



Last Sold **7/3/2023**
 Last Sale Price **\$680,021**
 Owner **GERALD WAFFLER**
 Mailing **1914 E SUNBURST LN**
TEMPE, Arizona 85284
 Lot **0.5 Acres / 21762 Sqft**
 Year Built **1979**
 SqFt **2400**
 Class **CLASS R4, ABOVE AVERAGE**
 Added Attached **0**
 Added Detached **0**

Construction **8" STUCCO**
 Roof **CONCRETE TILE**
 A/C **REFRIGERATION**
 Heat **Yes**
 Stories **S**
 Property Type **(0141) SFR GRADE 010-4 URBAN SUBDIV**
 Parking **GARAGE**
 Parking Spaces **3**
 Patio **COVERED**
 Pool **Yes**

Subdivision - CORONA DEL SOL ESTATES				County Zone - MARICOPA		City Zone - TEMPE			
Improved Lots	196	Single Story	182	Avg Sqft	3004	[R-15] RESIDENTIAL WITH 15,000 SF MINIMUM	100%	[R-1-15] Single-Family Residential	100%
With Pool	167	Multiple Story	13	Avg Lot	17204				
Year Built	1979-2014								

Tax Assessment								
	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim	2024 Prelim
FCV Improved	\$292,600	\$315,400	\$342,400	\$349,100	\$361,200	\$386,200	\$494,500	\$566,900
FCV Land	\$73,100	\$78,800	\$85,600	\$87,200	\$90,300	\$96,500	\$123,600	\$141,700
FCV Total	\$365,700	\$394,200	\$428,000	\$436,300	\$451,500	\$482,700	\$618,100	\$708,600
YoY Change %	-2%	8%	9%	2%	3%	7%	28%	15%
Assessed FCV	\$36,570	\$39,420	\$42,800	\$43,630	\$45,150	\$48,270	\$61,810	\$70,860
LPV Total	\$282,310	\$296,426	\$311,247	\$326,809	\$343,149	\$360,306	\$378,321	\$397,237
State Aid	\$539	\$551	\$557	\$567	\$573	\$600	\$0	\$0
Tax Amount	\$3,171	\$3,307	\$3,422	\$3,534	\$3,620	\$3,502	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
7/3/2023	Gerald Waffler	Black Canyon Equity Llc	\$680,021	\$680,021	\$0	Special Warranty	-	Flip	20230347382
7/3/2023	Black Canyon Equity Llc	Dolores Gonzalves	\$617,000	\$617,000	\$0	Warranty	-	Non MIs	20230346965
2/10/1987	Dolores Gonzalves		\$0	\$0	\$0	-	-	-	19870081739

Flood Zone		Description
Map Number	04013C2710L	(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	2710L	
FEMA Zone	X	

Additional Information	
Parcel	301-62-084
County	MARICOPA
MCR Number	19906
Municipality	Tempe
Section / Township / Range	23 / 1S / 4E
Lot / Block / Tract	41 / - / -
Census Tract / Block	810100 / 3008
Tax Area	281600
Latitude, Longitude	33.3276543846171, -111.919431987246
Property Type	(0141) SFR GRADE 010-4 URBAN SUBDIV
Legal Class	RENTAL RESIDENTIAL
School District(S)	Tempe Union High School District Kyrene Elementary District
Legal Description (Abbrev)	CORONA DEL SOL ESTATES MCR 199-6

