

Last Sold	6/21/2023	Construction	FRAME WOOD
Last Sale Price	\$1,750,000	Roof	CONCRETE TILE
Owner	JORDAN MCFORDEN LLC	A/C	REFRIGERATION
Mailing	6646 N LOST DUTCHMAN DR PARADISE VALLEY, Arizona 85253	Heat	Yes
Lot	1.29 Acres / 56001 Sqft	Stories	S
Year Built	1979	Property Type	(0141) SFR GRADE 010-4 URBAN SUBDIV
SqFt	1886	Parking	GARAGE
Class	CLASS R4, ABOVE AVERAGE	Parking Spaces	2
Added Attached	0	Patio	SLAB & COVERED
Added Detached	0	Pool	Yes

Subdivision - O BRIENS CAMELBACK LANDS PART TRACT 4				County Zone - MARICOPA		City Zone - PHOENIX			
Improved Lots	6	Single Story	4	Avg Sqft	5306	[R-35] RESIDENTIAL WITH 35,000 SF MINIMUM	100%	[RE-35] Single Family Residence (Density Range Of 1.1 To 1.15 Or 1.32 W/ Bonus)	100%
With Pool	6	Multiple Story	1	Avg Lot	62464				
Year Built	1962-2017								

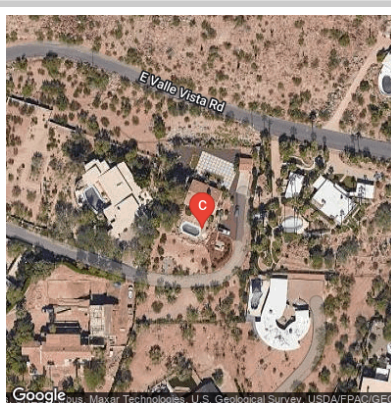
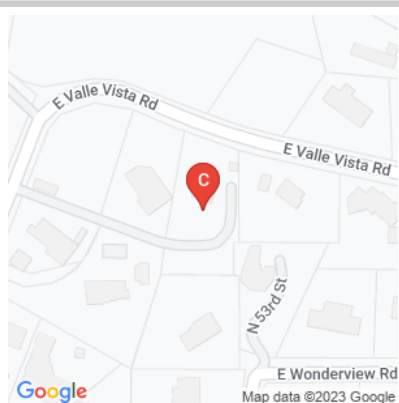
Tax Assessment								
	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim	2024 Prelim
FCV Improved	\$640,700	\$581,900	\$598,400	\$607,400	\$644,200	\$667,400	\$984,500	\$1,027,300
FCV Land	\$160,100	\$145,400	\$149,600	\$151,800	\$161,000	\$166,800	\$246,100	\$256,800
FCV Total	\$800,800	\$727,300	\$748,000	\$759,200	\$805,200	\$834,200	\$1,230,600	\$1,284,100
YoY Change %	37%	-9%	3%	1%	6%	4%	48%	4%
Assessed FCV	\$80,080	\$72,730	\$74,800	\$75,920	\$80,520	\$83,420	\$123,060	\$128,410
LPV Total	\$520,944	\$546,991	\$574,341	\$603,058	\$633,211	\$664,872	\$698,116	\$733,021
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$5,163	\$5,374	\$5,588	\$5,806	\$5,893	\$5,685	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
6/21/2023	Jordan Mcforden Llc	Frontporch Homes Llc	\$1,750,000	\$1,750,000	\$0	Warranty	-	Flip	20230323941
6/21/2023	Frontporch Homes Llc	Douglas M & Andrea Benson	\$1,450,000	\$1,450,000	\$0	Warranty	-	Non MIs	20230323721
4/30/2015	Douglas M & Andrea Benson	Suzanne R Baier	\$825,000	\$825,000	\$0	Warranty	All Cash	Non MIs	20150304636
2/12/2015	Suzanne R Baier	Suzanne R Baier	\$0	\$0	\$0	Quit Claim	-	-	20150092940
7/30/1997	Rosalie Lechuga	Denise K Smith	\$0	\$0	\$0	Quit Claim	-	-	19970514464
1/21/1986	Gerard R Braet		\$1	\$0	\$272,000	-	-	-	19860031501

Flood Zone	
Map Number	04013C1765L (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	1765L
FEMA Zone	X

Additional Information

Parcel	172-50-026-A
County	MARICOPA
MCR Number	1836
Municipality	Phoenix
Section / Township / Range	17 / 2N / 4E
Lot / Block / Tract	- / - / 1
Census Tract / Block	107900 / 1008
Tax Area	481300
Latitude, Longitude	33.5101563591045, -111.968779757814
Property Type	(0141) SFR GRADE 010-4 URBAN SUBDIV
Legal Class	RENTAL RESIDENTIAL
School District(S)	Scottsdale Unified District
Legal Description (Abbrev)	O BRIENS CAMELBACK LANDS MCR 18-36 TH PT TRACT 1 DAF COM SW COR SD TRACT 1 N 16D 52M E 246.33F TO POB N 9D 7M E 364.67F S 71D 47M E





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.