



Last Sold - Pool No  
 Last Sale Price -  
 Owner VERDE VALLEY HOLDING CO LLC  
 Mailing 9393 N 90TH ST PMB 259 # 312  
 SCOTTSDALE, Arizona 85258  
**Lot 19.76 Acres / 860716 Sqft**  
 Year Built -  
 SqFt -  
 Class -  
 Added Attached None  
 Added Detached None

Subdivision --				City Zone -	
Improved Lots	-	Single Story	-	Avg Sqft	-
With Pool	-	Multiple Story	-	Avg Lot	-
Year Built	---				
				[RR] Rural Residential	100%

Tax Assessment								
	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Final	2026 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$228,043	\$361,429	\$357,574	\$336,281	\$518,245	\$490,614	\$468,479	\$503,393
FCV Total	\$228,043	\$361,429	\$357,574	\$336,281	\$518,245	\$490,614	\$468,479	\$503,393
YoY Change %	18%	58%	-1%	-6%	54%	-5%	-5%	7%
Assessed FCV	\$0	\$54,214	\$53,636	\$50,442	\$77,737	\$73,592	\$70,272	\$75,509
LPV Total	\$181,840	\$190,932	\$200,478	\$210,502	\$221,027	\$232,079	\$243,683	\$255,867
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$4,065	\$4,150	\$4,241	\$4,182	\$4,251	\$4,341	\$4,512	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
3/28/2022	Verde Valley Holding Co Llc	Verde Valley Professional Center Partners Llc	\$0	\$0	\$0	Quit Claim	-	-	2022-0019005
2/24/2005	Verde Valley Prof Ctr Ptrs Llc	Transylvania International Inc	\$1,000,000	\$0	\$500,000	Grant Deed	Construction	-	0042360423

Flood Zone		
Map Number	04025C1393H	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, Base Flood Elevations derived from detailed analyses are shown at selected intervals within these zones. Mandatory flood insurance requirements apply.
Map Date	10/16/2015	
Panel	1393H	
FEMA Zone	AE	

Additional Information	
Parcel	400-06-014
County	Yavapai
MCR Number	-
Municipality	Clarkdale
Section / Township / Range	- / - / -
Lot / Block / Tract	- / - / -
Census Tract / Block	001900 / 1140
Tax Area	360
Latitude, Longitude	34.7706631478863, -112.049213425672
Property Type	(0011) VAC RESID URBAN SUBDIV
Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S)	Mingus Union High School District Clarkdale-Jerome Elementary District
Legal Description (Abbrev)	PCL OF LAND BY M&B CONT APROX 25.70 AC LYING N OF HWY 89A & S OF BLKS 2 3 12 & 13 OF CLARKDALE SEC 20 16 3E LESS .47 AC 719 168 BAL 25.23 AC LESS 2.63 AC 1386 414 BAL 22.60 AC





Last Sold - Pool No  
 Last Sale Price -  
 Owner VERDE VALLEY HOLDING CO LLC  
 Mailing 9393 N 90TH ST PMB 259 # 312  
 SCOTTSDALE, Arizona 85258  
**Lot 3.92 Acres / 170844 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**

	2019 Final	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Final	2026 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$88,876	\$63,750	\$65,871	\$53,352	\$144,288	\$133,156	\$144,827	\$155,621
FCV Total	\$88,876	\$63,750	\$65,871	\$53,352	\$144,288	\$133,156	\$144,827	\$155,621
YoY Change %	18%	-28%	3%	-19%	170%	-8%	9%	7%
Assessed FCV	\$0	\$9,563	\$9,881	\$8,003	\$21,643	\$19,973	\$21,724	\$23,343
LPV Total	\$70,864	\$63,750	\$65,871	\$53,352	\$56,020	\$58,821	\$61,762	\$64,850
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,584	\$1,386	\$1,393	\$1,060	\$1,078	\$1,100	\$1,144	\$0

**Deed History**

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
3/28/2022	Verde Valley Holding Co Llc	Verde Valley Professional Center Partners Llc	\$0	\$0	\$0	Quit Claim	-	-	2022-0019005
1/4/2007	Verde Valley Prof Ctr Ptrns	Record Owner	\$0	\$0	\$0	Grant Deed	-	-	0044690707

**Flood Zone**

Map Number 04025C1389G Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, Base Flood Elevations derived from detailed analyses are shown at selected intervals within these zones. Mandatory flood insurance requirements apply.  
 Map Date 9/3/2010  
 Panel 1389G  
 FEMA Zone AE

**Additional Information**

**Parcel 400-05-013-F**  
**County Yavapai**  
 MCR Number -  
**Municipality Clarkdale**  
 Section / Township / Range 19 / 16 / 3E  
 Lot / Block / Tract - / - / -  
 Census Tract / Block 001900 / 2001  
 Tax Area 360  
 Latitude, Longitude 34.771266430983, -112.066103935847  
 Property Type (0011) VAC RESID URBAN SUBDIV  
 Legal Class (02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS  
 School District(S) Mingus Union High School District  
 Clarkdale-Jerome Elementary District  
**Legal Description (Abbrev) AN IRREG PCL, NE4; MOST ELY COR APPROX 1421'S,584'W FROM NE COR O F SEC 19-16-3E CONT 3.92AC**

