



Last Sold -
 Last Sale Price -
 Owner **COCHRAN FAMILY TRUST**
 Mailing **3375 N MEADOWLARK DR**
PRESCOTT VALLEY, Arizona 86314-2475

Construction **WOOD OR STEEL STUD FRAME**
 Stories **S**
Property Type **SINGLE FAM DWELLING**
 Parking Spaces **0**
 Pool **No**

Lot **0.47 Acres / 20376 Sqft**
Year Built **2001**
SqFt **1850**

Class **WOOD OR STEEL STUD FRAME**
 Added Attached **None**
 Added Detached **None**

Subdivision - LYNX LAKE ESTATES 3

Improved Lots	158	Single Story	156	Avg Sqft	1739
With Pool	0	Multiple Story	2	Avg Lot	21282
Year Built	1967-2022				

Tax Assessment

	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Prelim
FCV Improved	\$209,176	\$245,576	\$265,770	\$276,544	\$306,034	\$367,070	\$437,577	\$401,308
FCV Land	\$41,523	\$47,476	\$55,766	\$61,434	\$54,995	\$63,298	\$74,559	\$75,894
FCV Total	\$250,699	\$293,052	\$321,536	\$337,978	\$361,029	\$430,368	\$512,136	\$477,202
YoY Change %	12%	17%	10%	5%	7%	19%	19%	-7%
Assessed FCV	\$0	\$0	\$32,154	\$33,798	\$36,103	\$43,037	\$51,214	\$47,720
LPV Total	\$185,537	\$194,814	\$204,554	\$214,782	\$225,521	\$236,797	\$248,637	\$261,069
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,966	\$2,067	\$2,093	\$2,178	\$2,084	\$2,119	\$2,312	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
9/15/2010	Cochran Family Trust	Michael K & Joann Z Hankey	\$242,500	\$0	\$0	Warranty	-	-	0047640373
10/29/2001	Michael K & Joann Z Hankey	Neal Klein Construction Corp	\$147,450	\$0	\$55,000	Grant Deed	-	-	0038740495

Flood Zone

Map Number	04025C2078H	(Zone SubType: AREA OF MINIMAL 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	8/24/2021	
Panel	2078H	
FEMA Zone	X	

Improvements

Year Built	Living Area	Stories	Construction	Quality
2002	1056	1	WOOD OR STEEL STUD FRAME	GOOD

Additional Information

Parcel	103-07-120-C
County	Yavapai
MCR Number	-
Municipality	Prescott Valley
Section / Township / Range	15 / 14 / 1W
Lot / Block / Tract	231 / - / -
Census Tract / Block	000606 / 1024
Tax Area	2291
Latitude, Longitude	34.5915980861755, -112.349177765978
Property Type	(0130) SFR GRADE 010-3 STATUS UNKNOWN
Legal Class	(03-01) OWNER OCCUPIED RESID
School District(S)	Humboldt Unified District
Legal Description (Abbrev)	LYNX LAKE EST UNIT #3 LOT #231 SEC 15-14-1W 3780/747

