



Last Sold	6/22/2023	Construction	WOOD OR STEEL STUD FRAME
Last Sale Price	\$90,000	Stories	S
Owner	DENNIS WALCKER	Property Type	Mobile Home Site Imps
Mailing	111 E DUNLAP AVE STE 1 PMB # 281	Parking Spaces	0
	PHOENIX, Arizona 85020-2727	Pool	No
Lot	0.11 Acres / 4885 Sqft		
Year Built	1971		
SqFt	672		
Class	WOOD OR STEEL STUD FRAME		
Added Attached	0		
Added Detached	0		

Subdivision - HACIENDA DEL SOL 1					County Zone - Maricopa		City Zone - PHOENIX		
Improved Lots	231	Single Story	223	Avg Sqft	984	[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	2	Multiple Story	8	Avg Lot	5303				
Year Built	1961-2023								

Tax Assessment

	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Prelim
FCV Improved	\$10,700	\$16,400	\$11,200	\$0	\$0	\$0	\$0	\$0
FCV Land	\$21,100	\$44,500	\$35,700	\$53,300	\$59,000	\$82,600	\$110,500	\$83,000
FCV Total	\$31,800	\$60,900	\$46,900	\$53,300	\$59,000	\$82,600	\$110,500	\$83,000
YoY Change %	7%	92%	-23%	14%	11%	40%	34%	-25%
Assessed FCV	\$3,180	\$6,090	\$4,690	\$7,995	\$8,850	\$12,390	\$16,575	\$12,450
LPV Total	\$24,673	\$43,848	\$46,040	\$30,381	\$31,900	\$33,495	\$35,170	\$36,928
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$315	\$552	\$551	\$536	\$534	\$540	\$551	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
6/22/2023	Kidz First Foundation	Dennis Walcker	\$90,000	\$10,786	\$80,000	Warranty	Seller Carryback	—	20230326068
3/16/2022	Sofie Stinson	Dennis Walcker	\$0	\$0	\$0	Beneficiary Deed	—	—	20220238773
3/25/2020	Dennis Walcker	Mary J Lobrutto	\$155,000	\$77,500	\$102,000	Warranty	Seller Carryback	—	20200256493
7/3/2018	Mary Jo Lobrutto	Deborah Rogers	\$0	\$0	\$0	Quit Claim	—	—	20180507782
4/11/2018	Deborah Rogers	Mary Abbate	\$22,450	\$22,450	\$0	Warranty	—	—	20180270741
2/20/1978	Alfonso J & Mary Abbate		\$0	\$0	\$0	Deed	—	—	12694-0094

Flood Zone

Map Number	04013C1735L	(Zone SubType: AREA OF MINIMAL 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	1735L	
FEMA Zone	X	

Improvements

Year Built	Living Area	Stories	Construction	Quality
1971	1	1	WOOD OR STEEL STUD FRAME	GOOD

Additional Information

Parcel	166-15-007-J
County	Maricopa
MCR Number	2409
Municipality	Phoenix
Section / Township / Range	15 / 3N / 3E
Lot / Block / Tract	50 / — / —
Census Tract / Block	103701 / 3012
Tax Area	691300
Latitude, Longitude	33.6059111199275, -112.042043660887
Property Type	(0011) VAC RESID URBAN SUBDIV

Legal Class

School District(S)

Legal Description (Abbrev)

(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS

Paradise Valley Unified District

HACIENDA DEL SOL 1 LOT 50 BLK D & S 25' TH PT  
ABAND VISTA DEL SOL LY ADJ TO & N OF LOT 50

