



Last Sold	12/30/2013	Construction	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
Last Sale Price	\$0	Stories	M
Owner	GOLDENWAY INVESTMENT & MANAGEMENT LLC	Property Type	Office Building
Mailing	1730 W EMELITA AVE APT 1025 MESA, Arizona 85202-3123	Parking Spaces	0
		Pool	No
Lot	0.23 Acres / 10193 Sqft		
Year Built	1987		
SqFt	10517		
Class	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME		
Added Attached	0		
Added Detached	0		

Subdivision - FINDLEY ACRES					County Zone - Maricopa		City Zone - MESA		
Improved Lots	24	Single Story	19	Avg Sqft	3374	[C-G] COMMERCIAL, GENERAL	100%	[LC] Limited Commercial District	100%
With Pool	1	Multiple Story	5	Avg Lot	13623				
Year Built	1941-1992								

Tax Assessment								
	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Prelim
FCV Improved	\$786,800	\$747,100	\$412,500	\$511,500	\$580,800	\$681,700	\$786,900	\$938,900
FCV Land	\$43,200	\$46,700	\$49,700	\$49,200	\$71,800	\$71,800	\$104,000	\$122,700
FCV Total	\$830,000	\$793,800	\$462,200	\$560,700	\$652,600	\$753,500	\$890,900	\$1,061,600
YoY Change %	18%	-4%	-42%	21%	16%	15%	18%	19%
Assessed FCV	\$149,400	\$142,884	\$83,196	\$100,926	\$117,468	\$131,863	\$151,453	\$175,164
LPV Total	\$541,217	\$568,278	\$462,200	\$485,310	\$509,576	\$535,055	\$561,808	\$589,898
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$12,123	\$12,496	\$10,085	\$10,794	\$10,937	\$10,505	\$10,420	\$0

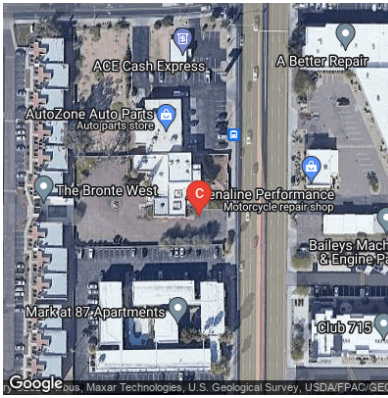
Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
12/30/2013	Western Alliance Bank	Rufus W Harvey	\$0	\$0	\$0	Deed In Lieu Of Foreclosure	—	—	20131093051
9/1/2005	Kenneth H & Elva Riley	Mallard Holdings L L C	\$1,250,000	\$375,000	\$875,000	Warranty	Conventional	—	20051285042
8/15/2000	Mallard Holdings L L C	Podiatrist Physicians Of Arizona Pc	\$838,000	\$158,000	\$680,000	Warranty	Conventional	—	20000625500
3/6/2000	Pediatric Physicians Of Arizona Pc	Kerry & Virginia P Zang	\$0	\$0	\$0	Quit Claim	—	—	20000166133

Flood Zone		
Map Number	04013C2265M	(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	11/4/2015	
Panel	2265M	
FEMA Zone	X	

Improvements				
Year Built	Living Area	Stories	Construction	Quality
1987	900	1	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	GOOD
1987	1	1	WOOD OR STEEL STUD FRAME	GOOD

Additional Information	
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Parcel	135-24-043
County	Maricopa
MCR Number	1726
Municipality	Mesa
Section / Township / Range	16 / 1N / 5E
Lot / Block / Tract	1 / - / -
Census Tract / Block	421102 / 2000
Tax Area	41000
Latitude, Longitude	33.4286505035001, -111.8402986973
Property Type	(1511) OFC BLDG, 1 STY
Legal Class	(01-12) COMML/REAL & IMPS NOT IN OTHER CLASSES



School District(S)

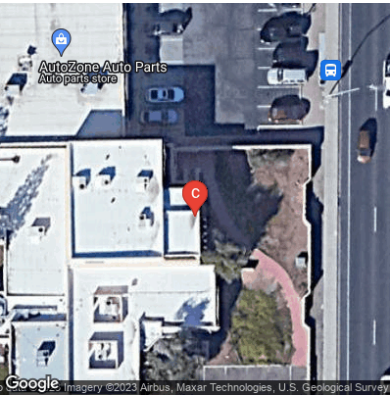
Mesa Unified District

Legal Description (Abbrev)

FINDLEY ACRES MCR 17/26 PT LOT 1 S 100F N 390F
EX E 22F



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 Sold6/29/2016

Last Sale Price\$320,000

OwnerGOLDENWAY INVESTMENT & MANAGEMENT LLC

Mailing1730 W EMELITA AVE APT 1025
MESA, Arizona 85202-3123

Lot0.12 Acres / 5097 Sqft

Year Built-

SqFt-

Class-

Added AttachedNone

Added DetachedNone

PoolNo

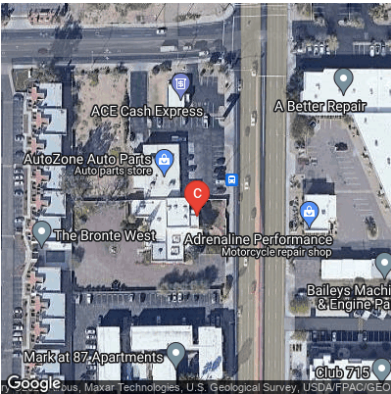

Subdivision - FINDLEY ACRES						County Zone - Maricopa		City Zone - MESA	
Improved Lots	24	Single Story	19	Avg Sqft	3374	[C-G] COMMERCIAL, GENERAL	100%	[LC] Limited Commercial District	100%
With Pool	1	Multiple Story	5	Avg Lot	13623				
Year Built	1941-1992								


Tax Assessment								
	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$21,600	\$23,300	\$24,800	\$24,600	\$35,900	\$35,900	\$52,000	\$61,300
FCV Total	\$21,600	\$23,300	\$24,800	\$24,600	\$35,900	\$35,900	\$52,000	\$61,300
YoY Change %	12%	8%	6%	-1%	46%	0%	45%	18%
Assessed FCV	\$3,888	\$4,194	\$4,464	\$4,428	\$6,462	\$6,283	\$8,840	\$10,114
LPV Total	\$13,291	\$13,956	\$14,654	\$15,387	\$16,156	\$16,964	\$17,812	\$18,702
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$298	\$307	\$320	\$342	\$347	\$333	\$330	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
6/29/2016	Goldenway Investment & Management Llc	Western Alliance Bank	\$320,000	\$320,000	\$0	Special Warranty	-	-	20160454066
12/30/2013	Western Alliance Bank	Rufus W Harvey	\$0	\$0	\$0	Deed In Lieu Of Foreclosure	-	-	20131093051
9/1/2005	Kenneth H & Elva Riley	Mallard Holdings L L C	\$1,250,000	\$375,000	\$875,000	Warranty	Conventional	-	20051285042
8/15/2000	Mallard Holdings L L C	Podiatrist Physicians Of Arizona Pc	\$838,000	\$158,000	\$680,000	Warranty	Conventional	-	20000625500
6/25/1986	Kerry Zang		\$100,000	\$0	\$0	Deed	-	-	19860321822

Flood Zone		
Map Number	04013C2265M	(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	11/4/2015	
Panel	2265M	
FEMA Zone	X	

Additional Information	
Parcel	135-24-044
County	Maricopa
MCR Number	1726
Municipality	Mesa
Section / Township / Range	16 / 1N / 5E
Lot / Block / Tract	1 / - / -
Census Tract / Block	421102 / 2000
Tax Area	41000
Latitude, Longitude	33.4288569807267, -111.840297339697
Property Type	(1074) COMML, ASSOC PARCELS
Legal Class	(01-12) COMML/REAL & IMPS NOT IN OTHER CLASSES
School District(S)	Mesa Unified District
Legal Description (Abbrev)	FINDLEY ACRES MCR 17-26 LOT 1 S 50F OF N 290F EX E 22F





Last Sold6/29/2016

Last Sale Price\$320,000

OwnerGOLDENWAY INVESTMENT & MANAGEMENT LLC

Mailing1730 W EMELITTA AVE APT 1025
MESA, Arizona 85202-3123

Lot0.27 Acres / 11761 Sqft

Year Built—

SqFt—

Class—

Added AttachedNone

Added DetachedNone

PoolNo

Subdivision - FINDLEY ACRES					County Zone - Maricopa		City Zone - MESA		
Improved Lots	24	Single Story	19	Avg Sqft	3374	[C-G] COMMERCIAL, GENERAL	100%	[LC] Limited Commercial District	100%
With Pool	1	Multiple Story	5	Avg Lot	13623				
Year Built	1941-1992								

Tax Assessment								
	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$49,900	\$53,900	\$57,300	\$56,800	\$82,800	\$82,800	\$120,000	\$141,600
FCV Total	\$49,900	\$53,900	\$57,300	\$56,800	\$82,800	\$82,800	\$120,000	\$141,600
YoY Change %	12%	8%	6%	-1%	46%	0%	45%	18%
Assessed FCV	\$8,982	\$9,702	\$10,314	\$10,224	\$14,904	\$14,490	\$20,400	\$23,364
LPV Total	\$37,041	\$38,893	\$40,838	\$42,880	\$45,024	\$47,275	\$49,639	\$52,120
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$830	\$855	\$891	\$954	\$966	\$928	\$921	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
6/29/2016	Goldenway Investment & Management Llc	Western Alliance Bank	\$320,000	\$320,000	\$0	Special Warranty	—	—	20160454066
12/30/2013	Western Alliance Bank	Rufus W Harvey	\$0	\$0	\$0	Deed In Lieu Of Foreclosure	—	—	20131093051
9/1/2005	Kenneth H & Elva Riley	Mallard Holdings L L C	\$1,250,000	\$375,000	\$875,000	Warranty	Conventional	—	20051285042
8/15/2000	Mallard Holdings L L C	Podiatrist Physicians Of Arizona Pc	\$838,000	\$158,000	\$680,000	Warranty	Conventional	—	20000625500
3/6/2000	Pediatric Physicians Of Arizona Pc	Kerry & Virginia P Zang Trust	\$0	\$0	\$0	Quit Claim	—	—	20000166134
8/6/1997	Kerry & Virginia Zang Trust	Kerry & Virginia P Zang	\$0	\$0	\$0	Warranty	—	—	19970536698

Flood Zone		
Map Number	04013C2265M	(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	11/4/2015	
Panel	2265M	
FEMA Zone	X	

Additional Information

Parcel135-24-047-C

CountyMaricopa

MCR Number1726

MunicipalityMesa

Section / Township / Range16 / 1N / 5E

Lot / Block / Tract2 / — / —

Census Tract / Block421102 / 2000

Tax Area41000



Latitude, Longitude33.4288135400863, -111.84071812236

Property Type(1074) COMML, ASSOC PARCELS

Legal Class(01-12) COMML/REAL & IMPS NOT IN OTHER CLASSES

School District(S)Mesa Unified District

Legal Description (Abbrev)





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Last Sold	6/29/2016	Pool	No
Last Sale Price	\$320,000		
Owner	GOLDENWAY INVESTMENT & MANAGEMENT LLC		
Mailing	1730 W EMELITA AVE APT 1025 MESA, Arizona 85202-3123		
Lot	0.27 Acres / 11761 Sqft		
Year Built	-		
SqFt	-		
Class	-		
Added Attached	None		
Added Detached	None		

Subdivision - FINDLEY ACRES						County Zone - Maricopa		City Zone - MESA	
Improved Lots	24	Single Story	19	Avg Sqft	3374	[C-G] COMMERCIAL, GENERAL	100%	[LC] Limited Commercial District	100%
With Pool	1	Multiple Story	5	Avg Lot	13623				
Year Built	1941-1992								

Tax Assessment								
	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$49,900	\$53,900	\$57,300	\$56,800	\$82,800	\$82,800	\$120,000	\$141,600
FCV Total	\$49,900	\$53,900	\$57,300	\$56,800	\$82,800	\$82,800	\$120,000	\$141,600
YoY Change %	12%	8%	6%	-1%	46%	0%	45%	18%
Assessed FCV	\$8,982	\$9,702	\$10,314	\$10,224	\$14,904	\$14,490	\$20,400	\$23,364
LPV Total	\$37,042	\$38,894	\$40,839	\$42,881	\$45,025	\$47,276	\$49,640	\$52,122
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$830	\$855	\$891	\$954	\$966	\$928	\$921	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
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3/6/2000	Pediatric Physicians Of Arizona Pc	Kerry & Virginia P Zang Trust	\$0	\$0	\$0	Quit Claim	-	-	20000166134
8/6/1997	Kerry & Virginia Zang Trust	Kerry & Virginia P Zang	\$0	\$0	\$0	Warranty	-	-	19970536698

Flood Zone		
Map Number	04013C2265M	(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	11/4/2015	
Panel	2265M	
FEMA Zone	X	

Additional Information

Parcel	135-24-047-D
County	Maricopa
MCR Number	1726
Municipality	Mesa
Section / Township / Range	16 / 1N / 5E
Lot / Block / Tract	2 / - / -
Census Tract / Block	421102 / 2000
Tax Area	41000
Latitude, Longitude	33.4286071826111, -111.84071910293
Property Type	(1074) COMML, ASSOC PARCELS
Legal Class	(01-12) COMML/REAL & IMPS NOT IN OTHER CLASSES
School District(S)	Mesa Unified District
Legal Description (Abbrev)	FINDLEY ACRES MCR 17-26 S 75F S 150F N 390F LOT 2

