

200x200

Last Sold - Pool No
 Last Sale Price \$0
 Owner MILLER FAMILY TRUST
 Mailing 6798 E OLD CAMP RD
 GOLD CANYON, Arizona 85118-1936
Lot 0.9 Acres / 39160 Sqft
 Year Built -
 SqFt -
 Class -
 Added Attached None
 Added Detached None

****NOTE:** Maricopa County Assessor shows the taxable size of the lot to be 0.9 acres given the dedicated roadway easement along Frye Rd that encumbers the north 40 feet (0.15 acres) of this parcel. The deeded parcel size is 1.05 acres.

Subdivision --

County Zone - Maricopa

Improved Lots	-	Single Story	-	Avg Sqft	-	[R-43] RESIDENTIAL WITH	100%
With Pool	-	Multiple Story	-	Avg Lot	-	43,000 SF MINIMUM	
Year Built	---						

Tax Assessment

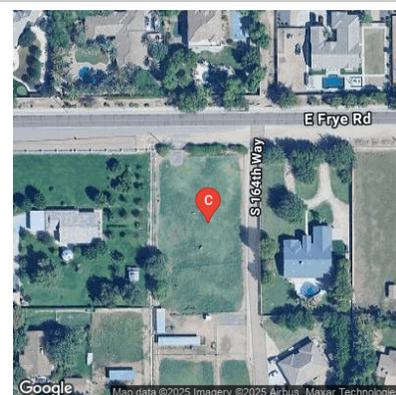
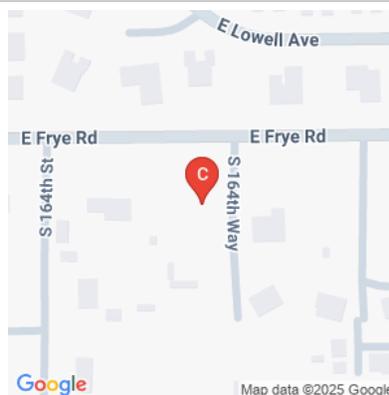
	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improved	\$0	\$0	\$0	\$0
FCV Land	\$206,220	\$347,800	\$349,000	\$403,500
FCV Total	\$206,220	\$347,800	\$349,000	\$403,500
YoY Change %	0%	69%	0%	16%
Assessed FCV	\$30,933	\$52,170	\$52,350	\$60,525
LPV Total	\$73,906	\$149,554	\$157,032	\$164,883
State Aid	\$0	\$0	\$0	\$0
Tax Amount	\$1,388	\$2,515	\$0	\$0

Flood Zone

Map Number	04013C2765M	(Zone SubType: 0.2 PCT ANNUAL CHANGE 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	11/4/2015	
Panel	2765M	
FEMA Zone	X	

Additional Information

Parcel	304-47-386-E
County	Maricopa
MCR Number	-
Municipality	Maricopa - COUNTY
Section / Township / Range	34 / 1S / 6E
Lot / Block / Tract	- / - / -
Census Tract / Block	815500 / 1016
Tax Area	600012
Latitude, Longitude	33.2992073248793, -111.728319096796
Property Type	(0014) VAC RESID RURAL NON-SUBDIV
Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
Legal Description (Abbrev)	POR W 164.47F E2 NW4 NW4 SE4 SEC 34 DAF COM CENT4 COR SD SEC 34 TH E 329.27F TO POB TH CONT E 164.47F TH S 278.10F TH W 164.47F TH N 278.10F TO POB P/F 2023-0206157 EX N 40F RD P/D 13287-1457



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.

200x200

Last Sold - Pool No
 Last Sale Price \$0
 Owner MILLER FAMILY TRUST
 Mailing 6798 E OLD CAMP RD
 GOLD CANYON, Arizona 85118-1936
Lot 1.44 Acres / 62870 Sqft
 Year Built -
 SqFt -
 Class -
 Added Attached None
 Added Detached None

Subdivision --

County Zone - Maricopa

Improved Lots - Single Story - Avg Sqft - [R-43] RESIDENTIAL WITH 100%
 With Pool - Multiple Story - Avg Lot - 43,000 SF MINIMUM
 Year Built --

Tax Assessment

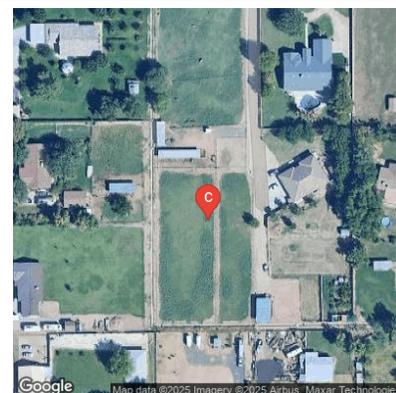
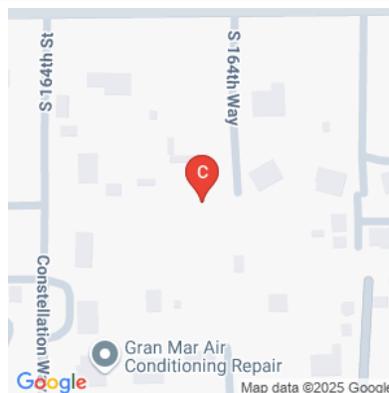
	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improved	\$0	\$0	\$0	\$0
FCV Land	\$331,080	\$371,300	\$362,800	\$491,700
FCV Total	\$331,080	\$371,300	\$362,800	\$491,700
YoY Change %	0%	12%	-2%	36%
Assessed FCV	\$49,662	\$55,695	\$54,420	\$73,755
LPV Total	\$118,654	\$159,659	\$167,642	\$176,024
State Aid	\$0	\$0	\$0	\$0
Tax Amount	\$2,227	\$2,781	\$0	\$0

Flood Zone

Map Number 04013C2765M (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 11/4/2015
 Panel 2765M
 FEMA Zone X

Additional Information

Parcel 304-47-386-F
County Maricopa
 MCR Number -
 Municipality Maricopa - COUNTY
 Section / Township / Range 34 / 1S / 6E
 Lot / Block / Tract - / - / -
 Census Tract / Block 815500 / 1016
 Tax Area 600012
 Latitude, Longitude 33.2983572215542, -111.728315661018
 Property Type (0014) VAC RESID RURAL NON-SUBDIV
 Legal Class (02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
Legal Description (Abbrev) A POR OF W 164.47F OF E2 NW4 NW4 SE4 SEC 34 DAF COM CENT 4COR SD SEC TH E 329.27F TH S 278.10F POB TH E 164.47F TH S 380.13F TH W 164.47F TH N 380.15F TPOB P/F 23-0206158



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From: Mapping <asr.mapping@maricopa.gov>
Date: On Mon, Apr 7, 2025 at 7:35 AM
Subject: Fw: Case #00224930 : Lot Size/Square Footage Inquiry
To:
Cc:
Alan,

Thank you for contacting us.

Your property has an easement for highway purposes on the north 40 feet of the property that was dedicated to Maricopa County. Parcel viewer is a map that shows tax parcels, this means, those portions of a parcel that have been taxed. The north 40 feet of your property have been removed from the parcel just for taxes purposes; the Assessor's office do not tax those strip of land where any city of government agency has any interest.

The landsize of your property per document 20230206157 is 45,739 square feet where just 39,160 square feet have to be taxed.

Easements are just encroachment in the property and should be considered just that. Planning and Development should not be concern about landsize showed in our parcel viewer.

Regards,

From: Jim McCrohan (PND) <James.McCrohan@maricopa.gov>

Date: On Mon, Apr 14, 2025 at 8:03 AM

Subject: Fw: Inquiry #: 99382

To:

Cc:

Good Day!

I'm responding to your inquiry regarding parcel 304-47-386E. The lot size is based on the information on the deed. When you submit for plans please provide a copy of the deed and show on the site plan the actual lot size per the deed.

Thank you

Jim McCrohan

Helpful Links:

SAMPLE SITE PLAN : www.maricopa.gov/DocumentCenter/View/15365/Typical-Site-Plan-Example-with-Checklist-PDF

APPLY FOR A BUILDING PERMIT: <https://www.maricopa.gov/797/Planning-Development>

ZONING ORDINANCE: www.maricopa.gov/DocumentCenter/View/4785/Maricopa-County-Zoning-Ordinance-PDF

FENCE DETAILS: www.maricopa.gov/DocumentCenter/View/4719/Fence-Details-2019-PDF



James McCrohan

PLANNING & DEVELOPMENT

301 W Jefferson St Phoenix, AZ 85003

Plans Examiner Zoning

O: 602-506-8265

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