



Last Sold	7/20/2012	Construction	8" PAINTED BLOCK
Last Sale Price	\$506,250	Roof	ASPHALT SHINGLE
Owner	JP MARCO HOLDINGS LLC	A/C	REFRIGERATION
Mailing	406 9TH AVE STE 214	Heat	Yes
	SAN DIEGO, California 92101-7278	Stories	S
Lot	0.14 Acres / 6020 Sqft	Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Year Built	1954	Parking	NONE
SqFt	1474	Parking Spaces	0
Class	CLASS R3, AVERAGE	Patio	COVERED
Added Attached	512	Pool	No
Added Detached	None		

Subdivision - CAVALIER GLEN				County Zone - MARICOPA		City Zone - PHOENIX			
Improved Lots	91	Single Story	91	Avg Sqft	1280	[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	6	Multiple Story	0	Avg Lot	6214				
Year Built	1952-1976								

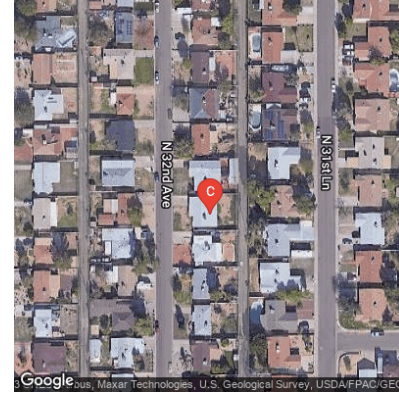
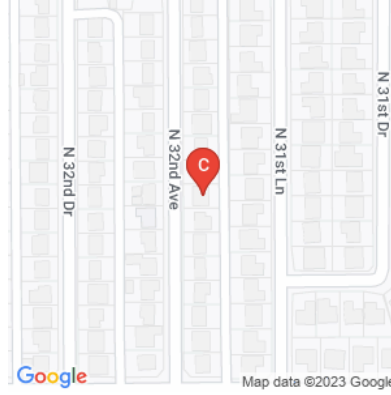
Tax Assessment									
	2016 Final	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim	
FCV Improved	\$64,800	\$75,500	\$95,200	\$94,000	\$103,600	\$108,500	\$121,300	\$182,600	
FCV Land	\$16,200	\$18,800	\$23,800	\$23,500	\$25,900	\$27,100	\$30,300	\$45,600	
FCV Total	\$81,000	\$94,300	\$119,000	\$117,500	\$129,500	\$135,600	\$151,600	\$228,200	
YoY Change %	41%	16%	26%	-1%	10%	5%	12%	51%	
Assessed FCV	\$8,100	\$9,430	\$11,900	\$11,750	\$12,950	\$13,560	\$15,160	\$22,820	
LPV Total	\$37,353	\$39,221	\$86,870	\$91,214	\$95,775	\$100,564	\$105,592	\$110,872	
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Tax Amount	\$621	\$632	\$1,341	\$1,377	\$1,402	\$1,438	\$1,420	\$0	

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/20/2012	Jp Marco Holdings Llc	Arizona Equity Properties Llc	\$506,250	\$506,250	\$0	Warranty	All Cash	-	20120643179
7/20/2012	Arizona Equity Properties Llc	Bdo Investments Llc	\$480,000	\$480,000	\$0	Warranty	All Cash	-	20120642765
12/31/2009	Bdo Investments Llc	Gina Derosa	\$0	\$0	\$0	Warranty	-	-	20091199343
3/3/2009	Gina Derosa	Deutsche Bank National Trust Co	\$39,375	\$39,375	\$0	Special Warranty	-	-	20090183631
3/3/2009	Deutsche Bank National Trust Co	Lasalle Bank Na	\$0	\$0	\$0	Quit Claim	-	-	20090183630
7/11/2008	Lasalle Bank Na	Juan Cenicerros	\$114,750	\$0	\$0	Trustees	-	-	20080607673
6/24/2005	Juan Cenicerros	Derek Mccarty	\$135,000	\$1,000	\$135,000	Warranty	Fannie/Freddie	-	20050868410
6/24/2005	Derek Mccarty	Cheryl R Mccarty	\$0	\$0	\$0	Quit Claim	-	-	20050868409
6/6/2001	Derek & Cheryl R Mccarty	Darek Mccarty	\$0	\$0	\$0	Warranty	-	-	20010488733
5/25/2001	Derek Mccarty	Cheryl R Mccarty	\$0	\$0	\$100,800	Warranty	Fannie/Freddie	-	20010449605
10/21/1999	Derek & Cheryl R Mccarty	Ralph V & Edith M Bodewin	\$69,000	\$250	\$68,850	Warranty	Fha	-	19990969242

Flood Zone		
Map Number	04013C1720L	(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	1720L	
FEMA Zone	X	

Additional Information	
Parcel	152-09-017
County	MARICOPA
MCR Number	5543
Municipality	Phoenix
Section / Township / Range	11 / 2N / 2E
Lot / Block / Tract	17 / - / -
Census Tract / Block	106900 / 4000
Tax Area	61300

Latitude, Longitude 33.5362171166321, -112.127964792563
Property Type (0131) SFR GRADE 010-3 URBAN SUBDIV
Legal Class RENTAL RESIDENTIAL
School District(S) Glendale Union High School District
Washington Elementary District
Legal Description (Abbrev) CAVALIER GLEN



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.