



Last Sold	4/8/2013	Construction	8" PAINTED BLOCK
Last Sale Price	\$69,800	Roof	BUILT-UP
Owner	RAMONA E KAPPELER	A/C	REFRIGERATION
Mailing	14261 N OAKWOOD LN # D167	Heat	Yes
	FOUNTAIN HILLS, Arizona 85268-2981	Stories	S
Lot	0.02 Acres / 996 Sqft	Property Type	(0730) CONDO/TH GRADE 070-3
Year Built	1973	Parking	CARPORT
SqFt	1026	Parking Spaces	1
Class	CLASS R3, AVERAGE	Patio	NONE
Added Attached	0	Pool	No
Added Detached	0		

Subdivision - FONTANA 2				County Zone - Maricopa		City Zone - FOUNTAIN HILLS	
Improved Lots	100	Single Story	50	Avg Sqft	1006	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF)	100%
With Pool	0	Multiple Story	50	Avg Lot	4384	[R-3] Multi-Family Residential Zoning District	100%
Year Built	1973-1973						

Tax Assessment								
	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improved	\$68,400	\$68,400	\$77,000	\$85,100	\$107,600	\$150,100	\$154,300	\$150,700
FCV Land	\$17,100	\$17,100	\$19,200	\$21,200	\$26,900	\$37,500	\$38,500	\$37,600
FCV Total	\$85,500	\$85,500	\$96,200	\$106,300	\$134,500	\$187,600	\$192,800	\$188,300
YoY Change %	12%	0%	13%	10%	27%	39%	3%	-2%
Assessed FCV	\$8,550	\$8,550	\$9,620	\$10,630	\$13,450	\$18,760	\$19,280	\$18,830
LPV Total	\$56,860	\$59,703	\$62,688	\$65,822	\$69,113	\$72,569	\$76,197	\$80,006
State Aid	\$45	\$48	\$45	\$49	\$52	\$63	\$0	\$0
Tax Amount	\$395	\$386	\$393	\$354	\$363	\$381	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
4/8/2013	Ramona E Kappeler	Douglas M Rooney Jr	\$69,800	\$69,800	\$0	Warranty	All Cash	Normal Sale	20130316170
4/27/2001	Douglas M Rooney Jr	Eleanor G Dye	\$70,500	\$1,000	\$66,950	Warranty	Fannie/Freddie	-	20010350272
8/28/1995	Eleanor G Dye	Eleanor G Dye	\$0	\$0	\$0	Warranty	-	-	19950514807
12/6/1991	Eleanor Dye	Zeidell	\$27,500	\$8,133	\$21,500	Deed	Conventional	-	19910573133

Flood Zone	
Map Number	04013C1802L
Map Date	10/16/2013
Panel	1802L
FEMA Zone	X

(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.

Additional Information	
Parcel	176-03-619
County	Maricopa
MCR Number	16004
Municipality	Fountain Hills
Section / Township / Range	11 / 3N / 6E
Lot / Block / Tract	167D / - / -
Census Tract / Block	216820 / 2009
Tax Area	982421
Latitude, Longitude	33.6170173253088, -111.714264276071
Property Type	(0730) CONDO/TH GRADE 070-3
Legal Class	(03-01) OWNER OCCUPIED RESID
School District(S)	Fountain Hills Unified District
Legal Description (Abbrev)	FONTANA 2 PER MCR 160-4 BLK 1 BLDG 167 APT D TOG W UNDIV 1-100 INT IN COMMON AREA EX RD P/F 98-70337

