



Last Sold	4/8/2010	Construction	8" PAINTED BLOCK
Last Sale Price	\$133,000	Roof	ASPHALT SHINGLE
Owner	GARY J ARNETT	A/C	REFRIGERATION
Mailing	18212 N 43RD PL	Heat	Yes
	PHOENIX, Arizona 85032-1410	Stories	S
Lot	0.23 Acres / 9906 Sqft	Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Year Built	1962	Parking	GARAGE
SqFt	2071	Parking Spaces	2
Class	CLASS R3, AVERAGE	Patio	SLAB & COVERED
Added Attached	0	Pool	No
Added Detached	0		

Subdivision - VILLA THERESA AMENDED						County Zone - Maricopa		City Zone - PHOENIX	
Improved Lots	116	Single Story	116	Avg Sqft	1642	[R-8] RESIDENTIAL WITH	100%	[R1-8] Single Family	100%
With Pool	39	Multiple Story	0	Avg Lot	9863	8,000 SF MINIMUM		Residence (Density Range	
Year Built	1962-2017							Of 4 To 4.5 Or 5.5	
								W/Bonus)	

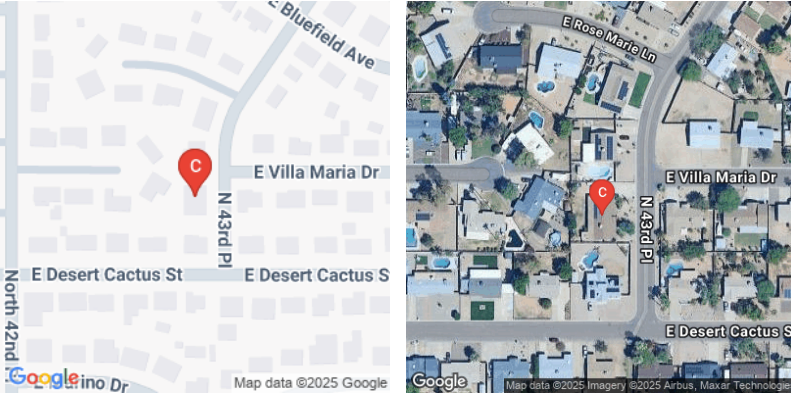
Tax Assessment								
	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improved	\$174,100	\$192,300	\$204,800	\$216,100	\$282,800	\$354,700	\$349,300	\$359,000
FCV Land	\$43,500	\$48,000	\$51,200	\$54,000	\$70,700	\$88,600	\$87,300	\$89,700
FCV Total	\$217,600	\$240,300	\$256,000	\$270,100	\$353,500	\$443,300	\$436,600	\$448,700
YoY Change %	12%	10%	7%	6%	31%	25%	-2%	3%
Assessed FCV	\$21,760	\$24,030	\$25,600	\$27,010	\$35,350	\$44,330	\$43,660	\$44,870
LPV Total	\$155,237	\$162,999	\$171,149	\$179,706	\$188,691	\$198,126	\$208,032	\$218,433
State Aid	\$278	\$283	\$286	\$308	\$312	\$316	\$0	\$0
Tax Amount	\$1,676	\$1,668	\$1,727	\$1,699	\$1,715	\$1,755	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
4/22/2022	Gary J Arnett, Arnett Family Trust	Gary J Arnett	\$0	\$0	\$0	Warranty	—	—	20220357905
12/31/2015	Gary J Arnett	Arnett Family Trust	\$0	\$0	\$0	Quit Claim	—	—	20150921014
8/14/2015	Gary J Arnett, Arnett Family Trust	Gary Arnett	\$0	\$0	\$0	Warranty	—	—	20150590144
4/8/2010	Gary Arnett	Matthew N Mccullough	\$133,000	\$2,409	\$130,591	Warranty	Fha	—	20100294481
1/17/2006	Matthew N Mccullough	Larry Newman	\$299,900	\$0	\$239,900	Warranty	Fannie/Freddie	—	20060067937
6/3/2005	Larry Newman, Vesma Ajic	Tom A Clarke	\$229,000	\$22,900	\$183,200	Warranty	Fannie/Freddie	—	20050750882
3/14/1996	Tom A Clarke, Cindy C Lombardi	Rodney E & J Christine Mcdonnell	\$84,900	\$17,480	\$67,900	Joint Tenancy	Fannie/Freddie	—	19960171823
9/28/1993	Patricia L Miller	Mcdonnell	\$0	\$0	\$0	Quit Claim	—	—	19930656514
5/13/1991	Rodney E Mc Donnell	Carpenter	\$64,100	\$2,800	\$0	Deed	—	—	19910214390

Flood Zone		
Map Number	04013C1315L	(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	1315L	
FEMA Zone	X	

Additional Information

Parcel	215-14-208
County	Maricopa
MCR Number	8627
Municipality	Phoenix
Section / Township / Range	31 / 4N / 4E
Lot / Block / Tract	108 / - / -
Census Tract / Block	619700 / 2007
Tax Area	691300
Latitude, Longitude	33.6521168384129, -111.988911166372
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Legal Class	(03-01) OWNER OCCUPIED RESID





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.