



Last Sold **4/4/2022** Pool **No**  
 Last Sale Price **\$240,000**  
 Owner **DARREN L BRUNER**  
 Mailing **4390 EL CAMINO RD**  
**BULLHEAD CITY, Arizona 86429**  
**Lot 160.23 Acres / 6979759 Sqft**  
 Year Built **-**  
 SqFt **-**  
 Class **-**  
 Added Attached **None**  
 Added Detached **None**

**Subdivision --**

Improved Lots **-** Single Story **-** Avg Sqft **-**  
 With Pool **-** Multiple Story **-** Avg Lot **-**  
 Year Built **-**

**Tax Assessment**

	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Final	2026 Prelim	2027 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$36,081	\$36,081	\$51,322	\$51,322	\$154,374	\$175,559	\$129,567	\$125,633
FCV Total	\$36,081	\$36,081	\$51,322	\$51,322	\$154,374	\$175,559	\$129,567	\$125,633
YoY Change %	40%	0%	42%	0%	201%	14%	-26%	-3%
Assessed FCV	\$5,412	\$5,412	\$7,698	\$7,698	\$23,156	\$26,334	\$19,435	\$18,845
LPV Total	\$27,061	\$28,414	\$31,326	\$31,326	\$32,892	\$34,537	\$36,264	\$38,077
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$350	\$384	\$353	\$368	\$374	\$392	\$0	\$0

**Deed History**

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
4/4/2022	Darren L Bruner, Josefina Lopez-Espinoza	Carey L Parks	\$240,000	\$40,000	\$200,000	Warranty	Seller Carryback	-	2022-0022496
6/13/2019	Carey L Parks, Parks Family Trust	Carey L Trust	\$0	\$0	\$0	Quit Claim	-	-	2019-0034503
9/2/2004	Carey & Gloria A Parks	William L Blackwell	\$120,000	\$0	\$108,000	Grant Deed	-	-	0051890470

**Flood Zone**

Map Number **04015C5000G** (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 **11/18/2009**  
 Panel **5000G**  
 FEMA Zone **X**

**Additional Information**

**Parcel 254-08-003**  
**County Mohave**  
 MCR Number **-**  
 Municipality **Mohave - COUNTY**  
 Section / Township / Range **31 / 20N / 11W**  
**Lot / Block / Tract 3 / - / 0**  
 Census Tract / Block **954800 / 2001**  
 Tax Area **300**  
 Latitude, Longitude **35.0729989133578, -113.474009106925**  
 Property Type **(0003) VAC UNDETERMIN RURAL SUBDIV**  
 Legal Class **(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS**  
 School District(S) **Owens-Whitney Elementary District**  
**Legal Description (Abbrev) FORT ROCK RANCHES UNIT 1-F PARCEL 3 CONT 160.003 AC**

