



Last Sold4/26/2004PoolNo

Last Sale Price\$400,000

OwnerINA GROUP LLC

Mailing6720 N SCOTTSDALE RD STE 210
PARADISE VALLEY, Arizona 85253-4426

Lot17.79 Acres / 774845 Sqft

Year Built—

SqFt—

Class—

Added AttachedNone

Added DetachedNone

Subdivision - -					County Zone - Maricopa		City Zone - PHOENIX		
Improved Lots	49	Single Story	45	Avg Sqft	25752	[R-35] RESIDENTIAL WITH 35,000 SF MINIMUM	100%	[RE-35] Single Family Residence (Density Range Of 1.1 To 1.15 Or 1.32 W/ Bonus)	100%
With Pool	2	Multiple Story	4	Avg Lot	359450				
Year Built	1971-2020								

Tax Assessment								
	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$1,375,300	\$1,187,900	\$1,612,700	\$2,285,100	\$2,739,100	\$1,788,500	\$1,869,000	\$1,559,100
FCV Total	\$1,375,300	\$1,187,900	\$1,612,700	\$2,285,100	\$2,739,100	\$1,788,500	\$1,869,000	\$1,559,100
YoY Change %	-58%	-14%	36%	42%	20%	-35%	5%	-17%
Assessed FCV	\$206,295	\$178,185	\$241,905	\$342,765	\$410,865	\$268,275	\$280,350	\$233,865
LPV Total	\$1,375,300	\$1,187,900	\$1,247,295	\$1,309,660	\$1,375,143	\$1,443,900	\$1,516,095	\$1,559,100
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$26,263	\$22,293	\$22,976	\$23,521	\$22,934	\$23,958	\$24,442	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
5/16/2019	Ina Group Llc	Mountain Ridge Estates Development Llc	\$0	\$0	\$0	Treasures	—	—	20190357758
12/30/2011	City Of Phoenix	Mountain Ridge Estates Development Llc	\$0	\$0	\$0	Special Warranty	—	—	20111075702
12/5/2007	Mountain Ridge Development Llc	Mountain Ridge Estates Llc	\$0	\$0	\$0	Correction	—	—	20071280294
4/26/2004	Mountain Ridge Development Llc	Mountain Ridge Estates Llc	\$400,000	\$50,000	\$350,000	Special Warranty	Seller Carryback	—	20040441494
8/8/1996	Mountain Ridge Estates L L C	Pecos Investments Associates	\$100,000	\$100,000	\$0	Warranty	—	—	19960561928

Flood Zone		
Map Number	04013C2695L	(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	2695L	
FEMA Zone	X	

Additional Information

Parcel	301-70-011-C
County	Maricopa
MCR Number	—
Municipality	Phoenix
Section / Township / Range	35 / 1S / 3E
Lot / Block / Tract	— / — / —
Census Tract / Block	116714 / 2008
Tax Area	281300
Latitude, Longitude	33.2966701032736, -112.024657886935
Property Type	(0012) VAC RESID URBAN NON-SUBDIV
Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S)	Tempe Union High School District





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.