



Last Sold	8/9/2007	Construction	FRAME WOOD
Last Sale Price	\$575,973	Roof	CONCRETE TILE
Owner	JOHN R & MARY R F HAMILTON	A/C	REFRIGERATION
Mailing	2490 E LOWELL CT GILBERT, Arizona 85295-2363	Heat	Yes
Lot	0.3 Acres / 13019 Sqft	Stories	M
Year Built	2007	Property Type	(0141) SFR GRADE 010-4 URBAN SUBDIV
SqFt	3908	Parking	GARAGE
Class	CLASS R4, ABOVE AVERAGE	Parking Spaces	3
Added Attached	None	Patio	COVERED
Added Detached	None	Pool	Yes

Subdivision - VINCENZ				County Zone - MARICOPA		City Zone - GILBERT			
Improved Lots	347	Single Story	128	Avg Sqft	2638	[R-10] RESIDENTIAL WITH 10,000 SF MINIMUM	100%	[SF-10] Single Family-10	100%
With Pool	144	Multiple Story	219	Avg Lot	8400				
Year Built	2006-2009								

Tax Assessment									
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Prelim	2023 Prelim	
FCV Improved	\$278,100	\$279,100	\$299,200	\$345,700	\$366,600	\$384,600	\$415,600	\$540,100	
FCV Land	\$69,500	\$69,700	\$74,800	\$86,400	\$91,600	\$96,100	\$103,900	\$135,000	
FCV Total	\$347,600	\$348,800	\$374,000	\$432,100	\$458,200	\$480,700	\$519,500	\$675,100	
YoY Change %	6%	0%	7%	16%	6%	5%	8%	30%	
Assessed FCV	\$34,760	\$34,880	\$37,400	\$43,210	\$45,820	\$48,070	\$51,950	\$67,510	
LPV Total	\$302,097	\$317,202	\$333,062	\$349,715	\$367,201	\$385,561	\$404,839	\$425,081	
State Aid	\$593	\$600	\$600	\$600	\$600	\$600	\$0	\$0	
Tax Amount	\$3,460	\$3,407	\$3,546	\$3,685	\$3,816	\$3,755	\$0	\$0	

Deed History										
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #	
6/18/2020	John R & Mary R F Hamilton	John R & Mary R F Hamilton	\$0	\$0	\$0	Warranty	-	-	20200535244	
6/8/2020	John R & Mary R F Hamilton	John R & Mary R F Hamilton	\$0	\$0	\$402,000	Warranty	Fannie/Freddie	-	20200492234	
4/1/2019	John R & Mary R F Hamilton	John R & Mary R Hamilton	\$0	\$0	\$0	Special Warranty	-	-	20190225259	
4/5/2017	John R & Mary R Hamilton	Hamilton Revocable Trust	\$0	\$0	\$0	Quit Claim	-	-	20170240925	

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	304-47-722
County	MARICOPA
MCR Number	74545
Municipality	GILBERT
Section / Township / Range	34 / 1S / 6E
Lot / Block / Tract	315 / - / -
Census Tract / Block	815500 / 2000
Tax Area	600605
Latitude, Longitude	33.3001103986627, -111.736385456542
Property Type	(0141) SFR GRADE 010-4 URBAN SUBDIV
Legal Class	-
School District(S)	Higley Unified District
Legal Description (Abbrev)	VINCENZ MCR 745-45

