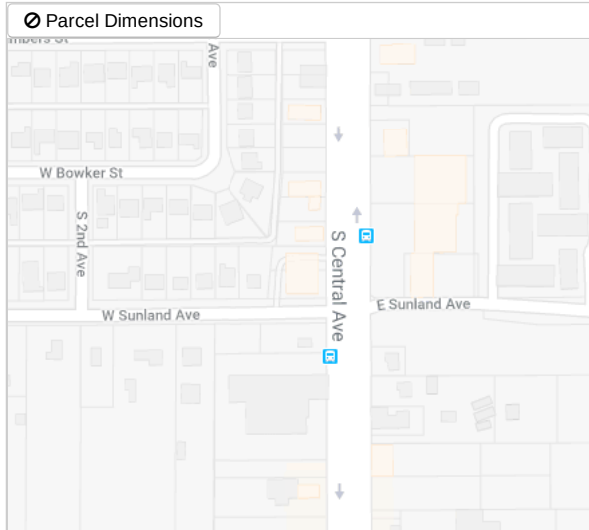


5448 S Central Ave, Phoenix, AZ 85040-3051 (Active)

Maricopa Assessor Parcel # 113-41-020



Property Information		Area Information	
Property Owner	CP 2004 STATION 1 LLC	Subdivision	TOWNSEND PARK BLKS 1,2,3
Property Address	5448 S Central Ave Phoenix, AZ 85040-3051 Maricopa County	Section/Town/Range	29/1N/3E
Tax Mailing Address	Cp 2004 Station 1 Llc 2601 W Dunlap Ave Ste 10 Phoenix, AZ 85021-2711	Census Tract	115802
Property Type	(1710) FULL-SVC SVC STATION	Census Block	2011
Legal Class	(01-12) COMML/REAL & IMPS NOT IN OTHER CLASSES	Latitude	33.3960062488781
Lot/Block/Tract	20/1/-	Longitude	-112.073719541258
MCR Number	003430	Tax Area	661300
		Tax Municipality	Phoenix
		School Districts	Roosevelt Elementary District#66 Phoenix Union High School District#210

Legal Description (Abbrev)

LOT 20 BLOCK 1 TOWNSEND PARK BLKS 1,2,3 MCR 003430

Land Areas

Lot	County Zone	City Zone
Size: 0.237 acres / 10,316 sqft • Corner	[C-C] COMMERCIAL, COMMUNITY: 100%	[C-2] Commercial And Intermediate Commercial: 100%

Structure:

SVC STATION, SELF SVC Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

Structure Information	Construction	Additional Features
Living Area: 1,025 sqft Year Built: 1980 Stories: S	Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME Added Attached: None	Added Detached: None

SVC STATION, SELF SVC Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

Structure Information	Construction	Additional Features
Living Area: 1,025 sqft Year Built: 1980 Stories: S	Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME Added Attached: None	Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
08/13/2009	CP 2004 STATION 1 LLC	3D ONE LLC	\$1,300,000	\$1,300,000	\$0	Special Warranty			20090752679
08/03/2001	3D ONE L L C	PASCO PETROLEUM CORP	\$850,000	\$850,000	\$0	Special Warranty			20010713327
12/30/1986	PETROLEUM MARKETING CORP		\$125,000	\$0	\$0	Miscellaneous	All Cash		19860722773

No Loan History

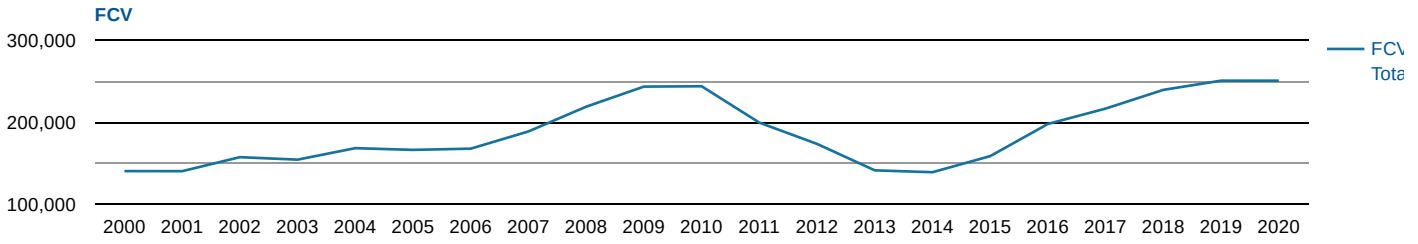
Subdivision - TOWNSEND PARK BLKS 1,2,3

Subdivision Details	Stories	Average House
Improved Lots: 7 Year Built Range: 1945 - 1983 With Pool: 0 (0%)	Single Story: 7 Multiple Story: 0	Sqft: 1,821 Lot Sqft: 7,513 Fixtures: 0

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)				
		2016 Final	2017 Final	2018 Final	2019 Prelim	2020 Prelim
FCV Improvement		\$158,900	\$174,900	\$199,400	\$207,300	\$207,300
FCV Land		\$39,200	\$41,900	\$40,200	\$43,500	\$43,500

FCV Total	\$198,100	\$216,800	\$239,600	\$250,800	\$250,800
FCV YoY Change	25%	9%	11%	5%	0%
Assessed FCV	\$35,658	\$39,024	\$43,128	\$45,144	\$48,798
LPV Total	\$153,578	\$161,257	\$169,320	\$177,786	\$177,786
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$5,159	\$5,424	\$5,691	\$0	\$0



Flood Information

Map Number: 04013C2215L
 Map Date: 2013-10-16
 Panel: 2215L
 FEMA Zone: X
 Flood Risk Profile: FloodSmart.gov

(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.