



Last Sold **4/26/2004** Pool **No**  
 Last Sale Price **\$400,000**  
 Owner **INA GROUP LLC**  
 Mailing **6720 N SCOTTSDALE RD STE 210**  
**PARADISE VALLEY, Arizona 85253-4426**  
**Lot 17.79 Acres / 774845 Sqft**  
 Year Built **-**  
 SqFt **-**  
 Class **-**  
 Added Attached **None**  
 Added Detached **None**

Subdivision --				County Zone - Maricopa		City Zone - PHOENIX			
Improved Lots	<b>49</b>	Single Story	<b>45</b>	Avg Sqft	<b>25752</b>	[R-35] RESIDENTIAL WITH 35,000 SF MINIMUM	<b>100%</b>	[RE-35] Single Family Residence (Density Range Of 1.1 To 1.15 Or 1.32 W/ Bonus)	<b>100%</b>
With Pool	<b>2</b>	Multiple Story	<b>4</b>	Avg Lot	<b>359450</b>				
Year Built	<b>1971-2020</b>								

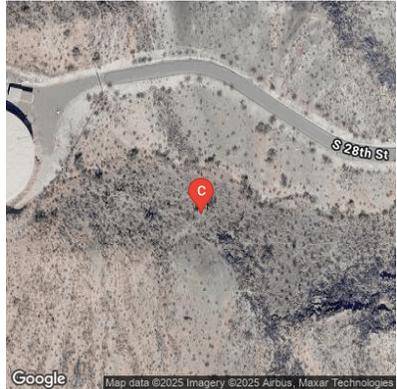
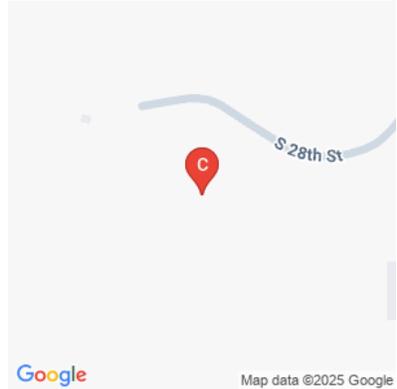
Tax Assessment								
	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$1,375,300	\$1,187,900	\$1,612,700	\$2,285,100	\$2,739,100	\$1,788,500	\$1,869,000	\$1,559,100
FCV Total	\$1,375,300	\$1,187,900	\$1,612,700	\$2,285,100	\$2,739,100	\$1,788,500	\$1,869,000	\$1,559,100
YoY Change %	-58%	-14%	36%	42%	20%	-35%	5%	-17%
Assessed FCV	\$206,295	\$178,185	\$241,905	\$342,765	\$410,865	\$268,275	\$280,350	\$233,865
LPV Total	\$1,375,300	\$1,187,900	\$1,247,295	\$1,309,660	\$1,375,143	\$1,443,900	\$1,516,095	\$1,559,100
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$26,263	\$22,293	\$22,976	\$23,521	\$22,934	\$23,958	\$24,442	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
5/16/2019	Ina Group Llc	Mountain Ridge Estates Development Llc	\$0	\$0	\$0	Treasures	-	-	20190357758
12/30/2011	City Of Phoenix	Mountain Ridge Estates Development Llc	\$0	\$0	\$0	Special Warranty	-	-	20111075702
12/5/2007	Mountain Ridge Development Llc	Mountain Ridge Estates Llc	\$0	\$0	\$0	Correction	-	-	20071280294
4/26/2004	Mountain Ridge Development Llc	Mountain Ridge Estates Llc	\$400,000	\$50,000	\$350,000	Special Warranty	Seller Carryback	-	20040441494
8/8/1996	Mountain Ridge Estates L L C	Pecos Investments Associates	\$100,000	\$100,000	\$0	Warranty	-	-	19960561928

Flood Zone		
Map Number	04013C2695L	(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	2695L	
FEMA Zone	X	

**Additional Information**

**Parcel 301-70-011-C**  
**County Maricopa**  
 MCR Number **-**  
 Municipality **Phoenix**  
 Section / Township / Range **35 / 1S / 3E**  
 Lot / Block / Tract **- / - / -**  
 Census Tract / Block **116714 / 2008**  
 Tax Area **281300**  
 Latitude, Longitude **33.2966701032736, -112.024657886935**  
 Property Type **(0012) VAC RESID URBAN NON-SUBDIV**  
 Legal Class **(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMP**  
 School District(S) **Tempe Union High School District**



Kyrene Elementary District

Legal Description (Abbrev) NE4 SW4 SEC 35 EX ANY PT LY W/IN FEE #S 89-  
229707 & 89-293947 & EX FOOTHILLS MOUNTAIN  
RANCH PARCEL 3 MCR 372/12

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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.