



Last Sold1/29/2015

Last Sale Price\$349,950

OwnerCREMONESE REVOCABLE TRUST

Mailing16932 E MONTEREY DR  
FOUNTAIN HILLS, Arizona 85268-6209

Lot0.13 Acres / 5654 Sqft

Year Built1997

SqFt1838

ClassCLASS R4, ABOVE AVERAGE

Added AttachedNone

Added DetachedNone

ConstructionFRAME WOOD

RoofCONCRETE TILE

A/CREFRIGERATION

HeatYes

StoriesS

Property Type(0141) SFR GRADE 010-4 URBAN SUBDIV

ParkingGARAGE

Parking Spaces2

PatioCOVERED

PoolYes

Subdivision - SUNRIDGE CANYON PARCEL C				County Zone - MARICOPA		City Zone - FOUNTAIN HILLS	
Improved Lots	120	Single Story	120	Avg Sqft	1846	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM	100%
With Pool	53	Multiple Story	0	Avg Lot	6524		
Year Built	1996-1999						
				[R1-6] Single-Family Residential Zoning District - 6,000SF Per Dwelling Unit		100%	

Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Prelim	2023 Prelim
FCV Improved	\$234,400	\$234,000	\$240,400	\$249,900	\$258,800	\$272,100	\$292,500	\$374,300
FCV Land	\$58,600	\$58,500	\$60,100	\$62,400	\$64,700	\$68,000	\$73,100	\$93,500
FCV Total	\$293,000	\$292,500	\$300,500	\$312,300	\$323,500	\$340,100	\$365,600	\$467,800
YoY Change %	5%	0%	3%	4%	4%	5%	7%	28%
Assessed FCV	\$29,300	\$29,250	\$30,050	\$31,230	\$32,350	\$34,010	\$36,560	\$46,780
LPV Total	\$254,435	\$267,157	\$280,515	\$294,541	\$309,268	\$324,731	\$340,968	\$358,016
State Aid	\$250	\$213	\$226	\$233	\$0	\$234	\$0	\$0
Tax Amount	\$1,914	\$1,955	\$2,037	\$2,047	\$2,280	\$2,034	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
10/18/2018	Dorothy E Cremonese	Estate Of Vincent F Cremonese	\$0	\$0	\$0	–	–	–	20180779950
1/29/2015	Vincent F & Dorothy E Cremonese	Gregory D & Sherri L Christiansen	\$349,950	\$349,950	\$0	Warranty	All Cash	Normal Sale	20150058937
3/18/2010	Gregory D & Sherri L Christiansen	Randall C Brausell	\$315,000	\$315,000	\$0	Warranty	–	–	20100225342
10/24/2002	Randall C Brasuell	Robert Oquist	\$251,000	\$50,000	\$200,800	Warranty	Fannie/Freddie	–	20021112172

Flood Zone		
Map Number	04013C1801L	(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	1801L	
FEMA Zone	X	

Additional Information

Parcel176-18-087

CountyMARICOPA

MCR Number40625

MunicipalityFOUNTAIN HILLS

Section / Township / Range9 / 3N / 6E

Lot / Block / Tract10 / – / –

Census Tract / Block216819 / 3003

Tax Area982421

Latitude, Longitude33.6186873211995, -111.741021577338

Property Type(0141) SFR GRADE 010-4 URBAN SUBDIV

Legal Class–

School District(S)Fountain Hills Unified District

Legal Description (Abbrev)SUNRIDGE CANYON PARCEL C MCR 406-25

