

PHOENIX REAL ESTATE AUCTION

7 Houses in Phoenix, AZ - SOLD Individually

Bid Online at AZRealEstateBid.com



Don't miss this outstanding opportunity to bid on 3-bedroom block constructed houses that have been excellent rental income producers in west Phoenix, Arizona with NO HOA! 8447 W ROMA AVE is fully remodeled and the others are waiting for the new owners to make updates. **Online Bidding closes THURSDAY, MARCH 2, 2023 at 6:00 PM (AZ).** Sale Terms: As-Is, 10% Buyer Premium, 10% Earnest Money Deposit, Balance due within 30-days, Title Insurance Provided by Seller.

Property Preview and Inspections: Six of the seven houses are vacant and Realtors can schedule client showings through ShowingTime and access through Supra lockbox for buyer inspection. 5624 W CAMBRIDGE AVE, PHOENIX, AZ, 85035 is tenant-occupied, please do not disturb the tenants. Lease term ends at the end of March, 2023 at \$1,350/month, tenants would like to continue to rent.

- AUCTION LOT #1: [8447 W ROMA AVE, PHOENIX, AZ, 85037 - REMODELED!](#) (\$285,000 Starting Bid)
- AUCTION LOT #2: [7506 W MONTECITO AVE, PHOENIX, AZ, 85033](#) (\$190,000 Starting Bid)
- AUCTION LOT #3: [4240 N 63RD AVE, PHOENIX, AZ, 85033](#) (\$190,000 Starting Bid)
- AUCTION LOT #4: [6438 W FAIRMOUNT AVE, PHOENIX, AZ, 85033](#) (\$175,000 Starting Bid)
- AUCTION LOT #5: [5624 W CAMBRIDGE AVE, PHOENIX, AZ, 85035](#) (\$190,000 Starting Bid)
- AUCTION LOT #6: [827 N 61ST AVE, PHOENIX, AZ, 85043](#) (\$190,000 Starting Bid)
- AUCTION LOT #7: [6733 N 32ND AVE, PHOENIX, AZ, 85017](#) (\$190,000 Starting Bid)

Questions? We are just a phone call or email away! We want to help you understand the auction process and the property, so you are prepared to bid and buy at auction. Please contact JP Pino for property specific questions. Please contact Stewart Larsen or John Payne with auction/bidding related questions.

Auction info, property info, and inspection reports available at AZRealEstateBid.com.

Happy Bidding!

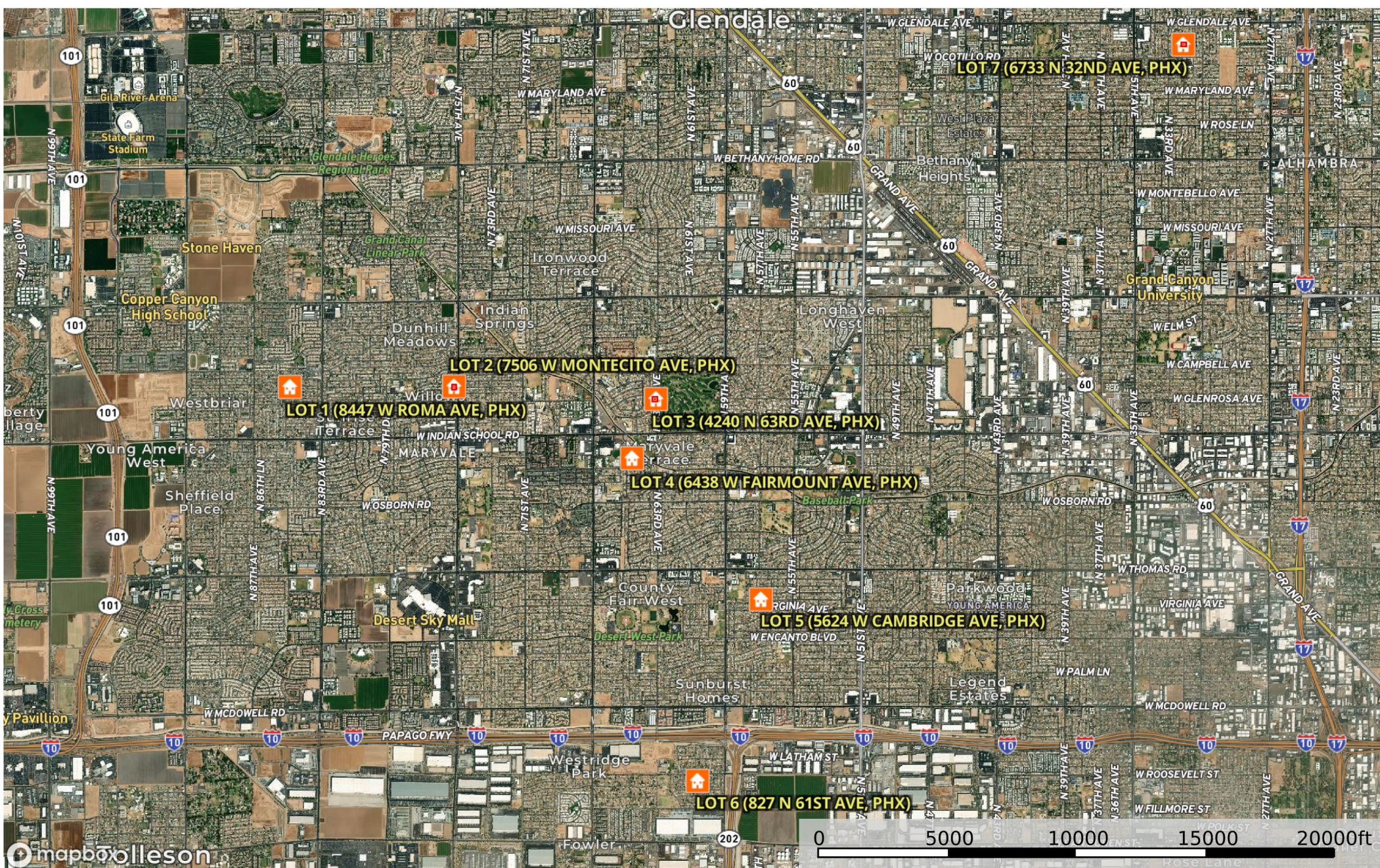
"JP" Jesus Pino / MMRE Advisers (602.478.4647 | JPino@PinoRealEstate.com)

Stewart Larsen / The Larsen Company Real Estate and Auctions (480.861.2530 | slarsen@thelarsencompany.com)

John Payne / United Country Real Estate – Arizona Property & Auction (480.422.6800 | john@UnitedCountryAZ.com)

ONLINE AUCTION (7 PHOENIX HOUSES)

Arizona, AC +/-



5624 W CAMBRIDGE 827 N 61ST AVE 6438 W FAIRMOUNT 6733 N 32ND AVE 4240 N 63RD AVE 7506 W MONTECITO 8447 W ROMA AVE Boundary



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

ONLINE AUCTION LIST - 7 PHOENIX HOUSES

AUCTION LOT #	PROPERTY ADDRESS	MARICOPA ASSESSOR PARCEL #	STARTING BID	MLS #	BEDS	BATHS	PARKING	YEAR BUILT	HOUSE SIZE	LOT SIZE (ACRES)
1	8447 W ROMA AVE, PHOENIX, AZ, 85037	102-78-123	\$285,000	6512929	3	2	1-CAR CARPORT	1972	1,373	0.15
2	7506 W MONTECITO AVE, PHOENIX, AZ, 85033	102-78-123	\$190,000	6510344	3	2	1-CAR CARPORT	1978	1,026	0.15
3	4240 N 63RD AVE, PHOENIX, AZ, 85033	144-85-014	\$190,000	6510344	3	2	2-CAR GARAGE	1961	1,529	0.22
4	6438 W FAIRMOUNT AVE, PHOENIX, AZ, 85033	103-09-102	\$175,000	6514762	3	1	1-CAR CARPORT	1960	910	0.16
5	5624 W CAMBRIDGE AVE, PHOENIX, AZ, 85035	103-15-395	\$190,000	6522262	3	2	2-CAR GARAGE	1970	1,260	0.16
6	827 N 61ST AVE, PHOENIX, AZ, 85043	103-26-017	\$190,000	6522297	3	2	2-CAR CARPORT	1979	1,348	0.14
7	6733 N 32ND AVE, PHOENIX, AZ, 85017	152-09-017	\$190,000	6520435	3	2	2-CAR SLAB	1954	1,474	0.14

SUBDIVISION + LOT #	ANNUAL PROPERTY TAX	HOA	REMODELED	OCCUPIED?	NOTES
SUNRISE TERRACE 4, LOT 70	\$862	NO	YES	NO	Open floorplan and completely remodeled. Brand new roof with warranty. New vinyl wood flooring throughout. New interior+exterior painting. New kitchen has an open layout & white shaker cabinets with stone countertops. New doors+ceiling fans. New vanities+quartz countertops and brand new toilets. Private and spacious backyard.
MARLBOROUGH COUNTRY UNIT 7, LOT 31	\$883	NO	NO	NO	3-bed/2-bath home in the Maryvale area. Excellent investment opportunity to fix and flip, to cash flow for rental income or to occupy for yourself.
MARYVALE TERRACE, LOT 10672	\$1,037	NO	NO	NO	Patio off living room and master bedroom that looks across the street at Maryvale Golf Course. Large covered patio off dining room. 2 car garage. Huge 1/4-acre lot.
SUNSET KNOLL 2, LOT 103	\$675	NO	NO	NO	Solid 3-bed, 1-bath block house on a large, cul-de-sac lot in the Maryvale area. Excellent investment opportunity to fix and flip, to cash flow for rental income, or to occupy for yourself.
HOMESTEAD TERRANCE UNIT 6, LOT 976	\$929	NO	NO	NO	3-bed/2-bath home with a 2-car garage in the Maryvale area. The property is currently tenant occupied at \$1,350/month through March, 2023. Immediate cash flow opportunity as the tenants would like to continue renting. Excellent investment opportunity to cash flow for rental income or to occupy for yourself.
CENTURA WEST, LOT 10	\$702	NO	NO	NO	Solid block home. 3 good size bedrooms. Split floorplan. Ample storage inside the house and off the carport. Inside laundry. Good size front and back yards. Close to 202/I-10 freeways.
CAVALIER GLEN, LOT 17	\$1,420	NO	NO	NO	Don't miss this exciting opportunity to bid on a 3 bed / 2 bath home in north Phoenix. Excellent investment opportunity to fix and flip, to cash flow for rental income or to occupy for yourself. The home is just waiting for it's new owner to make updates to be move-in ready.



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 / 6399 Sqft	Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Year Built	1972	Parking	CARPORT
SqFt	1373	Parking Spaces	1
Class	CLASS R3, AVERAGE	Patio	SLAB
Added Attached	None	Pool	No
Added Detached	None		

Subdivision - SUNRISE TERRACE UNIT 4						County Zone - MARICOPA		City Zone - PHOENIX	
Improved Lots	86	Single Story	85	Avg Sqft	1354	[R-6] RESIDENTIAL WITH	100%	[R1-6] Single Family	100%
With Pool	8	Multiple Story	1	Avg Lot	6561	6,000 SF MINIMUM		Residence (Density Range	
Year Built	1971-2016							Of 5 To 5.5 Or 6.5	
								W/Bonus)	

Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$60,800	\$71,400	\$87,200	\$95,100	\$109,200	\$119,600	\$136,200	\$178,100
FCV Land	\$15,200	\$17,800	\$21,800	\$23,700	\$27,300	\$29,900	\$34,000	\$44,500
FCV Total	\$76,000	\$89,200	\$109,000	\$118,800	\$136,500	\$149,500	\$170,200	\$222,600
YoY Change %	14%	17%	22%	9%	15%	10%	14%	31%
Assessed FCV	\$7,600	\$8,920	\$10,900	\$11,880	\$13,650	\$14,950	\$17,020	\$22,260
LPV Total	\$39,172	\$41,131	\$43,188	\$45,347	\$47,614	\$49,995	\$52,495	\$55,120
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$649	\$703	\$750	\$795	\$802	\$825	\$862	\$0

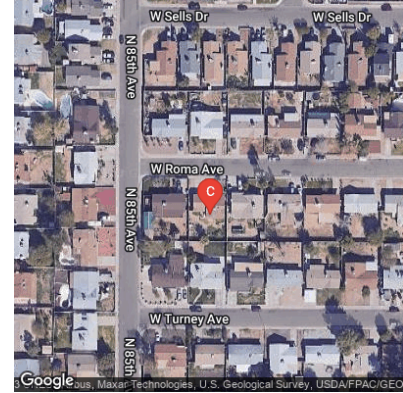
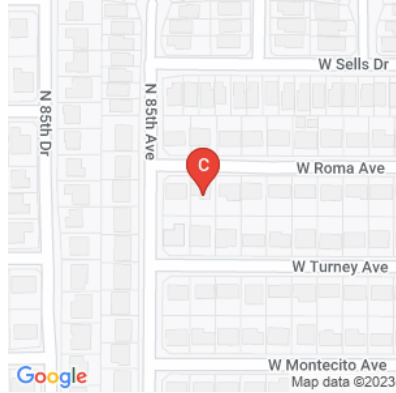
Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/20/2012	Jp Marco Holdings Llc	Arizona Equity Properties Llc	\$506,250	\$506,250	\$0	Warranty	All Cash	—	20120643179
7/20/2012	Arizona Equity Properties Llc	Bdo Investments Llc	\$480,000	\$480,000	\$0	Warranty	All Cash	—	20120642765
12/31/2009	Bdo Investments Llc	Craig Bordon	\$0	\$0	\$0	Warranty	—	—	20091199340
7/14/2008	Craig Bordon	Lasalle Bank Na	\$68,250	\$68,250	\$0	Special Warranty	—	—	20080613190
10/15/2007	Lasalle Bank Na	Juan Velez	\$123,250	\$0	\$0	Trustees	—	—	20071122606
2/21/2007	Jose E Cuen	Juan Velez	\$0	\$0	\$0	Joint Tenancy	—	—	20070208321
9/30/2004	Juan Velez	Sandra Harrison	\$124,984	\$0	\$124,980	Warranty	Fannie/Freddie	—	20041152064
4/27/2004	Sandra Harrison	Evergreen Investments Llc	\$90,000	\$10,100	\$79,900	Warranty	Fannie/Freddie	—	20040451168
2/27/2003	Evergreen Investments Llc	Marco Angulo	\$78,000	\$78,000	\$0	Warranty	—	—	20030238868
2/27/2003	Marco Angulo	Luis E Limon	\$68,500	\$68,500	\$0	Warranty	—	—	20030238866
3/26/2002	Luis E Limon	Victor & Leslie Rangel	\$102,500	\$3,075	\$101,601	Warranty	Fha	—	20020301902
2/28/2000	Victor & Leslie Rangel	Elyse Inc	\$0	\$0	\$72,250	Warranty	Fannie/Freddie	—	20000143323
11/2/1999	Elyse Inc	Richard E Fair	\$56,343	\$0	\$0	Trustees	—	—	19991009637
4/19/1995	Richard E Fair	Howard	\$54,500	\$500	\$55,590	Warranty	Va	—	19950218192

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	102-19-350
County	MARICOPA
MCR Number	13841
Municipality	Phoenix
Section / Township / Range	22 / 2N / 1E

Lot / Block / Tract **70 / - / -**
Census Tract / Block **082008 / 2009**
Tax Area **921300**
Latitude, Longitude **33.4998134895826, -112.241928946027**
Property Type **(0131) SFR GRADE 010-3 URBAN SUBDIV**
Legal Class **RENTAL RESIDENTIAL**
School District(S) **Tolleson Union High School District**
Pendergast Elementary District
Legal Description (Abbrev) **SUNRISE TERRACE UNIT FOUR**



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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)
With Pool	17	Multiple Story	1	Avg Lot	7392			
Year Built	1978-1978							

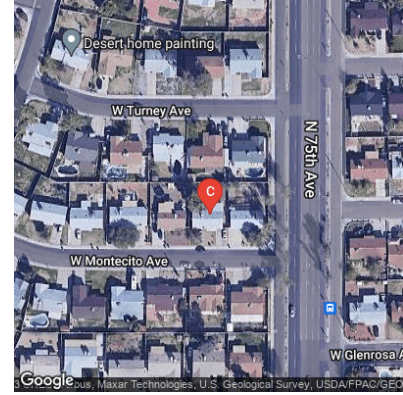
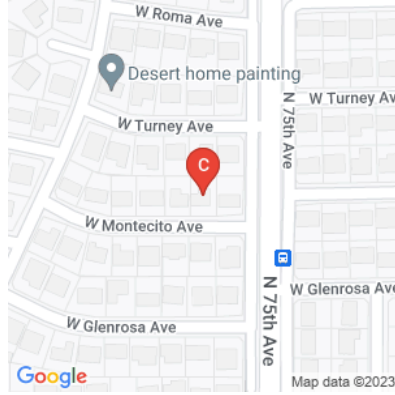
Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$54,000	\$63,200	\$78,000	\$85,200	\$98,300	\$108,300	\$120,500	\$159,900
FCV Land	\$13,500	\$15,800	\$19,500	\$21,300	\$24,500	\$27,000	\$30,100	\$39,900
FCV Total	\$67,500	\$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



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Last Sold	7/20/2012	Construction	8" PAINTED BLOCK
Last Sale Price	\$506,250	Roof	ROLL
Owner	JP MARCO HOLDINGS LLC	A/C	REFRIGERATION
Mailing	406 9TH AVE STE 214	Heat	Yes
	SAN DIEGO, California 92101-7278	Stories	S
Lot	0.22 Acres / 9792 Sqft	Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Year Built	1961	Parking	GARAGE
SqFt	1532	Parking Spaces	2
Class	CLASS R3, AVERAGE	Patio	SLAB
Added Attached	None	Pool	No
Added Detached	None		

Subdivision - MARYVALE TERRACE 27 LOTS 10983-10985					County Zone - MARICOPA		City Zone - PHOENIX		
Improved Lots	328	Single Story	328	Avg Sqft	1902	[R-6] RESIDENTIAL WITH	100%	[R1-6] Single Family	100%
With Pool	126	Multiple Story	0	Avg Lot	11818	6,000 SF MINIMUM		Residence (Density Range	
Year Built	1960-2016							Of 5 To 5.5 Or 6.5	
								W/Bonus)	

Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$64,900	\$76,400	\$92,000	\$102,500	\$117,800	\$128,800	\$146,100	\$192,700
FCV Land	\$16,200	\$19,100	\$23,000	\$25,600	\$29,400	\$32,200	\$36,500	\$48,100
FCV Total	\$81,100	\$95,500	\$115,000	\$128,100	\$147,200	\$161,000	\$182,600	\$240,800
YoY Change %	16%	18%	20%	11%	15%	9%	13%	32%
Assessed FCV	\$8,110	\$9,550	\$11,500	\$12,810	\$14,720	\$16,100	\$18,260	\$24,080
LPV Total	\$40,748	\$42,785	\$44,924	\$47,170	\$49,529	\$52,005	\$54,605	\$57,335
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$916	\$958	\$990	\$952	\$995	\$1,050	\$1,037	\$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	Deutsche Bank National Trust Co	\$44,625	\$4,625	\$40,000	Special Warranty	Private Lender	—	20090068123
2/20/2008	Deutsche Bank National Trust Co	Gilberto Camacho	\$172,332	\$0	\$0	Trustees	—	—	20080147434
12/28/2005	Gilberto Camacho	Manuel & Angelica Iribe	\$200,000	\$10,000	\$190,000	Warranty	Fannie/Freddie	—	20051957535
12/28/2005	Manuel & Angelica Iribe	Jose & Maria T Hernandez	\$0	\$0	\$0	Quit Claim	—	—	20051957534
8/17/2005	Manuel & Angelica Iribe	Jose & Maria T Hernandez	\$0	\$0	\$0	Quit Claim	—	—	20051183819
9/21/2001	Jose & Maria T Hernandez	Manuel T & Silvia S Rascon	\$93,500	\$500	\$93,000	Warranty	Private Lender	—	20010872990
7/3/2001	Manuel T & Silvia S Rascon	Ruth E Thompson	\$83,000	\$83,000	\$0	Warranty	—	—	20010596765
12/25/1958	George E & Ruth E Thompson		\$0	\$0	\$0	—	—	—	03661-0084

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
Map Date	10/16/2013	

Panel2180L

FEMA ZoneX

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.

Additional Information

Parcel

144-85-014

County

MARICOPA

MCR Number

9116

Municipality

Phoenix

Section / Township / Range

19 / 2N / 2E

Lot / Block / Tract

10672 / - / -

Census Tract / Block

109500 / 2005

Tax Area

831300

Latitude, Longitude

33.4985681786327, -112.195407702442

Property Type

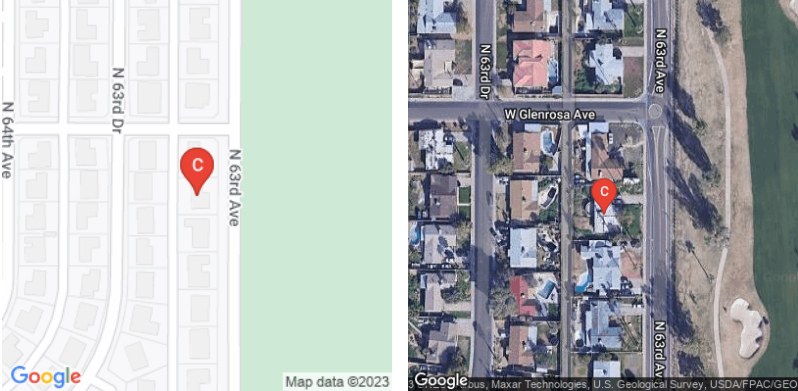
(0131) SFR GRADE 010-3 URBAN SUBDIV

Legal Class

RENTAL RESIDENTIAL

School District(S)

Phoenix Union High School District
Cartwright Elementary District



Legal Description (Abbrev)MARYVALE TERRACE 27 LOT 10672



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	0.16 Acres / 7148 Sqft	Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Year Built	1960	Parking	CARPORT
SqFt	910	Parking Spaces	1
Class	CLASS R3, AVERAGE	Patio	COVERED
Added Attached	None	Pool	No
Added Detached	None		

Subdivision - SUNSET KNOLL 2						County Zone - MARICOPA		City Zone - PHOENIX	
Improved Lots	227	Single Story	225	Avg Sqft	1131	[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	9	Multiple Story	2	Avg Lot	7276				
Year Built	1958-2011								

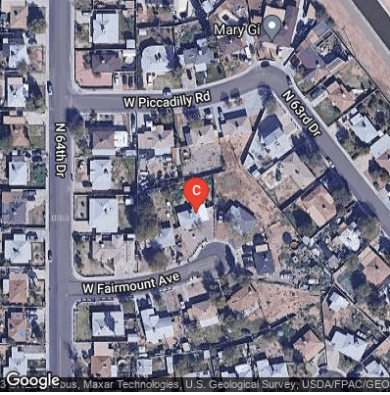
Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$45,100	\$53,600	\$68,200	\$78,200	\$92,100	\$102,800	\$116,800	\$152,300
FCV Land	\$11,200	\$13,400	\$17,000	\$19,500	\$23,000	\$25,700	\$29,200	\$38,000
FCV Total	\$56,300	\$67,000	\$85,200	\$97,700	\$115,100	\$128,500	\$146,000	\$190,300
YoY Change %	15%	19%	27%	15%	18%	12%	14%	30%
Assessed FCV	\$5,630	\$6,700	\$8,520	\$9,770	\$11,510	\$12,850	\$14,600	\$19,030
LPV Total	\$26,516	\$27,842	\$29,234	\$30,696	\$32,231	\$33,843	\$35,535	\$37,312
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$596	\$623	\$644	\$620	\$648	\$683	\$675	\$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	Frank A & Gina L Derosa	\$53,333	\$0	\$0	Warranty	All Cash	Non Mls	20120642764
12/5/2008	Frank A & Gina L Derosa	Lasalle Bank Na	\$42,000	\$5,000	\$33,600	Special Warranty	Fannie/Freddie	—	20081037470
5/5/2008	Lasalle Bank Na	Francisco & Griselda Teran	\$153,000	\$0	\$0	Trustees	—	—	20080398262
1/9/2007	Griselda & Francisco Teran	Juan C & Rosa Gallardo	\$180,000	\$0	\$180,000	Warranty	Fannie/Freddie	—	20070035846
12/23/2004	Juan C & Rosa Gallardo	Juan C Gallardo	\$0	\$0	\$92,700	Warranty	Fannie/Freddie	—	20041514583
8/12/1998	Juan C Gallardo	Ramona A Rosales	\$58,000	\$1,450	\$57,779	Warranty	Fha	—	19980707563
11/8/1996	Ramona Rosales		\$0	\$0	\$0	—	—	—	19960795059

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	
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Parcel	103-09-102
County	MARICOPA
MCR Number	8645
Municipality	Phoenix
Section / Township / Range	30 / 2N / 2E
Lot / Block / Tract	103 / - / -
Census Tract / Block	109801 / 2003
Tax Area	831300
Latitude, Longitude	33.4923075397254, -112.198281383762
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Legal Class	NON-PRIMARY





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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	0.16 Acres / 7153 Sqft	Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Year Built	1970	Parking	GARAGE
SqFt	1260	Parking Spaces	2
Class	CLASS R3, AVERAGE	Patio	COVERED
Added Attached	None	Pool	No
Added Detached	None		

Subdivision - HOMESTEAD TERRACE UNIT 6					County Zone - MARICOPA		City Zone - PHOENIX	
Improved Lots	282	Single Story	282	Avg Sqft	1618	[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)
With Pool	53	Multiple Story	0	Avg Lot	7446			
Year Built	1969-1991							

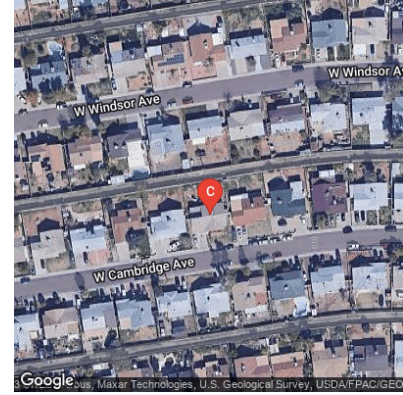
Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$59,400	\$69,900	\$85,000	\$94,600	\$109,900	\$120,300	\$139,700	\$169,000
FCV Land	\$14,800	\$17,400	\$21,200	\$23,600	\$27,400	\$30,000	\$34,900	\$42,200
FCV Total	\$74,200	\$87,300	\$106,200	\$118,200	\$137,300	\$150,300	\$174,600	\$211,200
YoY Change %	17%	18%	22%	11%	16%	9%	16%	21%
Assessed FCV	\$7,420	\$8,730	\$10,620	\$11,820	\$13,730	\$15,030	\$17,460	\$21,120
LPV Total	\$36,504	\$38,329	\$40,245	\$42,257	\$44,370	\$46,589	\$48,918	\$51,364
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$821	\$858	\$887	\$853	\$892	\$941	\$929	\$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
1/30/2009	Michelle Keegan	Fannie Mae	\$36,750	\$36,750	\$0	Special Warranty	—	—	20090082080
3/6/2008	Fannie Mae	Maria D Jaramillo	\$173,599	\$0	\$0	Correction	—	—	20080200738
12/31/2007	First Franklin Financial Inc	Maria C Jaramillo	\$173,599	\$0	\$0	Trustees	—	—	20071360199
7/20/2006	Maria C Jaramillo	Jose L Ramos	\$202,000	\$200	\$161,600	Warranty	Fannie/Freddie	—	20060974480
7/6/2005	Jose L Ramos	Maria Ramos	\$0	\$0	\$125,400	Quit Claim	Fannie/Freddie	—	20050926117
7/6/2005	Jose L & Maria Ramos	Jose L & Maria Ramos	\$0	\$0	\$0	Grant Deed	—	—	20050926116
4/24/1997	Jose L & Maria Ramos	Terry L & Lorraine H Zink	\$64,500	\$1,375	\$64,417	Joint Tenancy	Conventional	—	19970271174

Flood Zone		
Map Number	04013C2185L	(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	2185L	
FEMA Zone	X	

Additional Information	
Parcel	103-15-395
County	MARICOPA
MCR Number	12606
Municipality	Phoenix
Section / Township / Range	32 / 2N / 2E
Lot / Block / Tract	976 / — / —
Census Tract / Block	112401 / 2004
Tax Area	831300
Latitude, Longitude	33.4773536052855, -112.181876720821

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)	HOMESTEAD TERRACE UNIT SIX



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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	
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Parcel103-26-017

CountyMARICOPA

MCR Number16923

MunicipalityPhoenix

Section / Township / Range6 / 1N / 2E

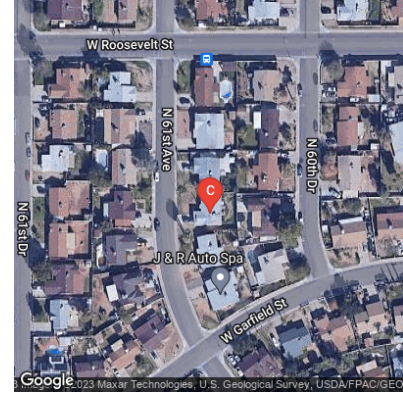
Lot / Block / Tract10 / — / —

Census Tract / Block112505 / 3004

Tax Area451300

Latitude, Longitude33.4580283430402, -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



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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	0.14 Acres / 6020 Sqft	Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Year Built	1954	Parking	NONE
SqFt	1474	Parking Spaces	0
Class	CLASS R3, AVERAGE	Patio	COVERED
Added Attached	512	Pool	No
Added Detached	None		

Subdivision - CAVALIER GLEN					County Zone - MARICOPA		City Zone - PHOENIX		
Improved Lots	91	Single Story	91	Avg Sqft	1280	[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	6	Multiple Story	0	Avg Lot	6214				
Year Built	1952-1976								

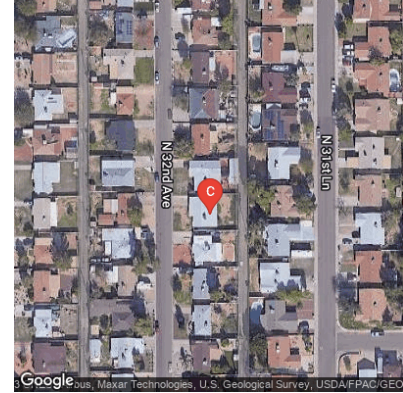
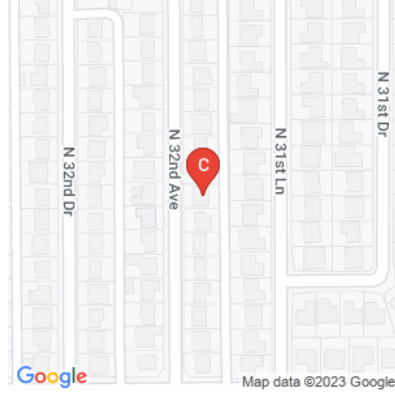
Tax Assessment								
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim
FCV Improved	\$64,800	\$75,500	\$95,200	\$94,000	\$103,600	\$108,500	\$121,300	\$182,600
FCV Land	\$16,200	\$18,800	\$23,800	\$23,500	\$25,900	\$27,100	\$30,300	\$45,600
FCV Total	\$81,000	\$94,300	\$119,000	\$117,500	\$129,500	\$135,600	\$151,600	\$228,200
YoY Change %	41%	16%	26%	-1%	10%	5%	12%	51%
Assessed FCV	\$8,100	\$9,430	\$11,900	\$11,750	\$12,950	\$13,560	\$15,160	\$22,820
LPV Total	\$37,353	\$39,221	\$86,870	\$91,214	\$95,775	\$100,564	\$105,592	\$110,872
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$621	\$632	\$1,341	\$1,377	\$1,402	\$1,438	\$1,420	\$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	Gina Derosa	\$0	\$0	\$0	Warranty	—	—	20091199343
3/3/2009	Gina Derosa	Deutsche Bank National Trust Co	\$39,375	\$39,375	\$0	Special Warranty	—	—	20090183631
3/3/2009	Deutsche Bank National Trust Co	Lasalle Bank Na	\$0	\$0	\$0	Quit Claim	—	—	20090183630
7/11/2008	Lasalle Bank Na	Juan Cenicerros	\$114,750	\$0	\$0	Trustees	—	—	20080607673
6/24/2005	Juan Cenicerros	Derek Mccarty	\$135,000	\$1,000	\$135,000	Warranty	Fannie/Freddie	—	20050868410
6/24/2005	Derek Mccarty	Cheryl R Mccarty	\$0	\$0	\$0	Quit Claim	—	—	20050868409
6/6/2001	Derek & Cheryl R Mccarty	Darek Mccarty	\$0	\$0	\$0	Warranty	—	—	20010488733
5/25/2001	Derek Mccarty	Cheryl R Mccarty	\$0	\$0	\$100,800	Warranty	Fannie/Freddie	—	20010449605
10/21/1999	Derek & Cheryl R Mccarty	Ralph V & Edith M Bodewin	\$69,000	\$250	\$68,850	Warranty	Fha	—	19990969242

Flood Zone		
Map Number	04013C1720L	(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	1720L	
FEMA Zone	X	

Additional Information	
Parcel	152-09-017
County	MARICOPA
MCR Number	5543
Municipality	Phoenix
Section / Township / Range	11 / 2N / 2E
Lot / Block / Tract	17 / — / —
Census Tract / Block	106900 / 4000
Tax Area	61300

Latitude, Longitude 33.5362171166321, -112.127964792563
Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV
Legal Class RENTAL RESIDENTIAL
School District(S) Glendale Union High School District
Washington Elementary District
Legal Description (Abbrev) CAVALIER GLEN



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