



Last Sold	5/21/2025	Construction	WOOD OR STEEL STUD FRAME
Last Sale Price	\$78,580	Stories	S
Owner	CHARLES G REINGRUBER	Property Type	Mobile Home Site Imps
Mailing	13205 N 18TH PL PHOENIX, Arizona 85022-5006	Parking Spaces	0
Lot	0.11 Acres / 4885 Sqft	Pool	No
Year Built	1971		
SqFt	672		
Class	WOOD OR STEEL STUD FRAME		
Added Attached	0		
Added Detached	0		

Subdivision - HACIENDA DEL SOL 1				County Zone - Maricopa		City Zone - PHOENIX			
Improved Lots	237	Single Story	227	Avg Sqft	1003	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM	100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus)	100%
With Pool	2	Multiple Story	10	Avg Lot	5327				
Year Built	1961-2025								

Tax Assessment									
	2020 Final	2021 Final	2022 Final	2023 Final	2024 Final	2025 Final	2026 Prelim	2027 Prelim	
FCV Improved	\$11,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$35,700	\$53,300	\$59,000	\$82,600	\$110,500	\$83,000	\$97,200	\$89,100	
FCV Total	\$46,900	\$53,300	\$59,000	\$82,600	\$110,500	\$83,000	\$97,200	\$89,100	
YoY Change %	-23%	14%	11%	40%	34%	-25%	17%	-8%	
Assessed FCV	\$4,690	\$7,995	\$8,850	\$12,390	\$16,575	\$12,450	\$14,580	\$13,365	
LPV Total	\$46,040	\$30,381	\$31,900	\$33,495	\$35,170	\$36,928	\$38,775	\$40,713	
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Tax Amount	\$551	\$536	\$534	\$540	\$551	\$566	\$0	\$0	

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
5/21/2025	Charles G Reingruber	Kidz First Foundation	\$78,580	\$78,580	\$0	Warranty	All Cash	-	20250292148
6/22/2023	Kidz First Foundation	Dennis Walcker	\$90,000	\$10,786	\$80,000	Warranty	Seller Carryback	-	20230326068
3/16/2022	Sofie Stinson	Dennis Walcker	\$0	\$0	\$0	Beneficiary Deed	-	-	20220238773
3/25/2020	Dennis Walcker	Mary J Lobrutto	\$155,000	\$77,500	\$102,000	Warranty	Seller Carryback	-	20200256493
7/3/2018	Mary Jo Lobrutto	Deborah Rogers	\$0	\$0	\$0	Quit Claim	-	-	20180507782
4/11/2018	Deborah Rogers	Mary Abbate	\$22,450	\$22,450	\$0	Warranty	-	-	20180270741
2/20/1978	Alfonso J & Mary Abbate		\$0	\$0	\$0	Deed	-	-	12694-0094

Flood Zone		
Map Number	04013C1735L	(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	10/16/2013	
Panel	1735L	
FEMA Zone	X	

Improvements				
Year Built	Living Area	Stories	Construction	Quality
1971	1	1	WOOD OR STEEL STUD FRAME	GOOD

Additional Information	
Parcel	166-15-007-J
County	Maricopa
MCR Number	002409
Municipality	Phoenix
Section / Township / Range	15 / 3N / 3E
Lot / Block / Tract	50 / - / -
Census Tract / Block	103701 / 3012
Tax Area	691300
Latitude, Longitude	33.6059144807699, -112.042048504736

Property Type (0011) VAC RESID URBAN SUBDIV
Legal Class (02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S) Paradise Valley Unified District
Legal Description (Abbrev) HACIENDA DEL SOL 1 LOT 50 BLK D & S 25' TH PT
ABAND VISTA DEL SOL LY ADJ TO & N OF LOT 50



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.