



Last Sold7/20/2012

Last Sale Price\$506,250

OwnerJP MARCO HOLDINGS LLC

Mailing406 9TH AVE STE 214
SAN DIEGO, California 92101-7278

Lot0.14 Acres / 6090 Sqft

Year Built1979

SqFt1348

ClassCLASS R3, AVERAGE

Added AttachedNone

Added DetachedNone

Construction8" PAINTED BLOCK

RoofASPHALT SHINGLE

A/CREFRIGERATION

HeatYes

StoriesS

Property Type(0131) SFR GRADE 010-3 URBAN SUBDIV

ParkingCARPORT

Parking Spaces2

PatioSLAB

PoolNo

Subdivision - CENTURA WEST					County Zone - MARICOPA		City Zone - PHOENIX		
Improved Lots	180	Single Story	180	Avg Sqft	1382	[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	19	Multiple Story	0	Avg Lot	6947				
Year Built	1977-2000								

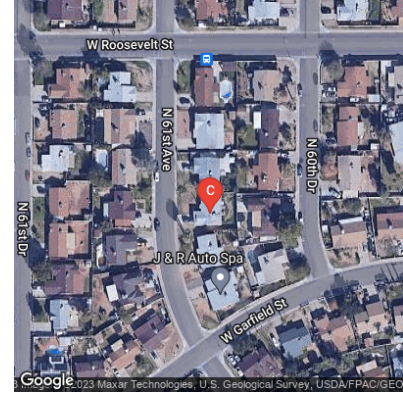
Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$54,800	\$68,000	\$88,000	\$86,500	\$107,600	\$124,700	\$128,500	\$179,600
FCV Land	\$13,700	\$17,000	\$22,000	\$21,600	\$26,900	\$31,100	\$32,100	\$44,900
FCV Total	\$68,500	\$85,000	\$110,000	\$108,100	\$134,500	\$155,800	\$160,600	\$224,500
YoY Change %	9%	24%	29%	-2%	24%	16%	3%	40%
Assessed FCV	\$6,850	\$8,500	\$11,000	\$10,810	\$13,450	\$15,580	\$16,060	\$22,450
LPV Total	\$37,110	\$38,966	\$40,914	\$42,960	\$45,108	\$47,363	\$49,731	\$52,218
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$551	\$559	\$593	\$634	\$642	\$663	\$702	\$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	Michelle Keegan	\$0	\$0	\$0	Warranty	—	—	20091199342
10/7/2008	Michelle Keegan	Liquidation Properties Inc	\$52,500	\$52,500	\$0	Special Warranty	—	—	20080867426
10/7/2008	Liquidation Properties Inc	Ameriquest Mortgage Co	\$0	\$0	\$0	Quit Claim	—	—	20080867425
12/5/2007	Ameriquest Mortgage Co	Eloy Saldana	\$131,750	\$0	\$0	Trustees	—	—	20071281802
4/23/2002	Eloy Saldana	Randi Sanchez	\$96,000	\$500	\$97,084	Warranty	Fha	—	20020415799
1/12/2000	Randi Escobedo	Michael C Escobedo	\$0	\$0	\$0	Quit Claim	—	—	20000027212
5/18/1998	Michael C & Randi S Escobedo	John L Marty	\$67,000	\$6,700	\$56,950	Warranty	Fannie/Freddie	—	19980413209
8/17/1984	First Family Mortgage		\$39,685	\$0	\$0	—	—	—	19840362648

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	103-26-017
County	MARICOPA
MCR Number	16923
Municipality	Phoenix
Section / Township / Range	6 / 1N / 2E
Lot / Block / Tract	10 / — / —
Census Tract / Block	112505 / 3004
Tax Area	451300
Latitude, Longitude	33.4580283430402, -112.189966576064

Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV
Legal Class RENTAL RESIDENTIAL
School District(S) Tolleson Union High School District
Fowler Elementary District
Legal Description (Abbrev) CENTURA WEST PER MCR 169-23



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.