



Last Sold	10/19/2020	Construction	OTHER
Last Sale Price	\$430,000	Roof	CONCRETE TILE
Owner	PETERSON RESOURCES LLC	A/C	REFRIGERATION
Mailing	1711 CHERAPPLE DR	Heat	Yes
	OREM, Utah 84097-7305	Stories	M
Lot	0.17 Acres / 7475 Sqft	Property Type	(0141) SFR GRADE 010-4 URBAN SUBDIV
Year Built	2016	Parking	GARAGE
SqFt	3481	Parking Spaces	3
Class	CLASS R4, ABOVE AVERAGE	Patio	COVERED
Added Attached	0	Pool	No
Added Detached	0		

Subdivision - OCOTILLO HEIGHTS PHASE 2					County Zone - Maricopa		City Zone - QUEEN CREEK	
Improved Lots	172	Single Story	97	Avg Sqft	2975	[R-7] RESIDENTIAL WITH 7,000 SF MINIMUM	100%	[R1-7] Urban Development Type A District - Seven Thousand (7,000) SF Per Dwelling Unit
With Pool	83	Multiple Story	75	Avg Lot	8942			
Year Built	2014-2017							

Tax Assessment								
	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Prelim
FCV Improved	\$209,900	\$237,200	\$248,700	\$264,600	\$283,300	\$382,600	\$433,100	\$420,400
FCV Land	\$52,400	\$59,300	\$62,100	\$66,100	\$70,800	\$95,600	\$108,200	\$105,100
FCV Total	\$262,300	\$296,500	\$310,800	\$330,700	\$354,100	\$478,200	\$541,300	\$525,500
YoY Change %	507%	13%	5%	6%	7%	35%	13%	-3%
Assessed FCV	\$26,230	\$29,650	\$31,080	\$33,070	\$35,410	\$47,820	\$54,130	\$52,550
LPV Total	\$191,479	\$201,053	\$211,106	\$221,661	\$232,744	\$244,381	\$256,600	\$269,430
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$2,772	\$2,891	\$2,918	\$3,067	\$3,055	\$3,248	\$3,276	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
10/19/2020	Peterson Resources Llc	Brian S & Heather Fuller	\$430,000	\$430,000	\$0	Warranty	–	Non MIs	20201000998
3/24/2017	Brian S Fuller, Heather B Fuller	D R Horton Inc	\$302,139	\$302,139	\$0	Special Warranty	All Cash	New Construction	20170209733

Flood Zone		
Map Number	04013C3155L	(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	3155L	
FEMA Zone	X	

Additional Information	
Parcel	304-88-573
County	Maricopa
MCR Number	115441
Municipality	Queen Creek
Section / Township / Range	23 / 2S / 7E
Lot / Block / Tract	49 / – / –
Census Tract / Block	816900 / 1054
Tax Area	952501
Latitude, Longitude	33.2392715751816, -111.604534574636
Property Type	(0141) SFR GRADE 010-4 URBAN SUBDIV
Legal Class	(04-02) RENTAL RESIDENTIAL
School District(S)	Queen Creek Unified District
Legal Description (Abbrev)	OCOTILLO HEIGHTS PHASE 2 MCR 1154-41

