



Last Sold	7/20/2012	Construction	8" PAINTED BLOCK
Last Sale Price	\$506,250	Roof	ASPHALT SHINGLE
Owner	JP MARCO HOLDINGS LLC	A/C	REFRIGERATION
Mailing	406 9TH AVE STE 214	Heat	Yes
	SAN DIEGO, California 92101-7278	Stories	S
Lot	0.15 Acres / 6599 Sqft	Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Year Built	1978	Parking	CARPORT
SqFt	1026	Parking Spaces	1
Class	CLASS R3, AVERAGE	Patio	COVERED
Added Attached	None	Pool	No
Added Detached	None		

Subdivision - MARLBOROUGH COUNTRY UNIT 7					County Zone - MARICOPA		City Zone - PHOENIX		
Improved Lots	102	Single Story	101	Avg Sqft	1461	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM	100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus)	100%
With Pool	17	Multiple Story	1	Avg Lot	7392				
Year Built	1978-1978								

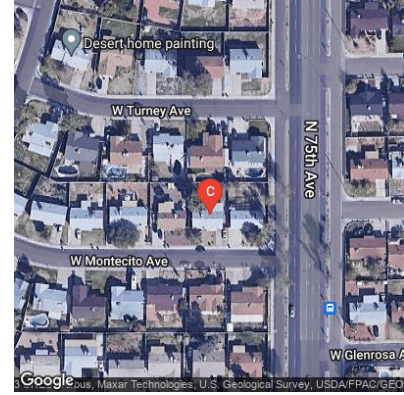
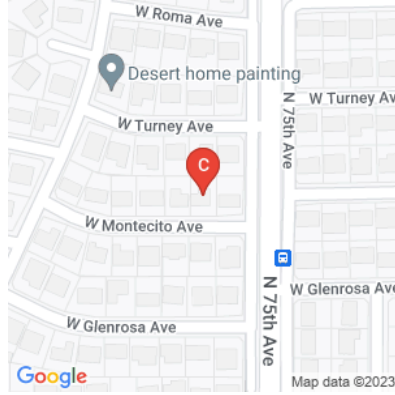
Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$54,000	\$63,200	\$78,000	\$85,200	\$98,300	\$108,300	\$120,500	\$159,900
FCV Land	\$13,500	\$15,800	\$19,500	\$21,300	\$24,500	\$27,000	\$30,100	\$39,900
FCV Total	\$67,500	\$79,000	\$97,500	\$106,500	\$122,800	\$135,300	\$150,600	\$199,800
YoY Change %	13%	17%	23%	9%	15%	10%	11%	33%
Assessed FCV	\$6,750	\$7,900	\$9,750	\$10,650	\$12,280	\$13,530	\$15,060	\$19,980
LPV Total	\$34,685	\$36,419	\$38,240	\$40,152	\$42,160	\$44,268	\$46,481	\$48,805
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$780	\$815	\$843	\$811	\$847	\$894	\$883	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/20/2012	Jp Marco Holdings Llc	Arizona Equity Properties Llc	\$506,250	\$506,250	\$0	Warranty	All Cash	—	20120643179
7/20/2012	Arizona Equity Properties Llc	Bdo Investments Llc	\$480,000	\$480,000	\$0	Warranty	All Cash	—	20120642765
12/31/2009	Bdo Investments Llc	Rudy Ortiz	\$0	\$0	\$0	Warranty	—	—	20091199341
1/27/2009	Rudy Ortiz	Cathianne Kemp	\$0	\$0	\$0	Quit Claim	—	—	20090068122
11/7/2008	Rudy Ortiz	Wanda S Herrera	\$0	\$0	\$0	Joint Tenancy	—	—	20080960947
11/7/2008	Rudy Ortiz	U S Bank National Association	\$57,750	\$57,750	\$0	Special Warranty	—	—	20080960946
4/9/2008	U S Bank National Association	Victor Perez	\$153,783	\$0	\$0	Trustees	—	—	20080313550
3/3/2006	Victor Perez	Ruben J & Sara E Luque	\$179,000	\$0	\$143,200	Warranty	Fannie/Freddie	—	20060293704
4/1/2003	Ruben J Luque	Ruben J Luque	\$0	\$0	\$85,412	Joint Tenancy	Fha	—	20030401970
9/20/2000	Ruben J Luque	Sara E Luque	\$0	\$0	\$16,000	Quit Claim	Construction	—	20000723511
9/3/1998	Ruben J Luque	Necla & Nuammer C Palankali	\$65,500	\$500	\$65,199	Warranty	Fha	—	19980788575
4/30/1987	Necla Palankali		\$53,500	\$1,300	\$54,150	—	Fha	—	19870269471

Flood Zone		
Map Number	04013C2180L	(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	2180L	
FEMA Zone	X	

Additional Information	
Parcel	102-78-123
County	MARICOPA
MCR Number	19331
Municipality	Phoenix
Section / Township / Range	23 / 2N / 1E
Lot / Block / Tract	31 / — / —
Census Tract / Block	109603 / 1005

Tax Area	831300
Latitude, Longitude	33.4998475133354, -112.221013498038
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Legal Class	RENTAL RESIDENTIAL
School District(S)	Phoenix Union High School District Cartwright Elementary District
Legal Description (Abbrev)	MARLBOROUGH COUNTRY UNIT SEVEN PER MCR 193-31



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.