



| | | | |
|-----------------|--|----------------|-------------------------------------|
| Last Sold | 1/24/2022 | Construction | FRAME WOOD |
| Last Sale Price | \$559,900 | Roof | BUILT-UP |
| Owner | AZINVESTORS LLC | A/C | REFRIGERATION |
| Mailing | 8006 D 38TH PL PHOENIX, Arizona 85042 | Heat | Yes |
| Lot | 0.38 Acres / 16749 Sqft | Stories | S |
| Year Built | 1974 | Property Type | (0141) SFR GRADE 010-4 URBAN SUBDIV |
| SqFt | 2350 | Parking | GARAGE |
| Class | CLASS R4, ABOVE AVERAGE | Parking Spaces | 3 |
| Added Attached | 629 | Patio | SLAB |
| Added Detached | None | Pool | No |

| Subdivision - FOUNTAIN HILLS ARIZONA NO. 401-A | | | | | County Zone - MARICOPA | | City Zone - FOUNTAIN HILLS | | |
|--|-----------|----------------|----|----------|------------------------|---|----------------------------|--|------|
| Improved Lots | 95 | Single Story | 84 | Avg Sqft | 2721 | [R-8] RESIDENTIAL WITH 8,000 SF MINIMUM | 100% | [R1-8] Single-Family Residential Zoning District - 8,000SF Per Dwelling Unit | 100% |
| With Pool | 77 | Multiple Story | 11 | Avg Lot | 22272 | | | | |
| Year Built | 1973-2021 | | | | | | | | |

| Tax Assessment | | | | | | | | |
|----------------|------------|------------|------------|------------|------------|------------|-------------|-------------|
| | 2016 Final | 2017 Final | 2018 Final | 2019 Final | 2020 Final | 2021 Final | 2022 Prelim | 2023 Prelim |
| FCV Improved | \$221,300 | \$225,900 | \$231,700 | \$242,200 | \$255,700 | \$268,600 | \$287,000 | \$371,200 |
| FCV Land | \$55,300 | \$56,400 | \$57,900 | \$60,500 | \$63,900 | \$67,100 | \$71,700 | \$92,800 |
| FCV Total | \$276,600 | \$282,300 | \$289,600 | \$302,700 | \$319,600 | \$335,700 | \$358,700 | \$464,000 |
| YoY Change % | 10% | 2% | 3% | 5% | 6% | 5% | 7% | 29% |
| Assessed FCV | \$27,660 | \$28,230 | \$28,960 | \$30,270 | \$31,960 | \$33,570 | \$35,870 | \$46,400 |
| LPV Total | \$214,216 | \$224,927 | \$236,173 | \$247,982 | \$260,381 | \$273,400 | \$287,070 | \$301,424 |
| State Aid | \$211 | \$179 | \$191 | \$197 | \$209 | \$197 | \$0 | \$0 |
| Tax Amount | \$1,611 | \$1,646 | \$1,715 | \$1,723 | \$1,682 | \$1,713 | \$0 | \$0 |

| Deed History | | | | | | | | | |
|--------------|----------------------------|------------------------------------|-------------|-----------|-----------|------------|--------------|-------------|-------------|
| Sale Date | Buyer | Seller | Sales Price | Down | Mortgage | Deed | Financing | Transaction | Doc # |
| 1/26/2022 | Azinvestors Llc | Estate Of Joseph Fritzel | \$0 | \$0 | \$0 | Correction | — | — | 20220075125 |
| 1/24/2022 | Azinvestors Llc | Estate Of Joseph & Shirley Fritzel | \$559,900 | \$559,900 | \$676,110 | Warranty | Conventional | Normal Sale | 20220066438 |
| 1/24/2022 | Estate Of Joseph F Fritzel | Joseph F Fritzel | \$0 | \$0 | \$0 | — | — | — | 20220066436 |
| 1/24/2022 | Estate Of Joseph F Fritzel | Joseph F Fritzel | \$0 | \$0 | \$0 | — | — | — | 20220066435 |

| Flood Zone | | |
|------------|-------------|---|
| Map Number | 04013C1804L | (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 | 1804L | |
| FEMA Zone | X | |

| Additional Information | |
|----------------------------|-------------------------------------|
| Parcel | 176-08-537 |
| County | MARICOPA |
| MCR Number | 15910 |
| Municipality | FOUNTAIN HILLS |
| Section / Township / Range | 23 / 3N / 6E |
| Lot / Block / Tract | 3 / 6 / — |
| Census Tract / Block | 216818 / 2002 |
| Tax Area | 982421 |
| Latitude, Longitude | 33.5827442158455, -111.707632641309 |
| Property Type | (0141) SFR GRADE 010-4 URBAN SUBDIV |
| Legal Class | RENTAL RESIDENTIAL |
| School District(S) | Fountain Hills Unified District |
| Legal Description (Abbrev) | FOUNTAIN HILLS AZ FINAL PLAT 401A |

