description (Abbrev) **HOMESTEAD TERRACE UNIT SIX**



The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Last Sold 7/20/2012  
 Last Sale Price \$506,250  
 Owner JP MARCO HOLDINGS LLC  
 Mailing 406 9TH AVE STE 214  
 SAN DIEGO, California 92101-7278  
 Lot 0.14 Acres / 6090 Sqft  
 Year Built 1979  
 SqFt 1348  
 Class CLASS R3, AVERAGE  
 Added Attached None  
 Added Detached None

Construction 8" PAINTED BLOCK  
 Roof ASPHALT SHINGLE  
 A/C REFRIGERATION  
 Heat Yes  
 Stories S  
 Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
 Parking CARPORT  
 Parking Spaces 2  
 Patio SLAB  
 Pool No

Subdivision - CENTURA WEST				County Zone - MARICOPA		City Zone - PHOENIX			
Improved Lots	180	Single Story	180	Avg Sqft	1382	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM	100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus)	100%
With Pool	19	Multiple Story	0	Avg Lot	6947				
Year Built	1977-2000								

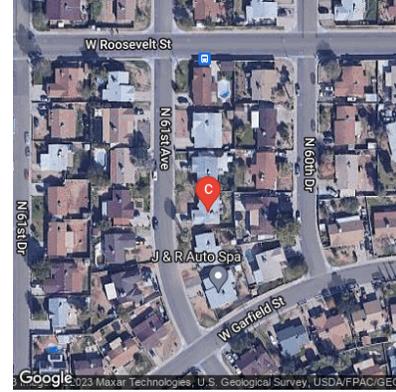
Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$54,800	\$68,000	\$88,000	\$86,500	\$107,600	\$124,700	\$128,500	\$179,600
FCV Land	\$13,700	\$17,000	\$22,000	\$21,600	\$26,900	\$31,100	\$32,100	\$44,900
FCV Total	\$68,500	\$85,000	\$110,000	\$108,100	\$134,500	\$155,800	\$160,600	\$224,500
YoY Change %	9%	24%	29%	-2%	24%	16%	3%	40%
Assessed FCV	\$6,850	\$8,500	\$11,000	\$10,810	\$13,450	\$15,580	\$16,060	\$22,450
LPV Total	\$37,110	\$38,966	\$40,914	\$42,960	\$45,108	\$47,363	\$49,731	\$52,218
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$551	\$559	\$593	\$634	\$642	\$663	\$702	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/20/2012	Jp Marco Holdings Llc	Arizona Equity Properties Llc	\$506,250	\$506,250	\$0	Warranty	All Cash	-	20120643179
7/20/2012	Arizona Equity Properties Llc	Bdo Investments Llc	\$480,000	\$480,000	\$0	Warranty	All Cash	-	20120642765
12/31/2009	Bdo Investments Llc	Michelle Keegan	\$0	\$0	\$0	Warranty	-	-	20091199342
10/7/2008	Michelle Keegan	Liquidation Properties Inc	\$52,500	\$52,500	\$0	Special Warranty	-	-	20080867426
10/7/2008	Liquidation Properties Inc	Ameriquest Mortgage Co	\$0	\$0	\$0	Quit Claim	-	-	20080867425
12/5/2007	Ameriquest Mortgage Co	Eloy Saldana	\$131,750	\$0	\$0	Trustees	-	-	20071281802
4/23/2002	Eloy Saldana	Randi Sanchez	\$96,000	\$500	\$97,084	Warranty	Fha	-	20020415799
1/12/2000	Randi Escobedo	Michael C Escobedo	\$0	\$0	\$0	Quit Claim	-	-	20000027212
5/18/1998	Michael C & Randi S Escobedo	John L Marty	\$67,000	\$6,700	\$56,950	Warranty	Fannie/Freddie	-	19980413209
8/17/1984	First Family Mortgage		\$39,685	\$0	\$0	-	-	-	19840362648

Flood Zone		
Map Number	04013C2180L	(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	2180L	
FEMA Zone	X	

Additional Information	
Parcel	103-26-017
County	MARICOPA
MCR Number	16923
Municipality	Phoenix
Section / Township / Range	6 / 1N / 2E
Lot / Block / Tract	10 / - / -
Census Tract / Block	112505 / 3004
Tax Area	451300
Latitude, Longitude	33.4580283430402, -112.189966576064

Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
Legal Class RENTAL RESIDENTIAL  
School District(S) Tolleson Union High School District  
Fowler Elementary District  
Legal Description (Abbrev) CENTURA WEST PER MCR 169-23



The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Last Sold 7/20/2012  
 Last Sale Price \$506,250  
 Owner JP MARCO HOLDINGS LLC  
 Mailing 406 9TH AVE STE 214  
 SAN DIEGO, California 92101-7278  
 Lot 0.14 Acres / 6020 Sqft  
 Year Built 1954  
 SqFt 1474  
 Class CLASS R3, AVERAGE  
 Added Attached 512  
 Added Detached None

Construction 8" PAINTED BLOCK  
 Roof ASPHALT SHINGLE  
 A/C REFRIGERATION  
 Heat Yes  
 Stories S  
 Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
 Parking NONE  
 Parking Spaces 0  
 Patio COVERED  
 Pool No

## Subdivision - CAVALIER GLEN

## County Zone - MARICOPA

## City Zone - PHOENIX

Improved Lots	91	Single Story	91	Avg Sqft	1280	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM	100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus)	100%
With Pool	6	Multiple Story	0	Avg Lot	6214				
Year Built	1952-1976								

## Tax Assessment

	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$64,800	\$75,500	\$95,200	\$94,000	\$103,600	\$108,500	\$121,300	\$182,600
FCV Land	\$16,200	\$18,800	\$23,800	\$23,500	\$25,900	\$27,100	\$30,300	\$45,600
FCV Total	\$81,000	\$94,300	\$119,000	\$117,500	\$129,500	\$135,600	\$151,600	\$228,200
YoY Change %	41%	16%	26%	-1%	10%	5%	12%	51%
Assessed FCV	\$8,100	\$9,430	\$11,900	\$11,750	\$12,950	\$13,560	\$15,160	\$22,820
LPV Total	\$37,353	\$39,221	\$86,870	\$91,214	\$95,775	\$100,564	\$105,592	\$110,872
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$621	\$632	\$1,341	\$1,377	\$1,402	\$1,438	\$1,420	\$0

## Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/20/2012	Jp Marco Holdings Llc	Arizona Equity Properties Llc	\$506,250	\$506,250	\$0	Warranty	All Cash	-	20120643179
7/20/2012	Arizona Equity Properties Llc	Bdo Investments Llc	\$480,000	\$480,000	\$0	Warranty	All Cash	-	20120642765
12/31/2009	Bdo Investments Llc	Gina Derosa	\$0	\$0	\$0	Warranty	-	-	20091199343
3/3/2009	Gina Derosa	Deutsche Bank National Trust Co	\$39,375	\$39,375	\$0	Special Warranty	-	-	20090183631
3/3/2009	Deutsche Bank National Trust Co	Lasalle Bank Na	\$0	\$0	\$0	Quit Claim	-	-	20090183630
7/11/2008	Lasalle Bank Na	Juan Cenicerros	\$114,750	\$0	\$0	Trustees	-	-	20080607673
6/24/2005	Juan Cenicerros	Derek Mccarty	\$135,000	\$1,000	\$135,000	Warranty	Fannie/Freddie	-	20050868410
6/24/2005	Derek Mccarty	Cheryl R Mccarty	\$0	\$0	\$0	Quit Claim	-	-	20050868409
6/6/2001	Derek & Cheryl R Mccarty	Darek Mccarty	\$0	\$0	\$0	Warranty	-	-	20010488733
5/25/2001	Derek Mccarty	Cheryl R Mccarty	\$0	\$0	\$100,800	Warranty	Fannie/Freddie	-	20010449605
10/21/1999	Derek & Cheryl R Mccarty	Ralph V & Edith M Bodewin	\$69,000	\$250	\$68,850	Warranty	Fha	-	19990969242

## Flood Zone

Map Number 04013C1720L (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

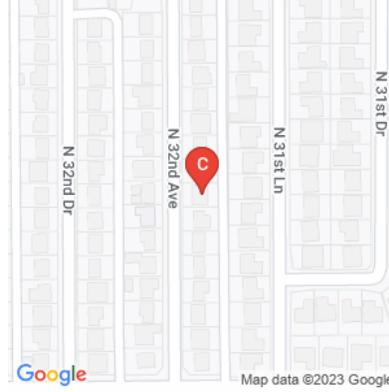
Panel 1720L

FEMA Zone X

## Additional Information

Parcel 152-09-017  
 County MARICOPA  
 MCR Number 5543  
 Municipality Phoenix  
 Section / Township / Range 11 / 2N / 2E  
 Lot / Block / Tract 17 / - / -  
 Census Tract / Block 106900 / 4000  
 Tax Area 61300

Latitude, Longitude 33.5362171166321, -112.127964792563  
Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV  
Legal Class RENTAL RESIDENTIAL  
School District(S) Glendale Union High School District  
Washington Elementary District  
Legal Description (Abbrev) CAVALIER GLEN



The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.