

200×200

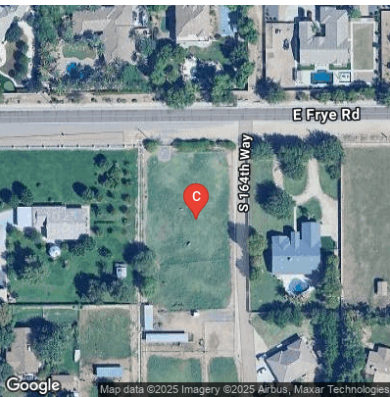
Last Sold	—	Pool	No
Last Sale Price	\$0		
Owner	MILLER FAMILY TRUST		
Mailing	6798 E OLD CAMP RD		
	GOLD CANYON, Arizona 85118-1936		
Lot	0.9 Acres / 39160 Sqft	**NOTE: Maricopa County Assessor shows the taxable size of the lot to be 0.9 acres given the dedicated roadway easement along Frye Rd that encumbers the north 40 feet (0.15 acres) of this parcel. The deeded parcel size is 1.05 acres.	
Year Built	—		
SqFt	—		
Class	—		
Added Attached	None		
Added Detached	None		

Subdivision --				County Zone - Maricopa	
Improved Lots	—	Single Story	—	Avg Sqft	—
With Pool	—	Multiple Story	—	Avg Lot	—
Year Built	—				
				[R-43] RESIDENTIAL WITH 43,000 SF MINIMUM	100%

Tax Assessment				
	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improved	\$0	\$0	\$0	\$0
FCV Land	\$206,220	\$347,800	\$349,000	\$403,500
FCV Total	\$206,220	\$347,800	\$349,000	\$403,500
YoY Change %	0%	69%	0%	16%
Assessed FCV	\$30,933	\$52,170	\$52,350	\$60,525
LPV Total	\$73,906	\$149,554	\$157,032	\$164,883
State Aid	\$0	\$0	\$0	\$0
Tax Amount	\$1,388	\$2,515	\$0	\$0

Flood Zone		
Map Number	04013C2765M	(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	2765M	
FEMA Zone	X	

Additional Information	
Parcel	304-47-386-E
County	Maricopa
MCR Number	—
Municipality	Maricopa - COUNTY
Section / Township / Range	34 / 1S / 6E
Lot / Block / Tract	— / — / —
Census Tract / Block	815500 / 1016
Tax Area	600012
Latitude, Longitude	33.2992073248793, -111.728319096796
Property Type	(0014) VAC RESID RURAL NON-SUBDIV
Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
Legal Description (Abbrev)	POR W 164.47F E2 NW4 NW4 SE4 SEC 34 DAF COM CENT4 COR SD SEC 34 TH E 329.27F TO POB TH CONT E 164.47F TH S 278.10F TH W 164.47F TH N 278.10F TO POB P/F 2023-0206157 EX N 40F RD P/D 13287-1457



200×200

Last Sold	—	Pool	No
Last Sale Price	\$0		
Owner	MILLER FAMILY TRUST		
Mailing	6798 E OLD CAMP RD		
	GOLD CANYON, Arizona 85118-1936		
Lot	1.44 Acres / 62870 Sqft		
Year Built	—		
SqFt	—		
Class	—		
Added Attached	None		
Added Detached	None		

Subdivision --

County Zone - Maricopa

Improved Lots	—	Single Story	—	Avg Sqft	—	[R-43] RESIDENTIAL WITH	100%
With Pool	—	Multiple Story	—	Avg Lot	—	43,000 SF MINIMUM	
Year Built	—						

Tax Assessment

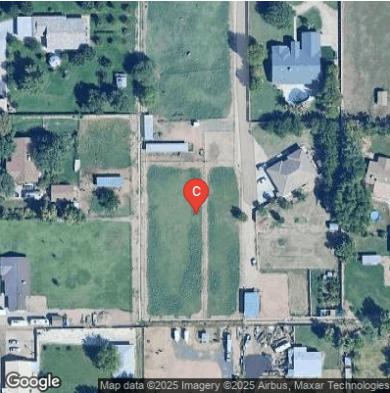
	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improved	\$0	\$0	\$0	\$0
FCV Land	\$331,080	\$371,300	\$362,800	\$491,700
FCV Total	\$331,080	\$371,300	\$362,800	\$491,700
YoY Change %	0%	12%	-2%	36%
Assessed FCV	\$49,662	\$55,695	\$54,420	\$73,755
LPV Total	\$118,654	\$159,659	\$167,642	\$176,024
State Aid	\$0	\$0	\$0	\$0
Tax Amount	\$2,227	\$2,781	\$0	\$0

Flood Zone

Map Number	04013C2765M	(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	2765M	
FEMA Zone	X	

Additional Information

Parcel	304-47-386-F
County	Maricopa
MCR Number	—
Municipality	Maricopa - COUNTY
Section / Township / Range	34 / 1S / 6E
Lot / Block / Tract	— / — / —
Census Tract / Block	815500 / 1016
Tax Area	600012
Latitude, Longitude	33.2983572215542, -111.728315661018
Property Type	(0014) VAC RESID RURAL NON-SUBDIV
Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
Legal Description (Abbrev)	A POR OF W 164.47F OF E2 NW4 NW4 SE4 SEC 34 DAF COM CENT 4COR SD SEC TH E 329.27F TH S 278.10F POB TH E 164.47F TH S 380.13F TH W 164.47F TH N 380.15F TPOB P/F 23-0206158



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.

From: Mapping <[asr.mapping@maricopa.gov](mailto:asr.mapping@maricopa.gov)>  
Date: On Mon, Apr 7, 2025 at 7:35 AM  
Subject: Fw: Case #00224930 : Lot Size/Square Footage Inquiry  
To:  
Cc:  
Alan,

Thank you for contacting us.

Your property has an easement for highway purposes on the north 40 feet of the property that was dedicated to Maricopa County. Parcel viewer is a map that shows tax parcels, this means, those portions of a parcel that have been taxed. The north 40 feet of your property have been removed from the parcel just for taxes purposes; the Assessor's office do not tax those strip of land where any city of government agency has any interest.

The landsize of your property per document 20230206157 is 45,739 square feet where just 39,160 square feet have to be taxed.

Easements are just encroachment in the property and should be considered just that. Planning and Development should not be concern about landsize showed in our parcel viewer.

Regards,

From: Jim McCrohan (PND) <[James.McCrohan@maricopa.gov](mailto:James.McCrohan@maricopa.gov)>

Date: On Mon, Apr 14, 2025 at 8:03 AM

Subject: Fw: Inquiry #: 99382

To:

Cc:

Good Day!

I'm responding to your inquiry regarding parcel 304-47-386E. The lot size is based on the information on the deed. When you submit for plans please provide a copy of the deed and show on the site plan the actual lot size per the deed.

Thank you

Jim McCrohan

Helpful Links:

SAMPLE SITE PLAN : [www.maricopa.gov/DocumentCenter/View/15365/Typical-Site-Plan-Example-with-Checklist-PDF](http://www.maricopa.gov/DocumentCenter/View/15365/Typical-Site-Plan-Example-with-Checklist-PDF)

APPLY FOR A BUILDING PERMIT: <https://www.maricopa.gov/797/Planning-Development>

ZONING ORDINANCE: [www.maricopa.gov/DocumentCenter/View/4785/Maricopa-County-Zoning-Ordinance-PDF](http://www.maricopa.gov/DocumentCenter/View/4785/Maricopa-County-Zoning-Ordinance-PDF)

FENCE DETAILS: [www.maricopa.gov/DocumentCenter/View/4719/Fence-Details-2019-PDF](http://www.maricopa.gov/DocumentCenter/View/4719/Fence-Details-2019-PDF)



**James McCrohan**

**PLANNING & DEVELOPMENT**

301 W Jefferson St Phoenix, AZ 85003

Plans Examiner Zoning

**O:** 602-506-8265

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