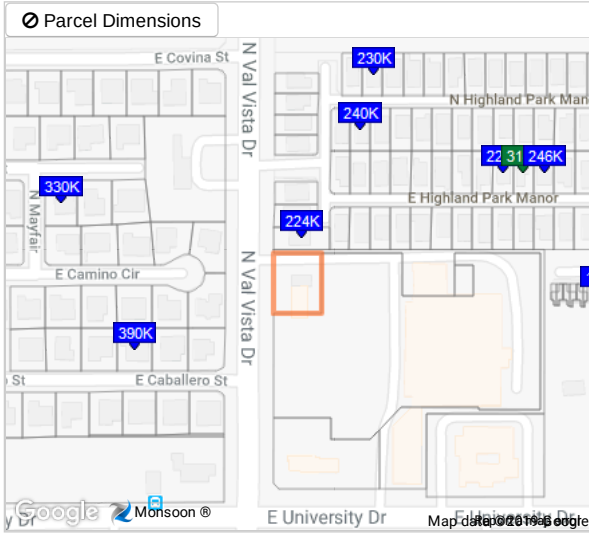


760K 461 N Val Vista Dr, Mesa, AZ 85213-7001 (Active)

Maricopa Assessor Parcel # 140-13-548



Property Information		Area Information	
Property Owner	WITTMAN CORNER LLC	Subdivision	VAL VISTA VILLAGE SQUARE LOT 1-4
Property Address	461 N Val Vista Dr Mesa, AZ 85213-7001 Maricopa County	Section/Town/Range	16/1N/6E
Tax Mailing Address	Wittman Corner Llc 2601 W Dunlap Ave Ste 10 Phoenix, AZ 85021-2711	Census Tract	420706
Property Type	(1413) NGHBD SHOP CTR, AUTO SVC	Census Block	3017
Legal Class	(01-08) SHOP CTRS	Latitude	33.4243350571113
Lot/Block/Tract	1/-/-	Longitude	-111.753228277881
MCR Number	033838	Tax Area	041003
		Tax Municipality	Mesa
		School Districts	Mesa Unified District#04

Legal Description (Abbrev)

LOT 1 VAL VISTA VILLAGE SQUARE LOT 1-4 MCR 033838

Land Areas

Lot	County Zone	City Zone
Size: 0.398 acres / 17,316 sqft	[C-G] COMMERCIAL, GENERAL: 100%	[LC] Limited Commercial District: 100%

Structure:

CONVENIENCE MARKET Class:: WOOD OR STEEL STUD FRAME

Structure Information	Construction	Additional Features
Living Area: 1,200 sqft Year Built: 2000 Stories: S	Construction: WOOD OR STEEL STUD FRAME Added Attached: None	Added Detached: None

COMML MISC YARD IMPS Class:: WOOD OR STEEL STUD FRAME

Structure Information	Construction	Additional Features
Living Area: 1 sqft Year Built: 2000 Stories: S	Construction: WOOD OR STEEL STUD FRAME Added Attached: None	Added Detached: None

SVC STATION, SELF SVC Class:: WOOD OR STEEL STUD FRAME

Structure Information	Construction	Additional Features
Living Area: 1 sqft Year Built: 2000 Stories: S	Construction: WOOD OR STEEL STUD FRAME Added Attached: None	Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
06/15/2010	WITTMAN CORNER LLC	ABS SW INVESTOR LLC	\$200,000	\$0	\$0	Special Warranty			20100507363
06/30/2006	ABS SW INVESTOR LLC	ALBERTSON'S INC	\$5,970,000	\$0	\$1,689,279,700	Warranty	Fannie/Freddie		20060887864
07/14/1999	ALBERTSON'S INC	BETWEEN CASES L L C	\$300,000	\$300,000	\$0	Special Warranty			19990667511
09/26/1995	BETWEEN CASES L L C	ALBERTSON'S INC	\$456,000	\$456,000	\$0	Special Warranty			19950584952
01/17/1983	CHARLES KOSTRIVAS		\$69,000	\$0	\$55,200	Miscellaneous			19830017386

\$ No Loan History

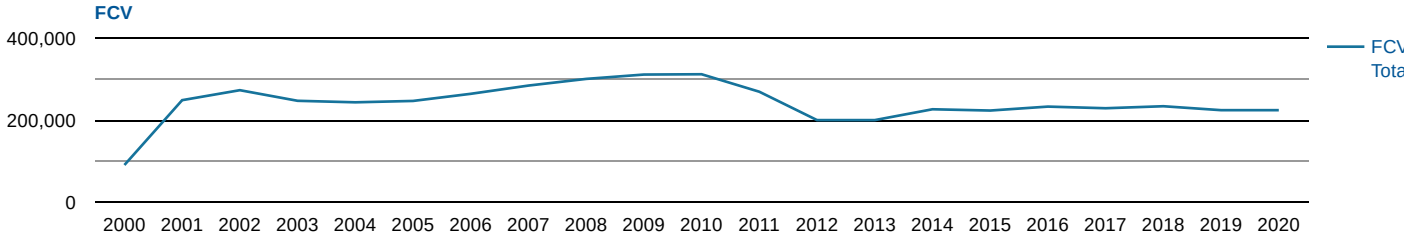
Subdivision - VAL VISTA VILLAGE SQUARE LOT 1-4

Subdivision Details	Stories	Average House
Improved Lots: 4 Year Built Range: 1990 - 2000 With Pool: 0 (0%)	Single Story: 4 Multiple Story: 0	Sqft: 19,336 Lot Sqft: 83,018 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	\$186,200	\$176,600	\$177,300	\$174,100	\$174,100
FCV Land	\$46,700	\$52,300	\$56,500	\$50,100	\$50,100
FCV Total	\$232,900	\$228,900	\$233,800	\$224,200	\$224,200
FCV YoY Change	4%	-2%	2%	-4%	0%
Assessed FCV	\$41,922	\$41,202	\$42,084	\$40,356	\$41,940
LPV Total	\$232,900	\$228,900	\$233,800	\$224,200	\$224,200
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$5,432	\$5,186	\$5,200	\$0	\$0



Flood Information

Map Number: 04013C2270M
 Map Date: 2015-11-04
 Panel: 2270M
 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.