



Last Sold	5/11/2023	Construction	8" PAINTED BLOCK
Last Sale Price	\$526,000	Roof	BUILT-UP
Owner	PV REAL ESTATE LLC	A/C	REFRIGERATION
Mailing	22105 N 59TH WAY PHOENIX, Arizona 85054	Heat	Yes
Lot	0.23 Acres / 9858 Sqft	Stories	S
Year Built	1978	Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
SqFt	1945	Parking	GARAGE
Class	CLASS R3, AVERAGE	Parking Spaces	2
Added Attached	0	Patio	SLAB & COVERED
Added Detached	0	Pool	No

Subdivision - GREENBRIER EAST 3				County Zone - MARICOPA		City Zone - SCOTTSDALE			
Improved Lots	93	Single Story	92	Avg Sqft	1906	[R-10] RESIDENTIAL WITH 10,000 SF MINIMUM	100%	[R1-10] Single Family Residence (Density Range Of 3 To 3.5 Or 4.5 W/Bonus)	100%
With Pool	65	Multiple Story	1	Avg Lot	10762				
Year Built	1978-1978								

Tax Assessment								
	2017 Final	2018 Final	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim	2024 Prelim
FCV Improved	\$216,600	\$220,600	\$252,700	\$260,000	\$275,200	\$292,700	\$380,200	\$478,100
FCV Land	\$54,100	\$55,100	\$63,100	\$65,000	\$68,800	\$73,100	\$95,000	\$119,500
FCV Total	\$270,700	\$275,700	\$315,800	\$325,000	\$344,000	\$365,800	\$475,200	\$597,600
YoY Change %	4%	2%	15%	3%	6%	6%	30%	26%
Assessed FCV	\$27,070	\$27,570	\$31,580	\$32,500	\$34,400	\$36,580	\$47,520	\$59,760
LPV Total	\$218,642	\$229,574	\$241,053	\$253,106	\$265,761	\$279,049	\$293,001	\$307,651
State Aid	\$418	\$426	\$431	\$439	\$444	\$478	\$0	\$0
Tax Amount	\$2,394	\$2,507	\$2,602	\$2,590	\$2,682	\$2,638	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
5/11/2023	Pv Real Estate Llc	Black Canyon Equity Llc	\$526,000	\$190,000	\$336,000	Special Warranty	-	Flip	20230245672
5/11/2023	Black Canyon Equity Llc	June C Eggleston	\$430,000	\$430,000	\$0	Warranty	-	Non Mls	20230244934
1/22/2010	June C Eggleston	June C Eggleston	\$0	\$0	\$0	Warranty	-	-	20100057204
1/22/2010	June C Eggleston	Stanley G Eggleston	\$0	\$0	\$0	Warranty	-	-	20100057203
12/20/2001	Stanley G Eggleston	Stanley G Eggleston	\$0	\$0	\$0	Warranty	-	-	20011199682
3/31/1988	Joseph Marcotte		\$110,000	\$50,000	\$60,000	-	-	-	19880150424
2/9/1978	Stanley G & Marguerite A Eggleston		\$0	\$0	\$0	-	-	-	12707-0781

Flood Zone		
Map Number	04013C1755L	(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	1755L	
FEMA Zone	X	

Additional Information	
Parcel	167-05-468
County	MARICOPA
MCR Number	19119
Municipality	Phoenix
Section / Township / Range	17 / 3N / 4E
Lot / Block / Tract	216 / - / -
Census Tract / Block	103205 / 2005
Tax Area	691300
Latitude, Longitude	33.6062687366823, -111.974252880031
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV
Legal Class	RENTAL RESIDENTIAL
School District(S)	Paradise Valley Unified District
Legal Description (Abbrev)	GREENBRIER EAST UNIT THREE PER MCR 191-19



