



Last Sold	5/15/1998	Construction	FRAME WOOD
Last Sale Price	\$45,000	Roof	ROLL
Owner	CHUCK REINGRUBER	A/C	EVAPORATIVE COOLING
Mailing	22226 N 26TH AVE PHOENIX, Arizona 85027-1814	Heat	No
Lot	0.32 Acres / 14091 Sqft	Stories	S
Year Built	1955	Property Type	(0111) SFR GRADE 010-1 URBAN SUBDIV
SqFt	533	Parking	NONE
Class	CLASS R1, MINIMUM	Parking Spaces	0
Added Attached	0	Patio	NONE
Added Detached	0	Pool	No

Subdivision - STATE PLAT NO 11 TOWNSITE OF ADOBE				County Zone - Maricopa		City Zone - PHOENIX			
Improved Lots	56	Single Story	56	Avg Sqft	2718	[M-H] MULTI-FAMILY, HIGH DENSITY (UP TO 2,499 SF)	100%	[R-4A] Multiple Family Residence (Dependent On Lot Area And Unit Type)	100%
With Pool	0	Multiple Story	0	Avg Lot	28615				
Year Built	1955-2005								

Tax Assessment									
	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Prelim	2025 Prelim	
FCV Improved	\$40,700	\$66,800	\$62,200	\$50,300	\$58,400	\$72,100	\$73,200	\$89,200	
FCV Land	\$10,100	\$16,700	\$15,500	\$12,500	\$14,600	\$18,000	\$18,300	\$22,300	
FCV Total	\$50,800	\$83,500	\$77,700	\$62,800	\$73,000	\$90,100	\$91,500	\$111,500	
YoY Change %	15%	64%	-7%	-19%	16%	23%	2%	22%	
Assessed FCV	\$5,080	\$8,350	\$7,770	\$6,280	\$7,300	\$9,010	\$9,150	\$11,150	
LPV Total	\$23,666	\$24,849	\$26,091	\$27,396	\$28,766	\$30,204	\$31,714	\$33,299	
State Aid	\$44	\$44	\$45	\$46	\$49	\$50	\$0	\$0	
Tax Amount	\$260	\$270	\$278	\$283	\$271	\$282	\$0	\$0	

Deed History										
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #	
8/7/2018	Chuck Reingruber	Kayla Kerr	\$0	\$0	\$0	Quit Claim	-	-	20180597227	
7/6/2015	Michaela Kerr	Charles Reingruber	\$0	\$0	\$0	Joint Tenancy	-	-	20150484532	
5/15/1998	Charles Reingruber	Mildred R Carithers	\$45,000	\$2,000	\$43,000	Warranty	Seller Carryback	-	19980408795	
5/15/1998	Mildred R Carithers	George T Carithers	\$0	\$0	\$0	Quit Claim	-	-	19980408794	

Flood Zone		
Map Number	04013C1280M	(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	9/18/2020	
Panel	1280M	
FEMA Zone	X	

Additional Information	
Parcel	209-04-056-B
County	Maricopa
MCR Number	6845
Municipality	Phoenix
Section / Township / Range	13 / 4N / 2E
Lot / Block / Tract	54 / - / -
Census Tract / Block	614500 / 3002
Tax Area	971300
Latitude, Longitude	33.6885334923591, -112.116392989009
Property Type	(0111) SFR GRADE 010-1 URBAN SUBDIV
Legal Class	(03-01) OWNER OCCUPIED RESID
School District(S)	Deer Valley Unified District
Legal Description (Abbrev)	STATE PLAT 11 TOWNSITE OF ADOBE BEG SW COR LOT 54 N 97.69' E 85' TO TR POB TH SELY TO PT 100' E OF SW TH E 100' TH N 130' TH W 115' S 32.33' TO TR POB

