



Last Sold **8/13/2009**
 Last Sale Price **\$1,300,000**
 Owner **-**
 Mailing **2601 W DUNLAP AVE STE 10
 PHOENIX, Arizona 85021-2711**
 Lot **0.24 Acres / 10316 Sqft**
 Year Built **1980**
 SqFt **1025**
 Class **MASONRY OR REINFORCED
 CONCRETE TILT-UP FRAME**
 Added Attached **None**
 Added Detached **None**

Construction **MASONRY OR REINFORCED CONCRETE TILT-
 UP FRAME**
 Roof **-**
 A/C **-**
 Heat **-**
 Stories **1**
 Building Type **SVC STATION, SELF SVC**
 Parking **-**
 Parking Spaces **-**
 Patio **-**
 Pool **No**

Subdivision - TOWNSEND PARK BLKS 1,2,3				County Zone - MARICOPA		City Zone - PHOENIX			
Improved Lots	8	Single Story	8	Avg Sqft	1722.13	[C-C] COMMERCIAL, COMMUNITY	100%	[C-2] Commercial And Intermediate Commercial	100%
With Pool	0	Multiple Story	0	Avg Lot	7863				
Year Built	1945-1983								

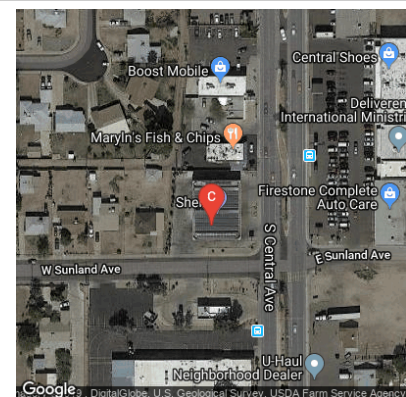
Tax Assessment								
	2013 Final	2014 Final	2015 Final	2016 Final	2017 Final	2018 Final	2019 Prelim	2020 Prelim
FCV Improved	\$97,073	\$99,300	\$120,900	\$158,900	\$174,900	\$199,400	\$207,300	\$207,300
FCV Land	\$44,500	\$40,000	\$38,000	\$39,200	\$41,900	\$40,200	\$43,500	\$43,500
FCV Total	\$141,573	\$139,300	\$158,900	\$198,100	\$216,800	\$239,600	\$250,800	\$250,800
YoY Change %	-19%	-2%	14%	25%	0%	0%	0%	0%
Assessed FCV	\$27,607	\$26,467	\$29,397	\$35,658	\$39,024	\$43,128	\$45,144	\$48,798
LPV Total	\$141,573	\$139,300	\$146,265	\$153,578	\$161,257	\$169,320	\$177,786	\$177,786
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$4,476	\$4,737	\$4,991	\$5,159	\$5,424	\$5,691	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
8/13/2009	Cp 2004 Station 1 Llc	3d One Llc	\$1,300,000	\$1,300,000	\$0	Special Warranty	All Cash	-	20090752679
8/3/2001	3d One L L C	Pasco Petroleum Corp	\$850,000	\$850,000	\$0	Special Warranty	All Cash	-	20010713327
12/30/1986	Petroleum Marketing Corp		\$125,000	\$0	\$0	-	-	-	19860722773

Flood Zone		Zone Description
Map Number	04013C2215L	(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	2215L	
FEMA Zone	X	

Improvements					
Year Built	Living Area	Stories	Construction	Quality	
1980	1025	1	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	GOOD	

Additional Information	
Parcel	113-41-020
County	MARICOPA
MCR Number	3430
Municipality	PHOENIX
Section / Township / Range	29 / 1N / 3E
Lot / Block / Tract	20 / 1 / -
Census Tract / Block	115802 / 2011
Tax Area	661300
Latitude, Longitude	33.3960079622255, -112.073718269664
Property Type	(1710) FULL-SVC SVC STATION
Legal Class	COMML/REAL & IMPS NOT IN OTHER CLASSES
School District(S)	Phoenix Union High School District Roosevelt Elementary District



TOWNSEND PARK MCR 43/43 LOT 20 BLK 1 EX ANY PT
LY ELY OF A LN PARA WI & 46F WLY OF MON LN
CENTRAL AVE & ALSO 8F ABAND LY W & ADJ SD LOT



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.