

City of Prescott

Planning & Zoning Commission



December 14, 2023 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Planning & Zoning Commission** at their meeting to be held **December 14, 2023**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

Viewing & Participation

This meeting may be viewed on Channel 64, Facebook Live or on the City's website: [Live Prescott City Council Videos](#)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION & ACTION ITEMS**
 - A. Approval of the November 9, 2023 Planning & Zoning Commission Meeting Minutes.
Recommended Action: MOVE to approve the November 9, 2023 meeting minutes as presented
 - B. **SUP23-002:** Special Use Permit to Allow for the Construction of an 80-foot Wireless Tower Next to the Existing Water Tank, Which is a Request to Exceed the Allowed Height Limitation for the Zoning District of 35-feet. Location: APN 800-20-034S, 3599 Williamson Valley Road. Zoning: Rural Estate 2 Acre (RE-2 Acre). Applicant: SmartLink Communications LLC.
Recommended Action: MOVE to recommend approval/denial of SUP23-002 allowing for an 80-foot monopole
4. **STAFF UPDATES**
5. **ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-

431.03(A)(3));

- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 12/7/23 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Siep

Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: December 14 Planning & Zoning Commission Meeting
DATE: December 14, 2023
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the November 9, 2023 Planning & Zoning Commission Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the November 9, 2023 Planning & Zoning Commission meeting. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to approve the November 9, 2023 meeting minutes as presented

ATTACHMENTS

1. November 9, 2023 P&Z Minutes



City of Prescott

Planning & Zoning Commission

November 9, 2023 | 9:00 AM

201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chairman Don Michelman called the meeting to order at 9:00 A.M.

2. ROLL CALL

MEMBERS:

Don Michelman, Chairman
Ted Gambogi, Vice-Chairman
Susan Graham, Commissioner
Thomas Hutchison, Commissioner
James Kleczewski, Commissioner
Thomas Reilly, Commissioner
James Whiting, Commissioner

Staff:

Tammy DeWitt, Community Planner
George Worley, Planning Manager
Chelsea Walton, Community Development Director
Sarah Hilton, Recording Secretary
Matt Podracky, Deputy City Attorney
Mayor Phil Goode
Councilwoman Connie Cantelme
Councilwoman-Elect Lois Fruhwirth

3. DISCUSSION & ACTION ITEMS

- A. Approval of the October 26, 2023 Planning & Zoning Commission Meeting Minutes.

MOTION BY COMMISSIONER GAMBOGI TO APPROVE THE OCTOBER 26, 2023 MINUTES; SECONDED BY COMMISSIONER REILLY: (5 - 0) WITH COMMISSIONER KLECZEWSKI AND COMMISSIONER HUTCHISON ABSTAINING.

- B. **SUP23-002** - A Special Use Permit to Allow for the Construction of an 80-foot Wireless Tower Next to an Existing Water Tank, Which is a Request to Exceed the Allowed Height Limitation for the Zoning District of 35-feet. Location: 3599 Williamson Valley Road, APN 800-20-034S. Zoning: Rural Estate 2-Acre (RE-2 Acre). Applicant: SmartLink Communications LLC.

Tammy DeWitt, Community Planner, presented an aerial view of the subject property and stated that the proposed location for the cell tower is north of an existing water tank on property owned by the Arizona State Land Department. Access will be off of Williamson Valley Road, which they will be improving in order to get their equipment to the proposed location as well as maintain the equipment.

Ms. DeWitt stated that the proposed location is outside of the Airport Influence Area, so the cell tower is not required to be lit. The proposed property is 204 acres with the water tank being 1,000 feet from the southern property line. She stated that there is also an open space tract that is 400 feet past the southern border of the property making the nearest residence 1,400 feet from the water tank and 1,800 feet from the proposed cell tower.

Ms. DeWitt stated that to the north of the property is another 255-acre parcel owned by the Arizona State Land Department, to the west is State trust land, and to the east is a 79-acre parcel owned by the Bureau of Land Management.

Ms. DeWitt presented a map showing where the opposition for the cell tower came from, stating that she received opposition from approximately 33 people.

Ms. DeWitt presented an aerial view of the property that showed the cell tower location, which will be approximately 400 feet to the north of the existing water tank on the downward side of the hill.

Ms. DeWitt presented a rendering of the proposed cell tower. She stated that it is 80 feet tall, which is 20 feet lower than what was previously proposed. The proposal is for a monopole, which can be painted a neutral color to be considered stealth and blend in with its surroundings.

Ms. DeWitt stated that the Special Use Permit (SUP) process allows for Council approval of tower heights in excess of the district allowance. In this instance, the RE-2 acre district has a height limit of 35 feet which is standard for all residential districts. The requested 80-foot wireless tower would require specific Council approval as a part of the SUP approval.

Matt Podracky, Deputy City Attorney, stated that the Federal Telecommunications Act of 1996 allows for local jurisdictions to consider land use in the siting of cell towers. He stated that there are five restrictions that the Federal Government places which are:

1. The regulation placement of cell towers cannot discriminate against providers; meaning that you cannot give one provider special treatment over another provider.
2. The Local Government can deny or approve an application upon objective criteria which can be found in the Land Development Code (LDC) 2.4.49. He stated that the LDC takes into account Federal as well as local regulations.
3. The City must act within a reasonable period of time on an application.
4. If the application is denied, it has to be written down and substantial

evidence needs to exist to justify the denial. The evidence needs to show that the Planning & Zoning Commission and City Council are applying the Land Development Code in their decision making.

5. The City cannot deny a cell tower application on the basis of environmental effects of radio frequency emissions.

Commissioner Ted Gambogi asked Mr. Podracky to give an overview of LDC 2.4.49.

Mr. Podracky stated that it contemplates the purpose of the Telecommunications Act of 1996 which, at one point, allowed for control over the placement and siting of cell towers. He stated that the Federal government does not want to prohibit and, in fact, encourages wireless telecommunications. The purpose of the act in section 2 of the LDC talks about:

- Protecting residential areas from adverse impacts of cell towers.
- Encouraging the placement of wireless facilities in non-residential areas.
- Minimizing the total number of wireless communications sites throughout the community.
- Encouraging the users of towers and antennas to locate, to the extent possible, in areas where the adverse impact on the community is minimal.
- Encouraging use of towers and antennas to configure them in a way that minimizes the adverse visual impacts of the towers and antennas through thoughtful design, siting, landscape screening and camouflaging techniques.
- Enhancing the ability of the service providers of telecommunications services that provide such services to the community quickly, effectively, and efficiently.
- To consider the public health and safety associated with wireless communications.

Mr. Podracky stated that the governing body cannot consider the environmental effects but that they would look for fall concerns in the design and engineering of the tower and minimizing potential damage to adjacent properties from tower failure through proper engineering and careful siting of towers.

Mr. Podracky stated that his recommendation to the Planning & Zoning Commission is that they make their determinations based on the Land Development Code.

Commissioner Tom Hutchison stated that in a previous meeting about a different cell tower, the previous City Attorney stated that the two reasons the City could deny a cell tower were; the absence of demonstrating a coverage gap or if the proposal was not the least intrusive solution. He asked if that is still accurate.

Mr. Podracky stated that there are many other factors in the LDC based on safety issues, aesthetics, and others that can be applied to decision making. He stated that one of the most litigated issues is whether or not the applicant can show that this is the least restrictive means of covering a significant gap in their coverage.

Chairman Don Michelman asked if when Mr. Podracky said “their” coverage did he mean versus all coverage available.

Mr. Podracky stated that the provider must be able to show that the proposed cell tower closes a significant gap in its own coverage, and that they are doing it in the least intrusive way possible.

Commissioner James Kleczewski read from the Federal Telecommunications Act that the purpose of FCC regulations is to prevent telecommunications site decisions from being based on unscientific or irrational fears that emissions from telecommunications sites may cause undesirable health effects. He asked if that is something they are prohibited from acting on.

Mr. Podracky stated that what Commissioner Kleczewski read is a good statement of the law.

Commissioner Gambogi asked if the cell tower would be 1,800 feet from the nearest home. He then asked how tall a previously approved nearby cell tower is.

Ms. DeWitt confirmed that the tower would be 1,800 feet from the nearest home and stated that it is approximately 85 feet and is on a hill.

Mr. Gambogi stated that when the Commission first heard this cell tower it was 100 feet, and it has now been reduced to 80 feet.

Ms. DeWitt stated that is correct and that an 80-foot tower will still allow for two additional carriers to be able to co-locate onto it.

Commissioner Susan Graham asked how tall the three towers that are within three miles of the proposed tower are, how long they have been there, and how many providers are on each tower.

Ms. DeWitt stated that she does not have that information readily available. She then showed a coverage map to show where all the towers in the area are located.

Commissioner Graham asked if the applicant is asking for an 80-foot cell tower to put two other providers on it and no other companies want to tie in, then do they need the tower to be 80 feet?

Ms. DeWitt stated that this cell tower is for AT&T and other providers are able to use the subject tower once they get the necessary building permits.

Commissioner Hutchison stated that it seems like a build it and they will come situation.

Ms. DeWitt stated that the City would rather see one tower with multiple carriers on it than multiple, shorter towers.

Commissioner Hutchison stated that they do not need an 80-foot tower.

Ms. DeWitt stated that the tower needs to be tall enough to read the other towers in order to fill the gap in coverage.

Commissioner Hutchison stated that the fact that they are preparing for two other carriers suggests that they do not need 80 feet.

Mark Sawyer with SmartLink stated that the reason they need 80 feet is because it needs to be a co-locatable tower in order to prevent a need for multiple smaller towers in the future. The other carrier that would use the tower would need the additional height to meet their coverage objectives.

Mr. Sawyer stated that, in order to meet recommendations from the Commission and the public, they reduced the tower from 100 feet to 80 feet. They are also willing to paint the tower any color the City feels would help it blend. Mr. Sawyer stated that the tower would be lit by fiber so there would be no microwave dish on top.

Mr. Sawyer stated that there are no other locations that they have found that will meet the coverage objectives for AT&T. The subject site was chosen because of the height of the hill and distance from residents. He stated that AT&T is in a coverage gap in the area as their next closest site is approximately 2-2.5 miles to the north and to the east and there is nothing to the west.

Mr. Sawyer stated that the coverage maps do show voice and data coverage. He stated that they reached out to City of Prescott Fire, Police, and Yavapai County Sheriff's Office. They heard back from Yavapai County Sheriff's Office, and they have no issues with the cell tower. He stated that he did not hear back from Prescott Fire or Police.

Mr. Sawyer stated that they went through City Code and made sure that they were meeting the criteria for a SUP. He stated that they are willing to do anything that is required under the code and zoning ordinance to make sure it is correct.

Commissioner Hutchison asked if they would have a viable business case without the other two co-located carriers.

Mr. Sawyer stated that they would like to make it co-locatable. They would like to make sure that there is one tower instead of multiple towers in the area.

Commissioner Gambogi asked if they looked at two properties.

Mr. Sawyer stated that they looked at multiple properties and none of them would work from an RF perspective as well as being able to lease the land. The State Land Department was willing to work with them to lease the proposed property.

Commissioner Gambogi stated that he had a friend that lived in the area who had to switch carriers from AT&T because they did not have enough coverage there.

Mr. Sawyer stated that is why they are before the Commission. They are trying to

fill the coverage gap in the area.

Commissioner James Whiting stated that the Middle-Class Tax Relief and Job Creation Act of 2012 allows the fact that the 80-foot tower could be increased in height and the City would be legally prohibited from stopping that from happening. He asked if that was taken into consideration when they dropped the height from 100 feet to 80 feet.

Mr. Sawyer stated that they did not take that into consideration, but a height increase is allowable. He stated that they lowered the height based on concerns from the residents and they felt that any providers that would use the tower would still have enough height to meet their coverage needs.

Commissioner Whiting stated that in the Land Development Code it says that no existing facility or wireless cell communications facility may be changed or modified except as follows and one of the stipulations states that the change does not increase the height to the tallest component of the height approved by the SUP or, in the case of an existing facility, the current height. He asked if that is in conflict with the Middle-Class Relief and Job Creation Act of 2012.

Mr. Podracky stated that yes, it is, and the Federal law would take precedence over City Code.

Commissioner Whiting stated that they would not be able to do anything about a height increase.

Mr. Podracky stated that is correct and is true with any cell tower in the city.

Mr. Sawyer stated that their main objective in lowering the height was to reduce the view shed from the surrounding properties and still meet their coverage objectives.

Commissioner Graham asked if there are any other providers on the three other towers that are in the three-mile radius of the proposed tower.

Mr. Sawyer stated that he was unsure, but he assumed there are.

Commissioner Graham asked what height they would need if they only construct the tower for AT&T.

Mr. Sawyer stated that they would still need 80 feet to meet their coverage objective.

Commissioner Graham asked if it would work for another carrier to be lower on the tower.

Mr. Sawyer stated that yes it would. They would be able to meet their coverage objective. He believes the next carrier would need approximately 65 feet. He stated that Verizon generally needs a lower height than AT&T.

Chairman Michelman asked if the height is related to existing towers to be able to transmit between the towers so another carrier could be lower if they have a tower that is closer.

Mr. Sawyer stated that yes, they need the height in order to see the existing towers that AT&T has.

17 members of the public spoke, all in opposition. Their main concerns were:

- Aesthetics
- Property values
- Health and safety

Mr. Sawyer stated that they are willing to put a light on the tower if it is required. He stated that there is an existing tower on the property that he believes is 60 feet and they will try to blend in with that.

Mr. Sawyer stated that they will meet all requirements including environmental, Native American, SHPO and Archaeological studies. He stated that those things are mandatory under the FCC and the City of Prescott.

Commissioner Whiting stated that he was under the impression that the existing tower is 35 feet.

Ms. DeWitt stated that staff looked through records and found that the existing tower is owned by the City, but the permit did not say the height.

Commissioner Whiting stated that he believes the height of the existing tower should be determined.

Commissioner Graham stated that at the last meeting the Commission requested additional information from the applicant, and it appears that it was not provided.

Commissioner Kleczewski stated that he asked what the additional sites were that the applicant looked at and he did not get an answer.

Mr. Sawyer stated that he does not have specific information on the alternate sites as they did not have many options based on their coverage objective need. He stated that he can provide what they have on additional sites.

Commissioner Graham stated that the Commission requested data showing the need for increased coverage.

Anil Cheruvu, RF Engineer for SmartLink, stated that the coverage maps that they provided show the gap in coverage and the coverage the new tower will provide.

Commissioner Kleczewski asked where the data is that shows that the tower needs to be 80 feet.

Mr. Cheruvu stated that the propagation maps show the coverage when the tower is at 80 feet. They show that the tower meets the coverage need at that height.

Commissioner Kleczewski asked if there is evidence showing that there would be similar coverage at 50 or 60 feet.

Mr. Cheruvu stated that they need the height to meet their coverage needs. As they get lower, there would be gaps in coverage.

Commissioner Gambogi asked what height the coverage maps showed coverage for in the last meeting.

Mr. Sawyer stated 100 feet.

Commissioner Gambogi stated that the Commission saw a map for 80 feet today. He then asked if the applicant had maps showing the coverage at 60 and 40 feet and if they could see all of the maps together to compare.

Mr. Cheruvu stated that they can prepare those maps if needed.

Chairman Michelman stated that there seems to be a difference in the distance from the tank. He asked if the tower will be located 100 or 400 feet from the tank.

Mr. Sawyer stated that he does not know the answer to that.

Chairman Michelman stated that he would like the answer to that question.

A member of the public brought up a map showing contour lines to show the Commission.

Chairman Michelman asked the difference between the bottom of the tank and the bottom of the proposed tower.

Mr. Sawyer stated that he does not have that information.

Commissioner Gambogi asked if the applicant heard back from the City of Prescott Fire or Police departments.

Mr. Sawyer stated that he only heard from the Yavapai County Sheriff's office.

Commissioner Gambogi asked what the applicant heard from them.

Mr. Sawyer stated that they only said that they have no objections to the project.

Commissioner Gambogi asked if camouflaging the tower as a tree is still a consideration.

Mr. Sawyer stated they decided on the monopole based on conversations with staff.

Mr. Cheruvu stated that the proposal for the tree is still an option.

Rich Johnson, Senior Public Safety Assurance Manager with FirstNet stated that, while City of Prescott Police and Fire Departments are not on FirstNet, there are jurisdictions throughout the state that are. Being on FirstNet would increase their coverage capabilities in the area.

Commissioner Kleczewski stated that the City of Prescott Police Department manages the 911 centers for most of the communities around the area including the ambulance service and asked if the applicant heard back from them on if it would be a problem not to have the tower for 911 capabilities.

Ms. DeWitt stated that first responders are on Verizon so the tower would not affect them but as AT&T increases their coverage, first responders may move to their service.

Chairman Michelman asked the Commission if they felt that they could make a decision or if they needed more information.

Commissioner Gambogi stated that, based on the input from residents, he would like to know coverage based on 40, 60, 80, and 100 foot towers. He stated that the lower the tower, the more towers they will need.

Commissioner Hutchison stated that most people want robust cell service, but nobody wants a cell tower near them. He stated that his belief is that this proposal is not the least intrusive solution.

Chairman Michelman asked each Commissioner if they are comfortable voting.

Commissioner Graham stated that she is not.

Commissioner Whiting stated that he would like to know the height of the existing tower, because it will make a difference if the new tower is much taller or only 20 feet taller.

Commissioner Reilly stated that he heard from the community that the real estate values will be affected by the tower but there is already a tower at that location, and he would like to know if there is additional detriment to home values by adding the new cell tower.

Commissioner Kleczewski stated that property values go down the closer a home is to a cell tower or power lines, but there is no study from an independent party that can verify that this happens in every case. He stated that he would like to know how property values are affected by a taller tower versus a shorter tower. He believes that a taller tower will affect values more than a shorter tower.

Chairman Michelman stated that he would like to know the height of the existing tower, the height of the tank and how that compares to the proposed 80-foot tower. He stated that he would like to know how many residents would be able to

see the cell tower from their home.

Commissioner Gambogi spoke about previous cell towers that he has seen proposed during his time on the Commission. He stated that there was a tower in Yavapai Hills that was proposed right behind someone's property. In this case, the tower would be approximately 1,400 feet from the nearest home. He stated that they also have to consider safety as far as residents being able to access 911.

Commissioner Kleczewski stated that his concern is coverage and 911 coverage. He would like to know how much more coverage they would get with an 80-foot tower versus a 35-foot tower. He would like to know to what degree that would impact 911.

Mr. Podracky stated that in 2009 the FCC created a shot clock rule which states for new towers it is deemed reasonable to act on it within 150 days from the final submission.

Commissioner Hutchison stated that the applicant brought a 100-foot and now an 80-foot proposal and he would like to know if they did not want to add additional carriers how many feet would they actually need.

Ms. DeWitt stated that the application was submitted in April and the City requested more information which was received in June.

Mr. Podracky stated that the time starts after final submission.

Ms. DeWitt stated that it was submitted April 9th, but staff was waiting for authorization from the State Land Department to move forward, which they received in May.

Mr. Podracky stated that the Commission could ask the applicant if they are willing to allow more time for additional review or if they would like to move it forward.

Chairman Michelman asked the applicant if they would be willing to come back to the Commission or if they would like a vote.

Mr. Sawyer stated that they are willing to come back in order to provide all of the information requested.

Ms. DeWitt stated that the three items the Commission would like more information on are:

1. Coverage for 100, 80, 60, and 40 foot tower heights.
2. Height of the existing tower and water tank.
3. How many homes can see the tower from Southview subdivision?

She stated that the other questions asked were addressed in the staff report. She stated that the search and rescue representative provided a map at the last

meeting and there was a disclaimer on it. She stated that the disclaimer was not on the maps provided by the applicant.

Commissioner Whiting stated that if they limited the tower to 35 feet, they do not have to bring it before the Commission.

Ms. DeWitt stated that was correct and they could put it anywhere on the property, including the top of the hill.

Mr. Sawyer asked if the preference would be the camouflaged tree.

Commissioner Reilly stated that the answer is no.

Commissioner Gambogi moved to defer to the December 14th meeting seconded by Kleczewski (6-1)

Chairman Michelman stated that this is Commissioner Gambogi's last meeting as he has been elected to the City Council.

4. STAFF UPDATES

Chelsea Walton has been appointed Community Development Director.

5. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 11:17 A.M.

ATTEST:

DON MICHELMAN, Chairman

SARAH HILTON, Recording Secretary



TO: MAYOR AND CITY COUNCIL
AGENDA: December 14 Planning & Zoning Commission Meeting
DATE: December 14, 2023
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **SUP23-002:** Special Use Permit to Allow for the Construction of an 80-foot Wireless Tower Next to the Existing Water Tank, Which is a Request to Exceed the Allowed Height Limitation for the Zoning District of 35-feet. Location: APN 800-20-034S, 3599 Williamson Valley Road. Zoning: Rural Estate 2 Acre (RE-2 Acre). Applicant: SmartLink Communications LLC.

ITEM SUMMARY

This is a request for a Special Use Permit (SUP) for the installation of a cell tower. The Land Development Code (LDC) establishes the SUP process for all cellular communications towers, except those owned and operated by a governmental entity, and exceeds the zoning height allowance and/or does not meet setback requirements. LDC Section 2.4.49 establishes the design and approval process. The location is zoned Rural Estate 2 Acre, which allows telecommunications facilities to exceed the 35 feet height allowance with an approved SUP.

At the October 12th meeting, the Commission voted to defer the application to the November 9th meeting with 4 items to be addressed by the applicant. These are the 4 items:

1. Alternate sites that may be considered and why this is the preferred site.
2. On the coverage maps, was it for data or talk coverage?
3. View the coverage maps provided and give explanation of the data used to make the maps you provided.
4. Requesting information from fire, police and the sheriff if this proposed tower will help their coverage (they are all on Verizon and we can ask if Verizon goes on this tower if it will improve their service).

After the October 12, 2023, meeting, the applicant worked with their RF Engineers and determined they could lower the tower to 80' and still have room for 2 additional carriers and provided a new drawing for the packet.

At the November 9th meeting, the Commission voted to defer the application to the December 14th meeting with 3 items to be addressed.

1. RF Coverage maps for different heights: 100', 80', 60' and 40' (Staff asked for 35' instead since that is the allowed height per the zoning)
2. Height of existing tower and tank? **The existing communication tower is 60' to top of lattice and the water tank is 30' to the highest point.**
3. How many homes can see the tower in Southview?

The applicant has provided a couple of articles in regard to property values and cell towers. Two of the articles are attached and here is the link to the other: <https://haus.com/resources/the-impact-of-cell-tower-construction-on-residential-property-values>.

BACKGROUND

Site Design

The site is developed and has functional access from Williamson Valley Road. The proposed installation will include a 80-foot wireless tower, a 30 by 30 foot walled compound containing a prefabricated equipment building and a to improve the existing 20 ft wide road easement that is accessed off of Williamson Valley Road and runs along Pioneer Parkway to the site.

The tower design is for a monopole and will allow collocation of 2 additional antennas, but none are proposed at this time.

Federal Telecommunications Act - Limitations on Local Government Control

Although Section 704 of the Federal Telecommunications Act of 1996 47 USC 332(c)(7) does not completely preempt the authority of local governments to make land use decisions regarding the placement of wireless communications facilities, the Act does provide substantial protections for a telecommunications facility applicant. The LDC was written with an understanding of these limitations.

There are five separate limitations on local government's decision-making in the placement of a telecommunications facility (i.e. a cell tower).

1. The City may not discriminate among providers of functionally equivalent services.
2. The City decision cannot prohibit or have the effect of prohibiting the providing of personal wireless services. The City's decision must be based on objective criteria set out in Prescott Land Development Code Section 2.4.49.
3. The City must act on a cell tower application within a reasonable period of time after the request is filed. The "reasonable period of time" requirement is satisfied if the period for review of the application is the usual period under the applicable ordinance or statutory scheme.
4. The City may not regulate the placement, construction, or modification of telecom facilities on the basis of environmental effects of radio frequency emissions to the extent that such emissions comply with FCC regulations. The purpose of the requirement is to prevent telecommunications siting decisions from being based upon unscientific or irrational fears that emissions from telecommunications sites may cause undesirable health effects.
5. A City decision to deny a cell tower application must be in writing and supported by substantial evidence contained in a written record (i.e. relevant evidence as a reasonable mind might accept as adequate to support a conclusion). A court will overturn the denial of an application under the substantial evidence test if it cannot conscientiously find that the evidence supporting that decision is substantial, when viewed in the light that the record in its entirety furnishes, including the body of evidence opposed to the denial. *If Council concludes that the application should be denied; the reasons for such conclusion should be clearly articulated in Council's discussion and expressed in the motion to create the written record required.*

Modification of Standard Requirements

The SUP process allows for Council approval of tower heights in excess of the district allowance. In this instance the RE-2 acre district has a height limit of 35 feet. The requested 80-foot monopole would require specific Council approval as a part of the SUP approval.

Neighborhood Notification

Staff sent notices out to all the property owners within 300 feet of the subject property. Posting notice was placed at the entrance to the Southview Subdivision to the South of the parcel.

Neighborhood Comments

A petition was filed and additional letters of opposition have been submitted and are attached.

FINANCIAL IMPACT

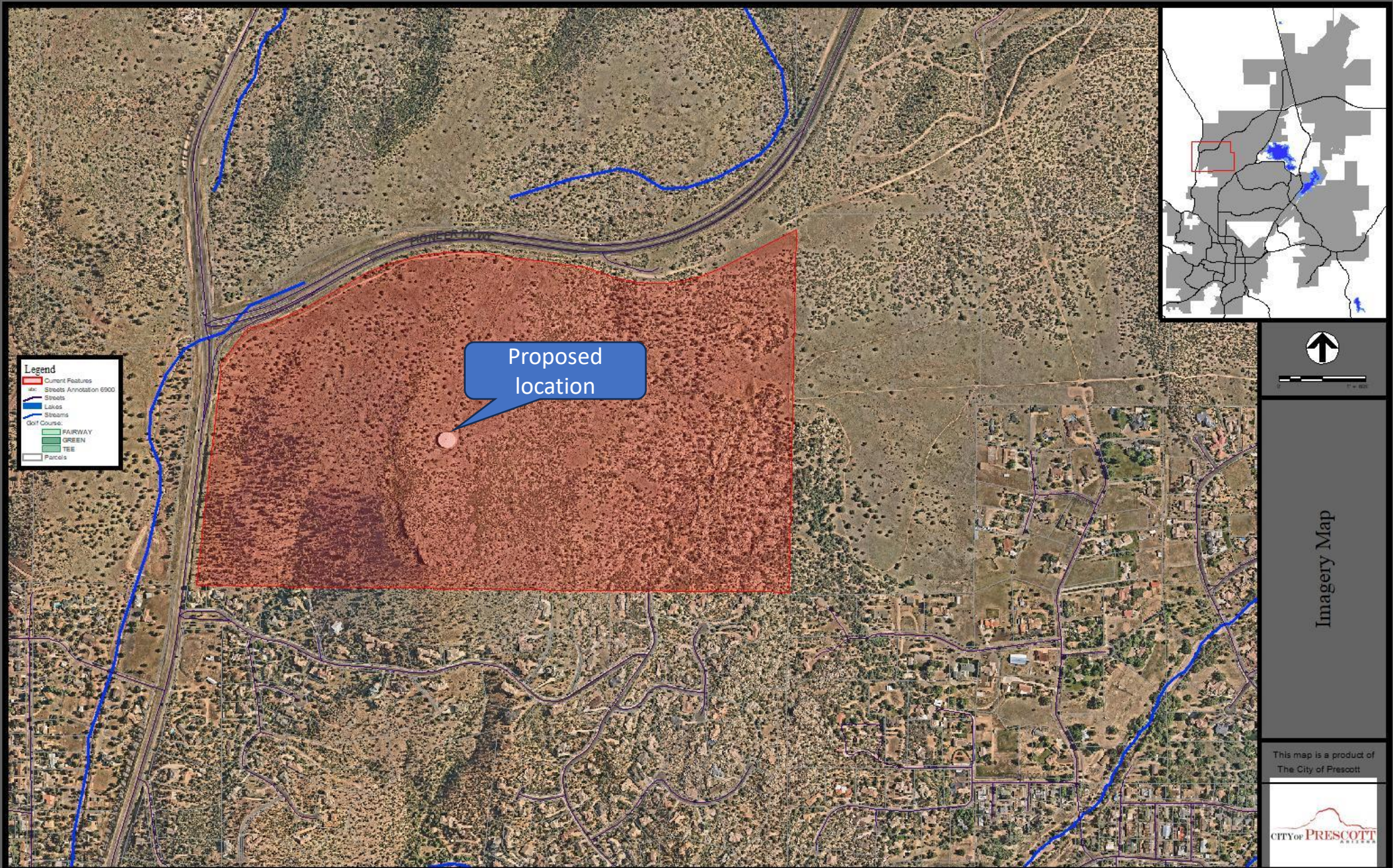
There is no fiscal impact associated with this item.

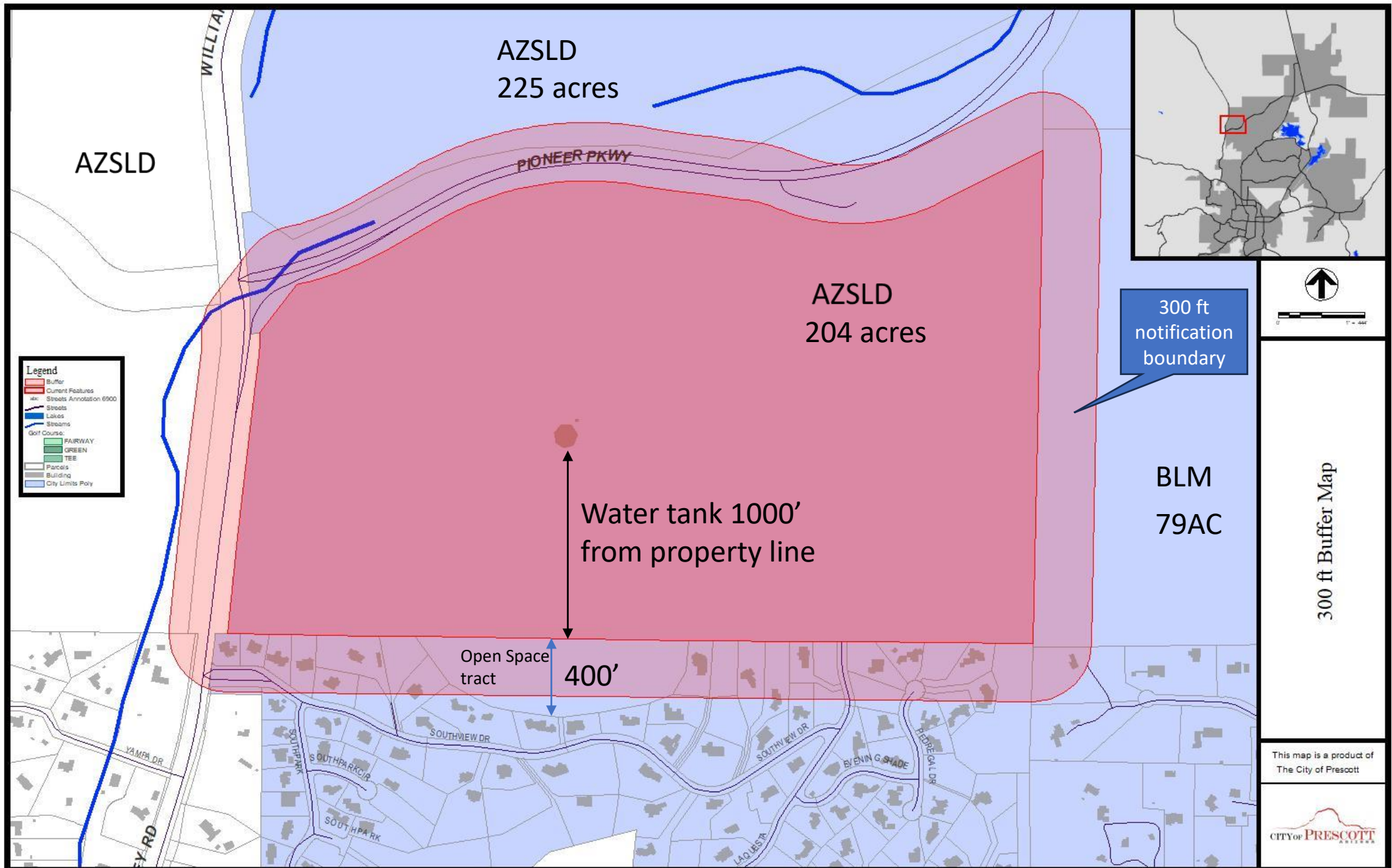
RECOMMENDED ACTION

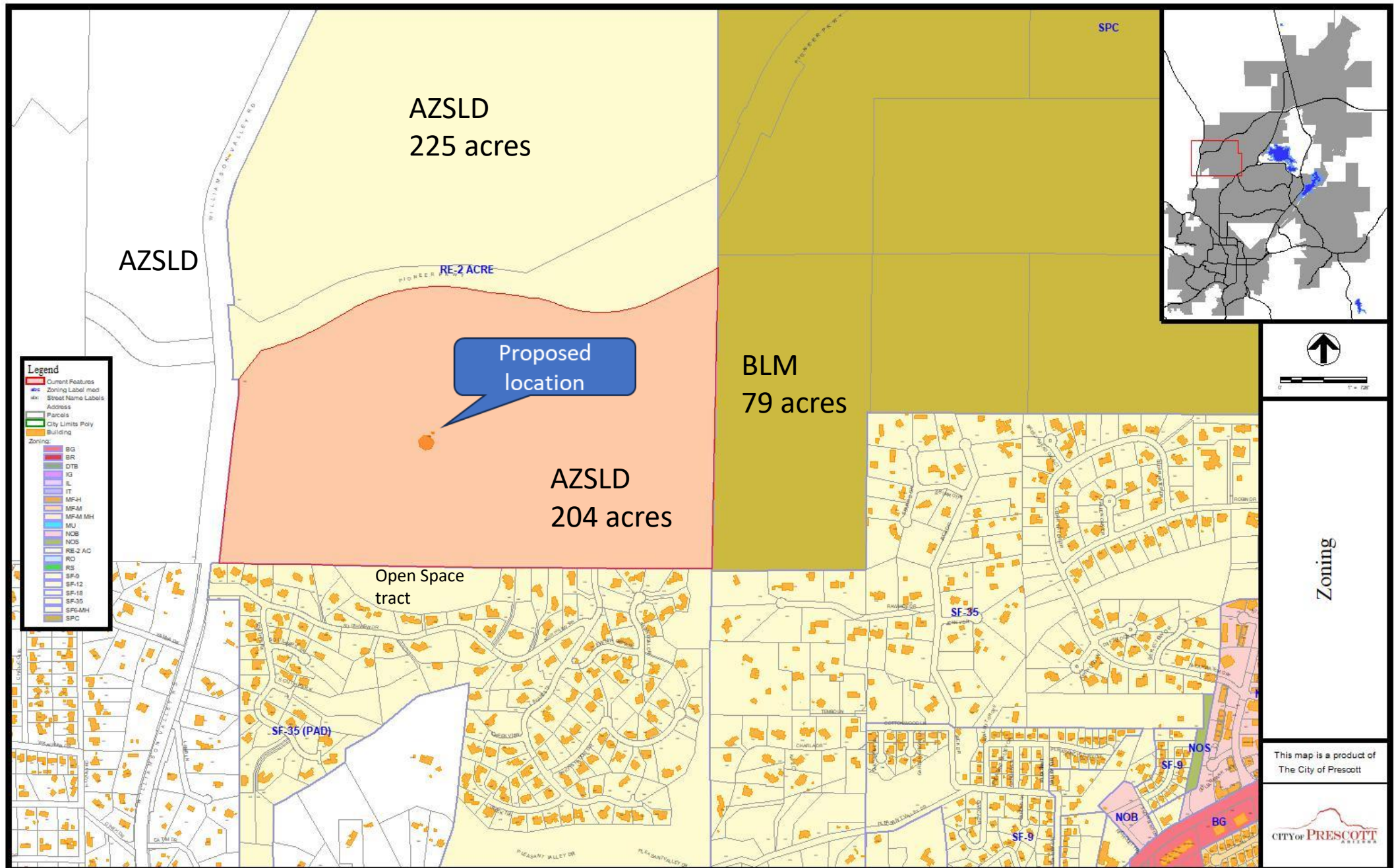
MOVE to recommend approval/denial of SUP23-002 allowing for an 80-foot monopole

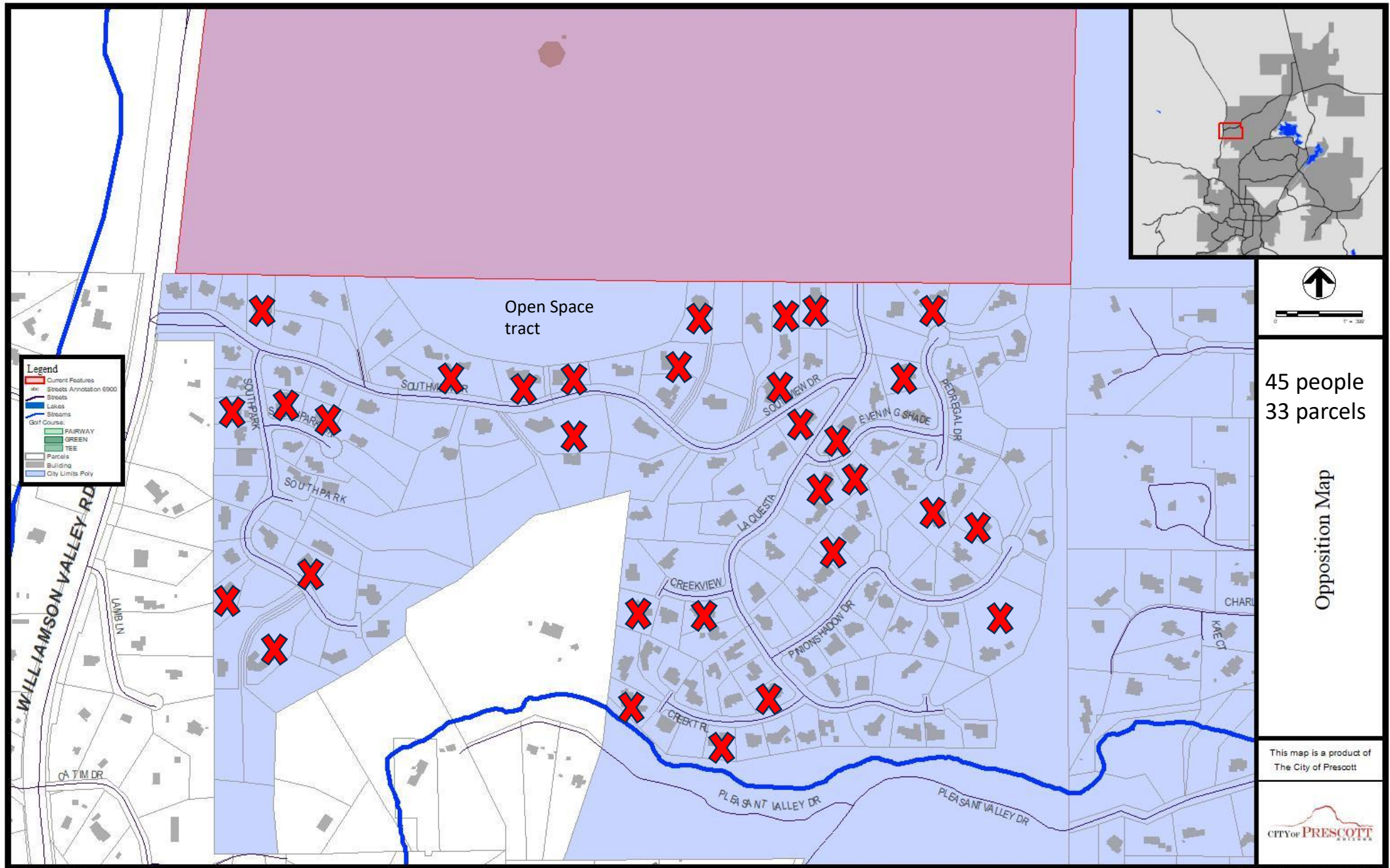
ATTACHMENTS

1. Maps and Proposed 80 ft tower
2. Photo Sims
3. RF Maps
4. New Opposition
5. WirelessFacilitiesImpactOnPropertyValues
6. Market Study

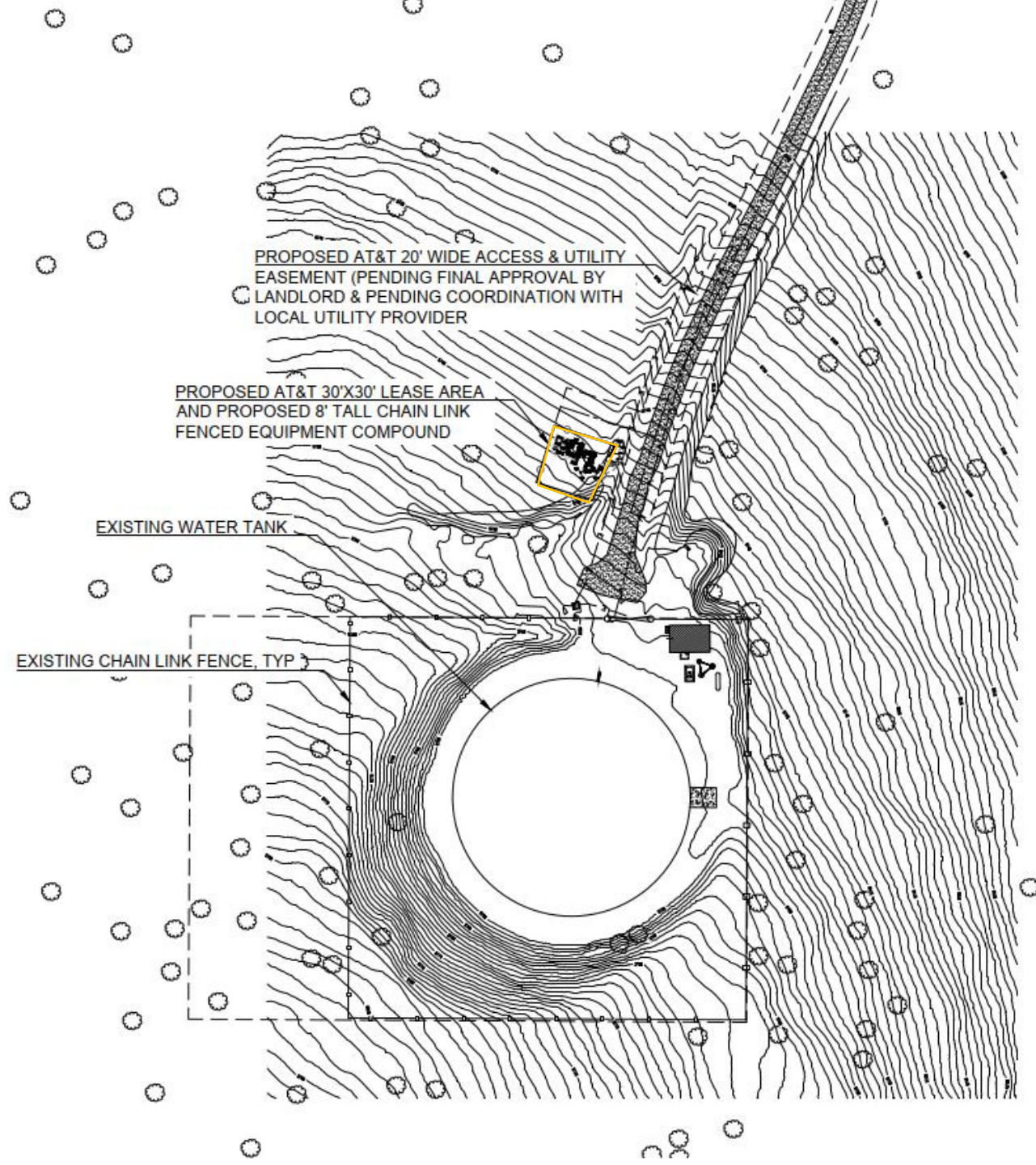












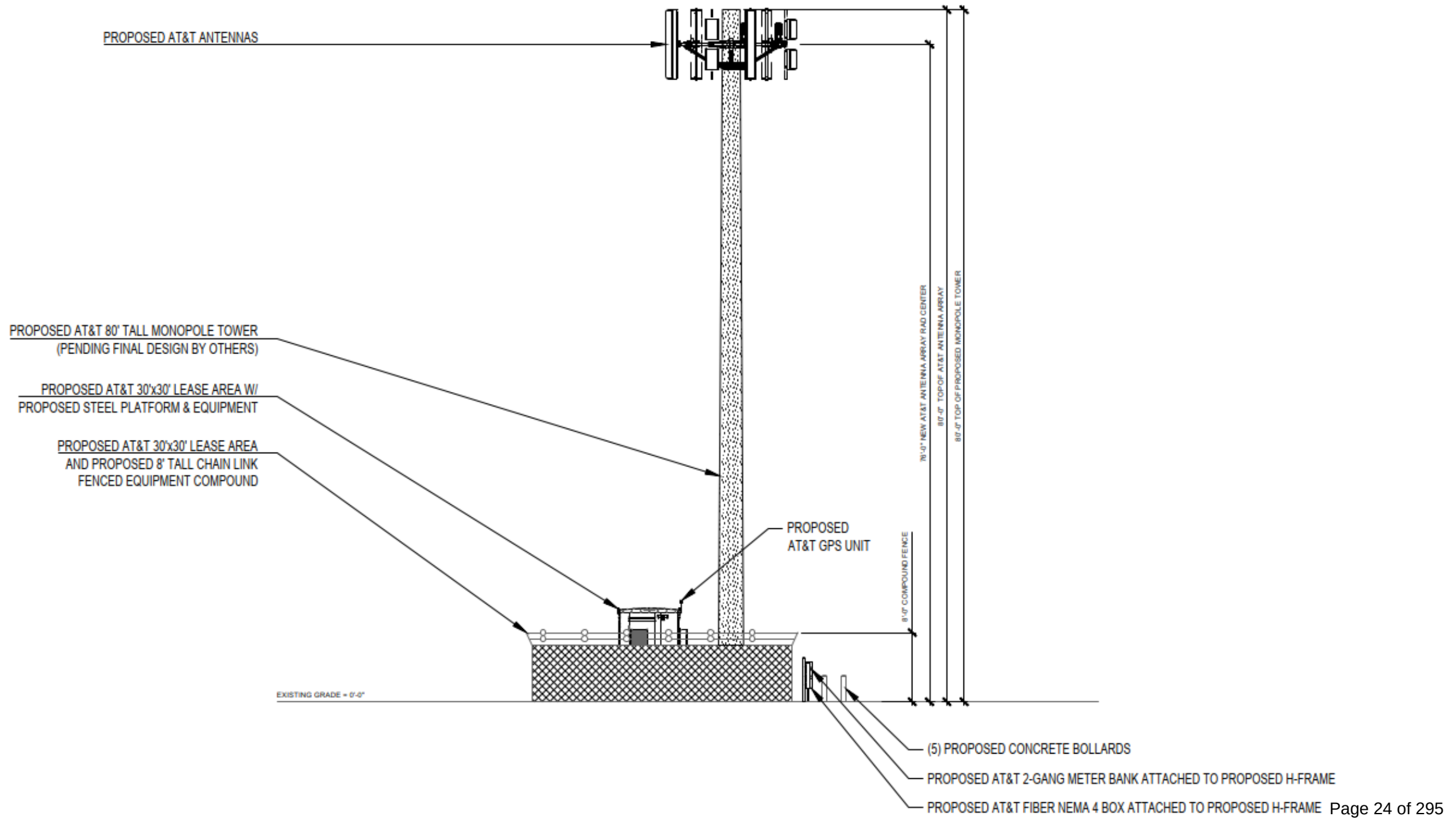




Photo sims for 100' Pine Tree

Existing View #1



Proposed View #1



Photo sims for 100' Pine Tree

Existing View #2



Proposed View #2

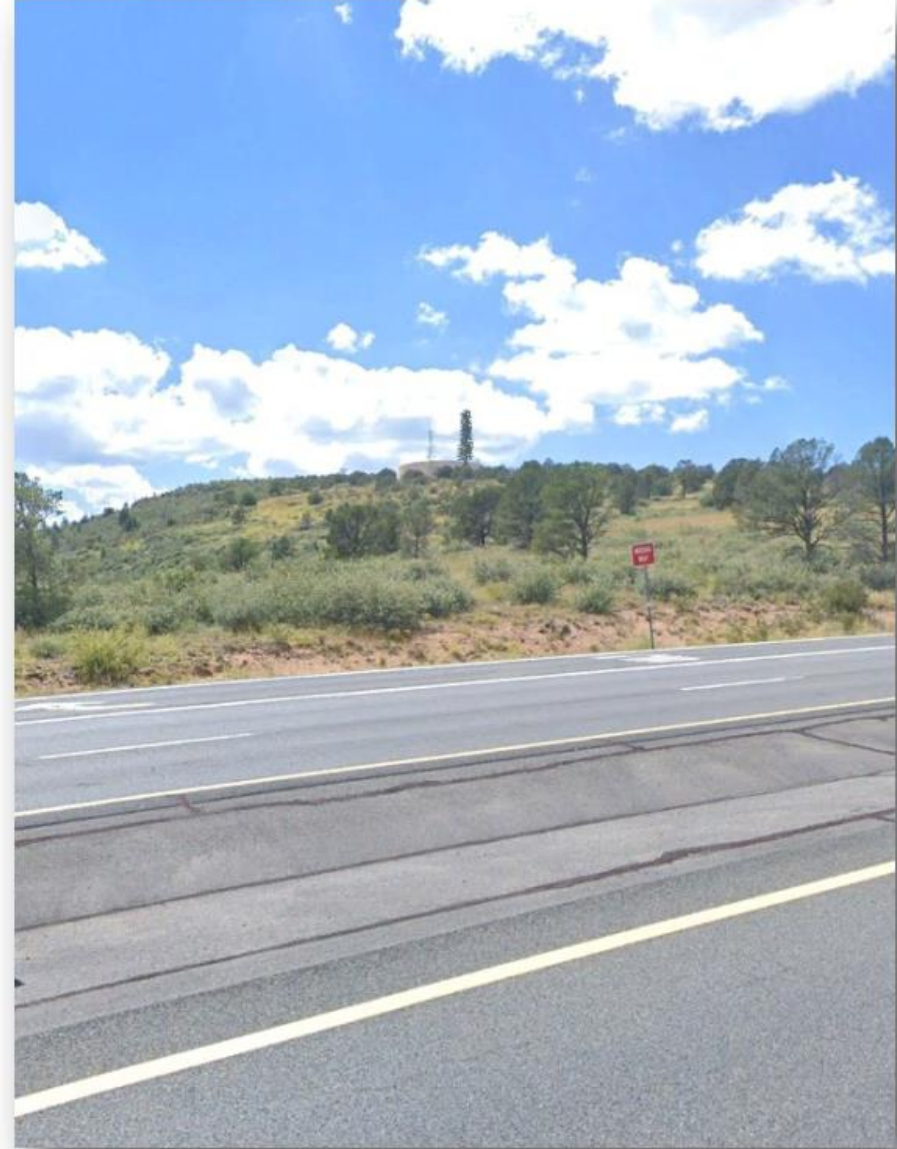


Photo sims for 100' Pine Tree

Existing View #3



Proposed View #3



Photo sims for 100' Monopole

Existing View #1



Proposed View #1



Photo sims for 100' Monopole

Existing View #2



Proposed View #2

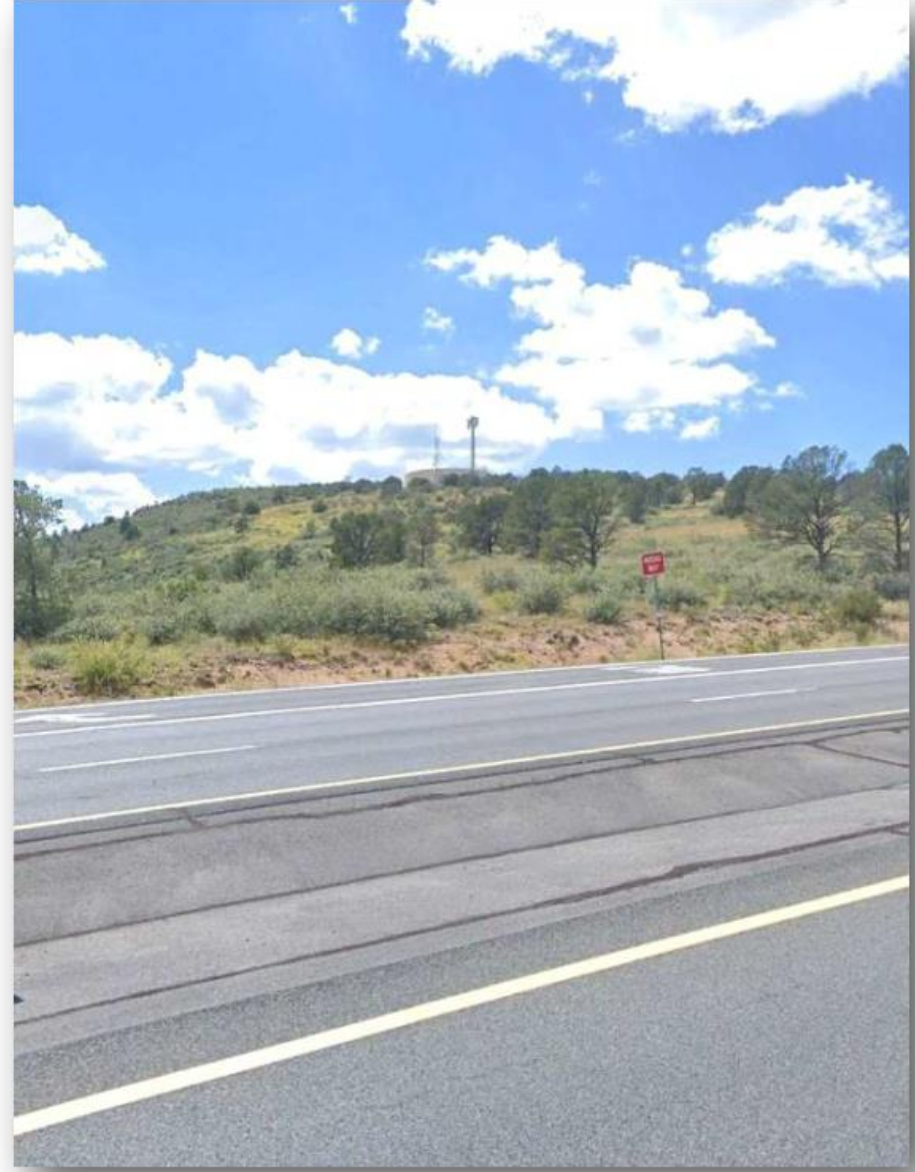


Photo sims for 100' Monopole

Existing View #3



Proposed View #3



SITE LOCATION MAP

E 200



Photo Sim for 60' Monopole

Existing View #1



Proposed View #1



Photo Sim for 60' Monopole

Existing View #2



Proposed View #2



Photo Sim for 40' Monopole

Existing View #1



Proposed View #1



PREPARED BY:



TELCYTE
INFRASTRUCTURE SERVICES

THIS PHOTO SIMULATION IS FOR ILLUSTRATION PURPOSES ONLY

Photo Sim for 40' Monopole

Existing View #2



Proposed View #2



PREPARED BY:

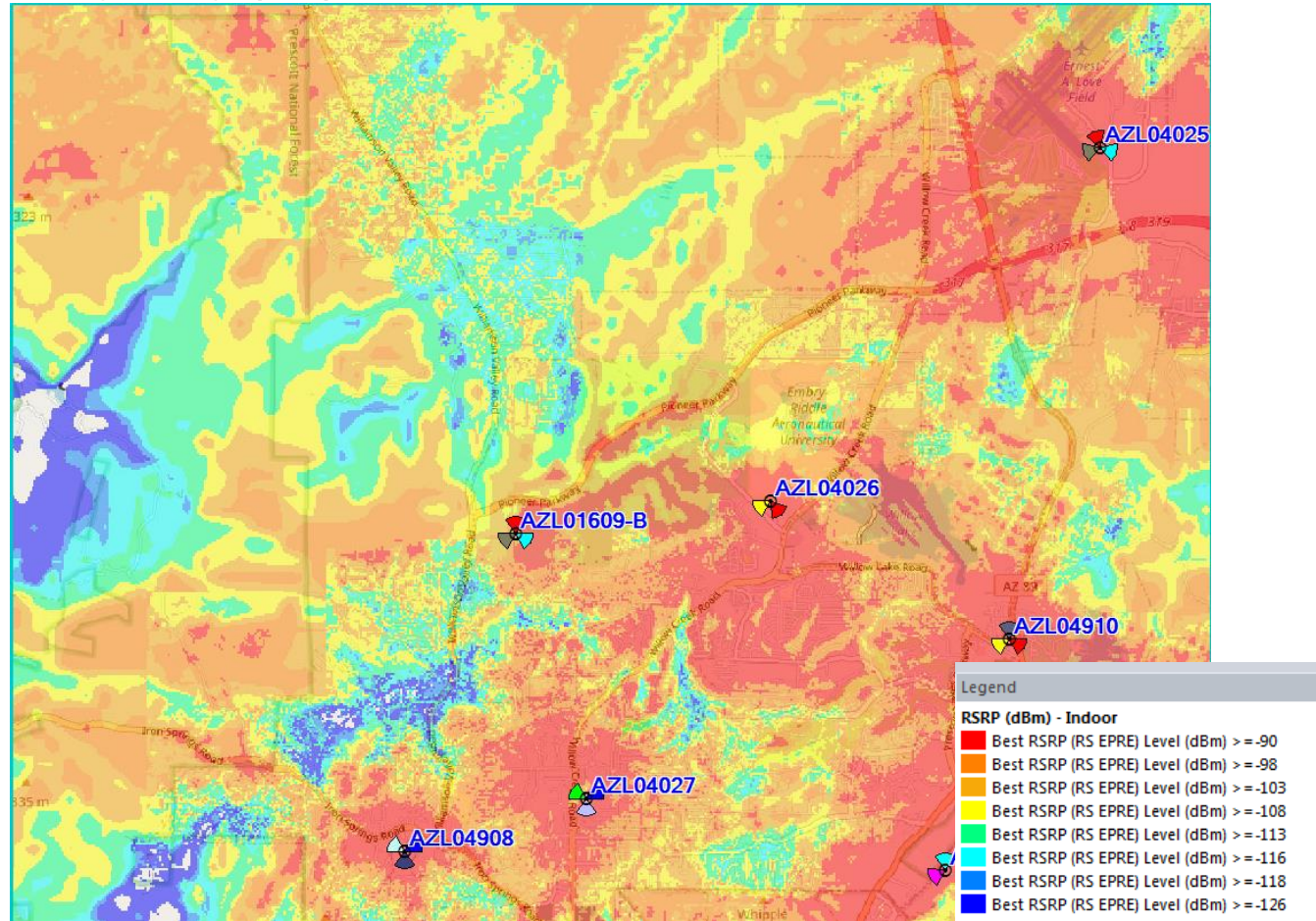


TELCYTE
INFRASTRUCTURE SERVICES

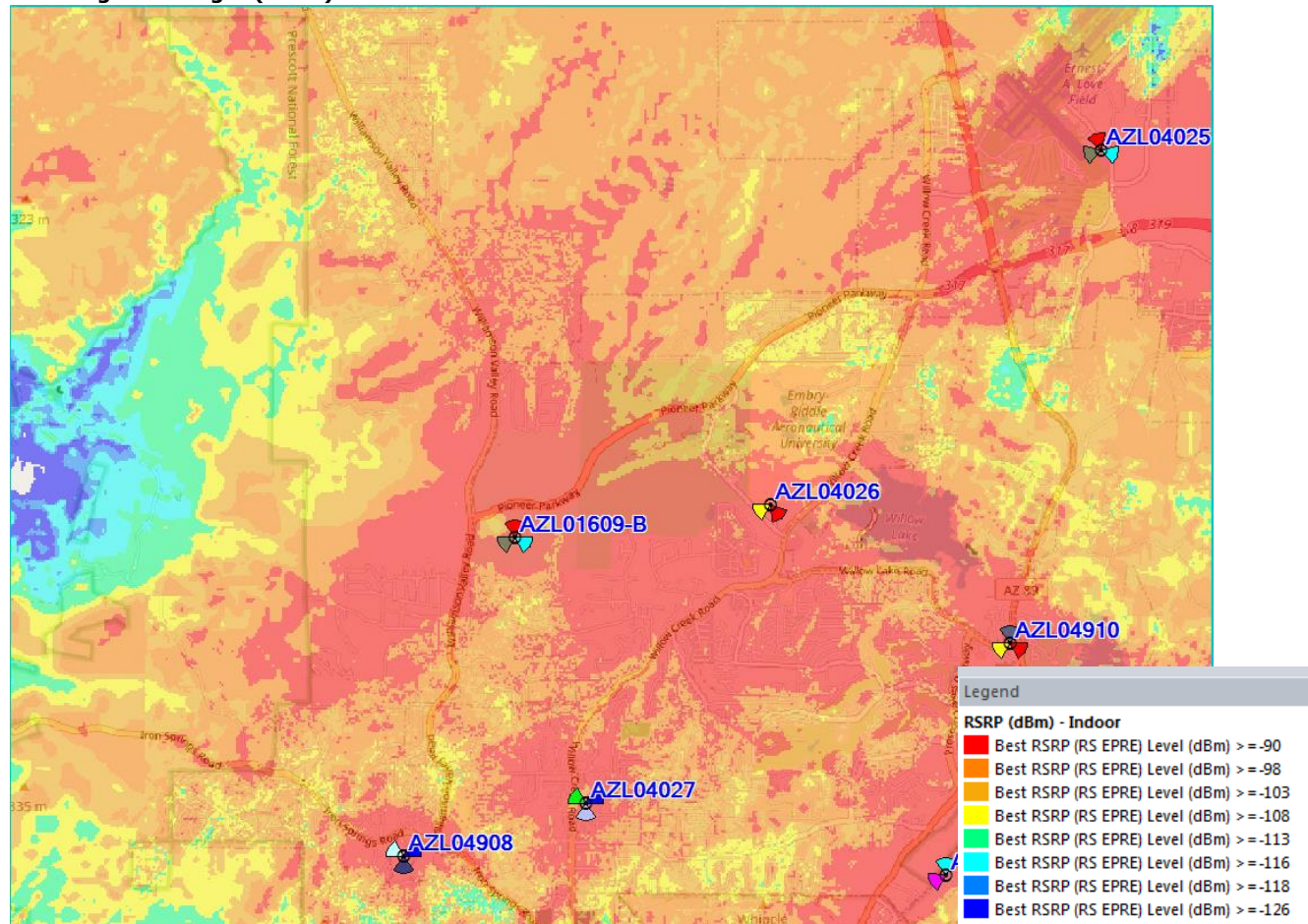
THIS PHOTO SIMULATION IS FOR ILLUSTRATION PURPOSES ONLY

Existing Coverage Without Tower

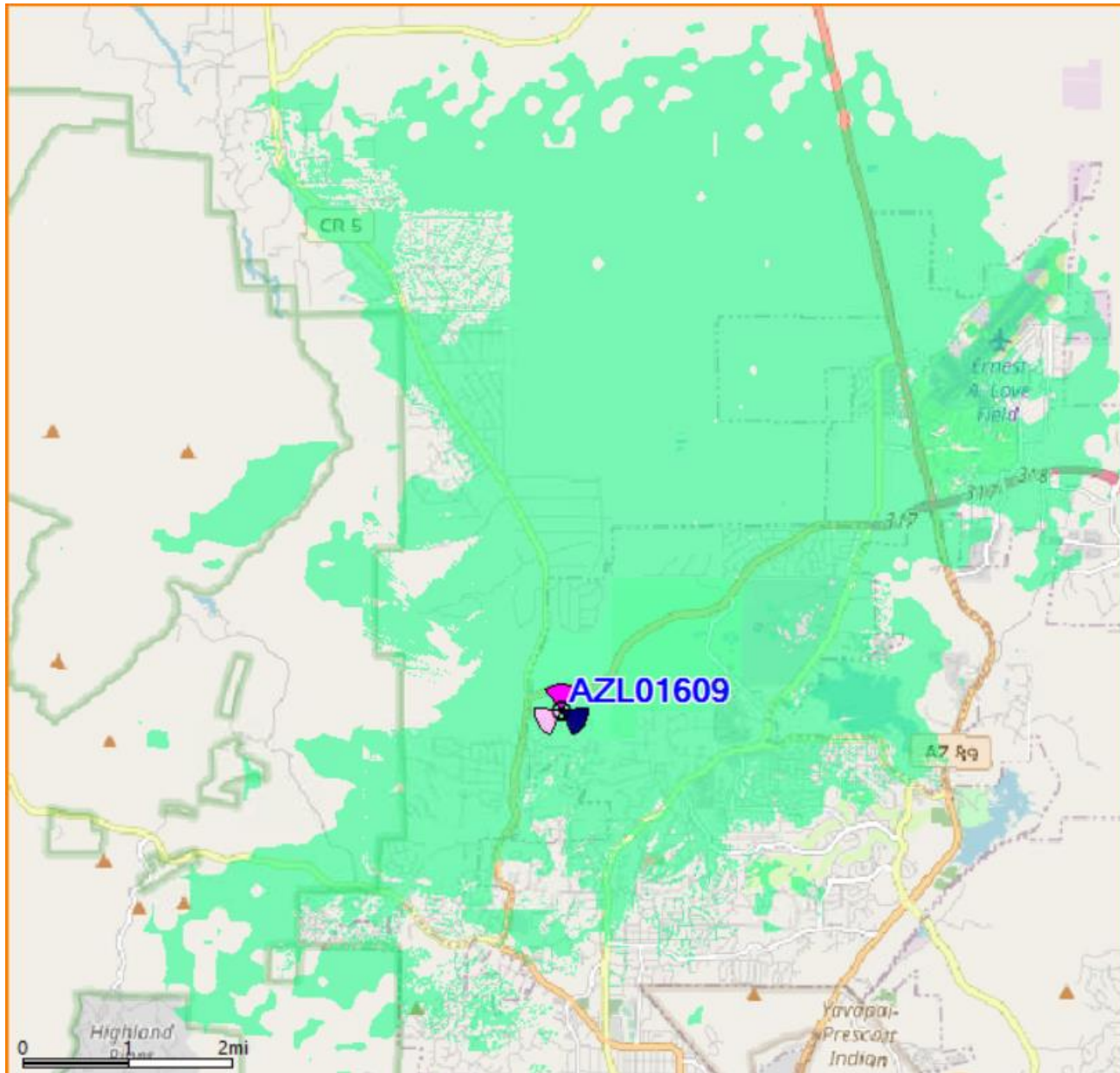
AT&T indoor signal strength (RSRP) without AZL01609



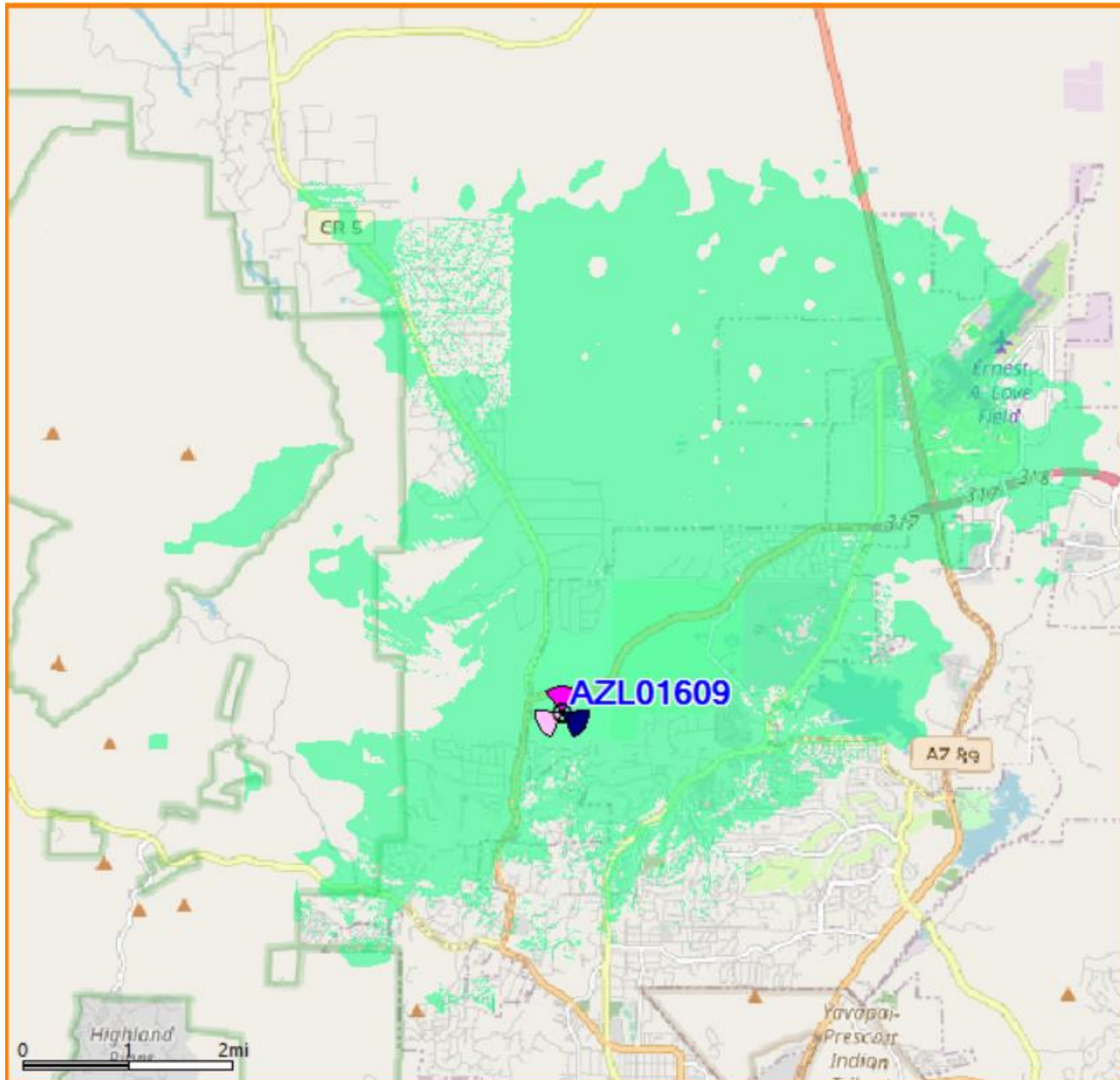
AT&T indoor signal strength (RSRP) with AZL01609 100' tower from original request



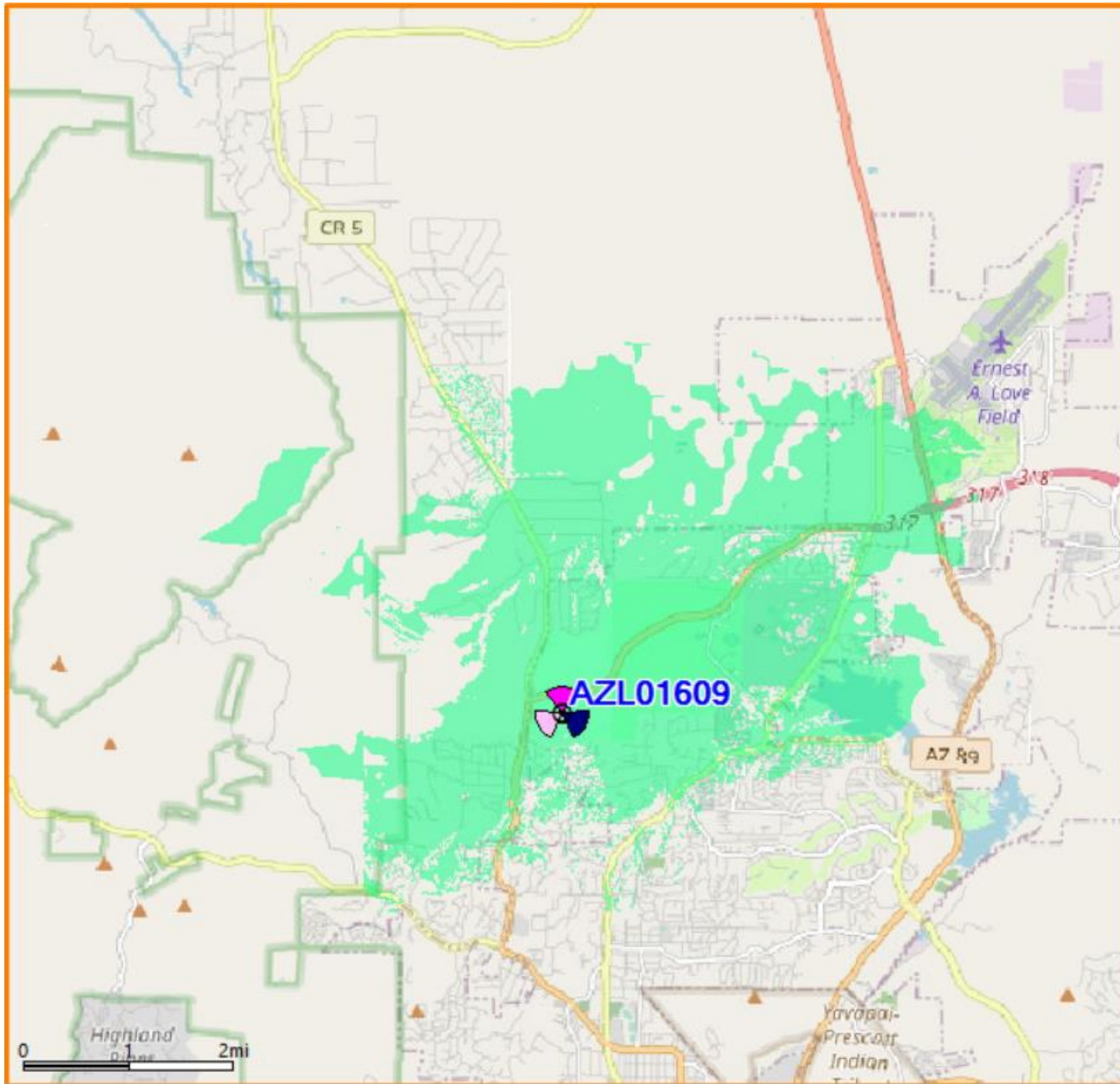
Coverage Map for AZL01609 at 80 Ft Rad Center



Coverage Map for AZL01609 at 60 Ft Rad Center



Coverage Map for AZL01609 at 35 Ft Rad Center



New Opposition

Tammy Dewitt

From: [REDACTED]
Sent: Tuesday, November 28, 2023 10:42 AM
To: Planning
Subject: Opposition to SUP23-002

Dear P&Z Commissioners, below is my letter regarding the cell tower for Indian Hill:

Richard Loakes
[REDACTED]

I am in opposition to the cell tower SUP request by SmartLink.

As had been stated by every community member that has spoken, this tower and its 20' wide road and 30x30' compound will not be harmonious with the surroundings of Indian Hill.

It has also been stated that this was a Look-Out built by local Indians which contain artifacts. Has anyone considered the seismic effects to the lookout formation? Shouldn't there be a study to determine if the rocks can withstand the construction of the tower, road and compound? The Indian lookout stands over my backyard, if rocks start tumbling down the hill there are multiple homes they could hit.

Who would be liable for that destruction? Would it be the city since you would be the entity that approved the tower to be built??

Please don't destroy Indian Hill.

I urge you to have AT&T look at NON-RESIDENTIAL and NON-HISTORICAL sites or find another carrier tower that they can joint use.

The Prescott Land Development Code should be enforced to protect Indian Hill and the surrounding communities from this permit request. If they want a tower there, they should abide by the zoning rules established. 35' tower and NO to the 20' wide road!

Tammy Dewitt

From: [REDACTED]
Sent: Tuesday, November 28, 2023 10:38 AM
To: Planning
Subject: SUP23-002
Attachments: Southview map partial.jpg; Petition Cell Tower 1.jpg; Petition Cell Tower 2.jpg

Dear P&Z Commissioners, It is unfortunate that the December meeting is so close to the Holidays and many people will be out of town, including myself. The letter below is in opposition to the Cell Tower SUP. I am also attaching a partial map of Southview Trails showing the properties that will see the tower. Most properties from Lot 27 (top of page-middle) down and to the right, will see the tower. I am also attaching additional petition signatures from Southview residents.

Dale Storz

[REDACTED]

I am in opposition to the cell tower SUP request by SmartLink.

First, I want to clear up a mistake stated at the last Zoning meeting. The existing tower is NOT a cell tower but is a City of Prescott public safety and data telecommunications tower. This is per George Worley.

I would also like to point out that the existing water tank and data tower did not require a 20' wide road to be carved into the hill, slicing it in half.

At the last meeting, we heard from a Southview resident's personal experience of this same situation, his prior home, which did not see the new cell tower, had a 25% loss from the appraised value when he went to sell his home.

We also heard from Commissioner Kleczewski who confirmed as a seasoned realtor that the neighboring community would expect to see a 5-20% devaluation even if they could not see the tower and they would have to disclose the tower to a potential buyer. And it is not just Southview that this would affect. As shown in pictures provided by the community in the previous meeting, this will also affect Pinion Oaks, homes on Buena Vista St & Longview as well as the new developments of Stringfield and Commerce Dr.

In the past 2 meetings we have heard misleading information or a lack of information from SmartLink. They first pushed their agenda saying it was crucial for first responders and the safety of our community that they erect a 100' tower. Once it was revealed by the community that first responders use Verizon they changed their agenda. They also said it had to be 100' and now 80', so they could add two other carriers which would be beneficial to the community. When asked how far down another carrier could be placed and still be operational, they stated 65'. So, another carrier could be at 65' and using that math the third carrier would be placed at 40' but SmartLink HAS to be at 80' (AKA 100' with the 20' overage allowed) to operate. This does not add up! If SmartLink must

be at 80' to operate, don't tell me two other carriers would want to be added to the tower at 40' & 65'. This does not make sense!

AT&T cell service is not a public safety issue since first responders use Verizon.

On the other hand, it could be a public safety issue when it comes to student pilots flying over the hill multiple times a day.

Since the community does not want the pole to stand out the builder is willing to paint it any color to blend in, this is a Catch 22. Blend it in so it doesn't stand out but since pilots will need to see it...we're back to a blinking light flashing into our homes!

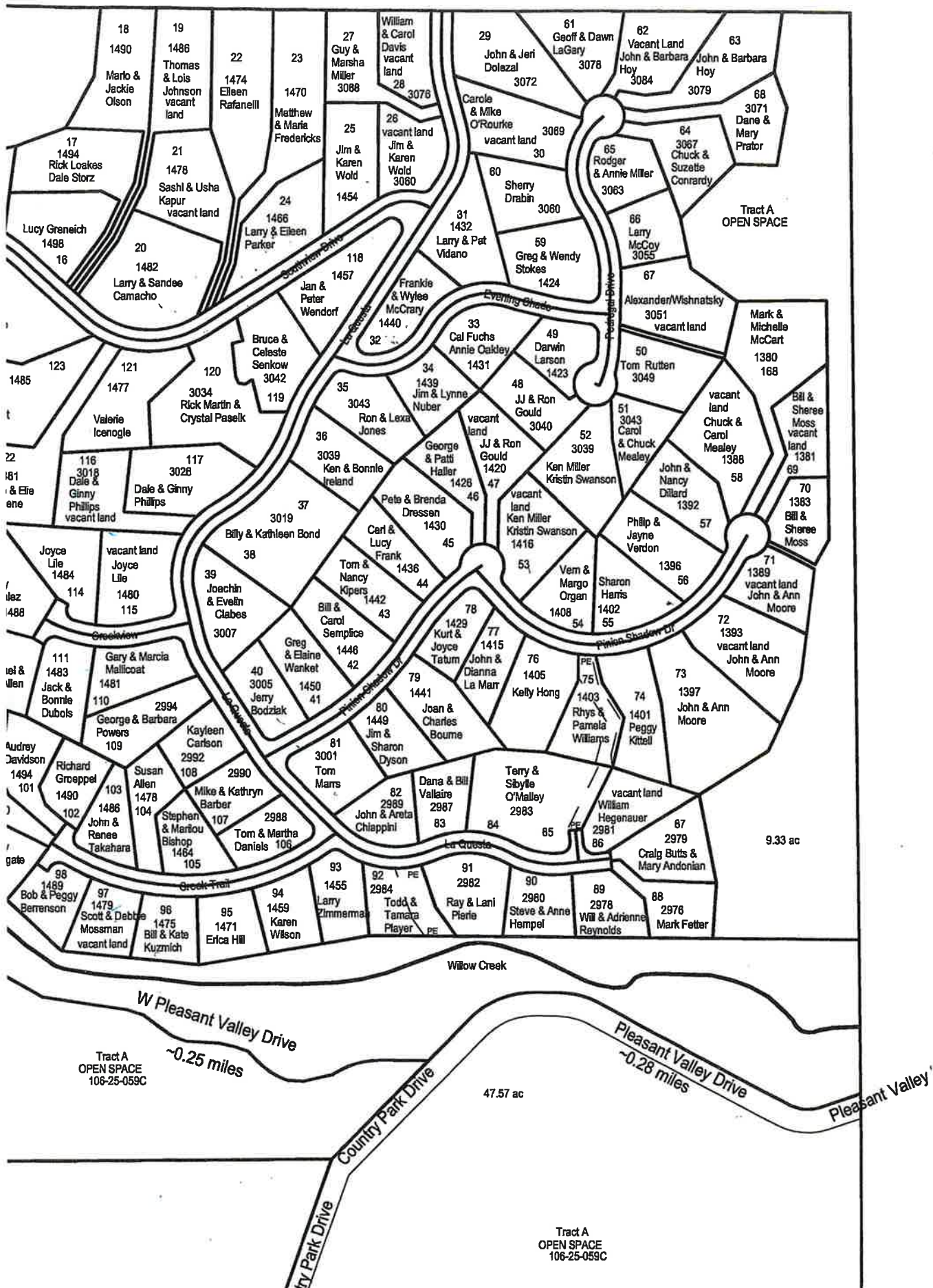
Bottom line is AT&T wants you to take a Rural 2-acre historic hill zoned for 35' max structures and turn it into a commercial/industrial zone allowing 80-100' structures. This changes the entire nature of the neighborhood.

Prescott code says these towers should be **harmonious** with the character of the surrounding area, it will be anything but harmonious with an 80-100 superstructure and a 20' wide road carved through the middle of Indian Hill

It also states there will be no significant negative impact upon residents of surrounding property. This cell tower will not only be dominant in the view of multiple communities but will devalue hundreds of homes which will add up to untold millions of dollars, all to benefit AT&T, a multibillion-dollar company.

This is exactly why the Prescott Land Development Code was created.

You have the power and justification to deny this permit request. I urge you to do just that!



Petition to Oppose SUP23-002

Petition summary and background	The undersigned citizens oppose the special use permit for construction of a 100' wireless tower at 3599 Williamson Valley Rd. which will exceed the allowed height limitation by more than 65%. Allowed height limitation is 35'.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to reject this permit request.

Printed Name	Signature	Address	Comment	Date
Larry Gray	<i>Larry Gray</i>		Value of nm decrease cancer	10-14-23
Tom Anastasio	<i>Tom Anastasio</i>		home value health issue	10-14-23
Tom Daniels	<i>Thomas L Daniels</i>			10-14-23
Bill Krenich	<i>W. Krenich, Sr.</i>			10-14-23
Carl Frank	<i>Carl Frank</i>			10-14-23
Stephen Corbin	<i>Stephen Corbin</i>			11-20-23
Ken Miller	<i>Ken Miller</i>		Visual impact of	11-20-23
Artem Swanson	<i>Artem Swanson</i>		Near Indian ruins	11-20-23
LARRY PARKER	<i>Larry Parker</i>		Visual impact Indian ruins	11-20-23
EILEEN PARKER	<i>Eileen Parker</i>			11-20-23

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[illegible]

To the attention of The City of Prescott Planning & Zoning/City Council

From: Eileen Parker



i am writing this letter in reference to SUP23-002 Williamson Valley Cell Tower.

I am extremely concerned over the way this is going to negatively affect the aesthetics of the entire Williamson Valley area and the City of Prescott. There is a reason we have zoning codes for residential areas, specifically 2.4.49 A-2 which encourages towers, when possible, in non residential areas. Where are the alternate site analyses that AT&T is supposed to provide along with coverage maps and comparisons? This is in direct violation of the zoning code 2.4.49 K-22 and K-23. If AT&T does not provide this then you have no basis for approval.

It is going to be an ugly monstrosity as they plan to not only have their antenna on it but up to 2 other companies on a historical hill with 20' wide road going up to it. Where are their diagrams showing how this will actually look? There may even need to be a red light on for all the planes coming from the airport, another ugly sight. It could also be a danger to the planes as these towers can affect the radio altimeters which tell the pilot how high they are above the ground to safely land when they can not see. Where is their documentation showing if the light will or will not be necessary? How can they address the safety issue for all the planes that fly by as there is a very busy airport nearby?

They have proven themselves to be deceptive as they originally said this was needed for community safety but it was shown that Verizon has the coverage out there. They could probably attach to the Verizon towers but they appear to not want to be on a lower level on Verizon's towers. They obviously can not be trusted to give proper information and have not provided the documentation that the Planning Council has asked for on several occasions. It looks like AT&T simply wants to get more users and it isn't the Planning Commissions job to get that for them.

I am extremely worried about property values as, with this tower, it has to be disclosed in any property sale. Realtors (you have some letters from them) and Tom Daniels who had a tower put in near his home and lost 25% of his value on the home for a \$150,000 loss explain the negative monetary effect to people who live near the tower. I don't think we want to encourage corporate greed at the expense of Prescott residents and once a cell tower is approved it opens the door to other towers going up. It will make that hill even uglier.

All in all, I feel the Planning and Zoning Commission needs to deny this application due to the affect on the safety and aesthetics of Prescott and the lack of proper documentation from AT&T. Thank you for your consideration in this matter.

Sincerely,

Eileen Parker

TO THE ATTENTION OF THE CITY OF PRESCOTT PLANNING & ZONING/CITY COUNCIL

FROM: LARRY PARKER



I am writing this letter in reference to SUP23-002 Williamson Valley cell tower.

I am not sure why we are even contemplating putting this cell tower in our city. We were told at the first meeting that it would not help phone service in the Southview or city area. Why are we ruining the looks of our city when it does not benefit it. Every one knows the damage that these microwave waves do to people and wildlife.

We are told that we should be only concerned about the height. The code says 35 feet. What ever height is given to them to build, I understand they can go 20 feet higher. We, the people have to live with whatever decision you make in its entirety, not just the height.

When I bought my home, there were no towers for me to have to look at. I would not have bought if I had to look at some monstrosity that does not blend into the beauty of the area., Towers like this are ugly and do not fit into the natural beauty. They are also a health risk to those around it.

I have heard heard that one house had a buyer back out of the sale. The the potential buyer found out that the may be a tower going in. The person telling us did not know which house. It is common knowledge that homes in the vicinity of these towers go down 25% and are harder to sell. I will not live in the vicinity of this tower with the health problems they create. I like my home. My wife and I worked hard to get where we are and have this beautiful home to finish our lives out in. At present, we are in great health and not planning to live in an area where we will watch our health go backwards because the city gives permission to put this tower near our house.

If home prices drop and health is endangered because of your decision, I can see many law suits coming your way.

My house is just around the corner from where this tower is proposed to go.

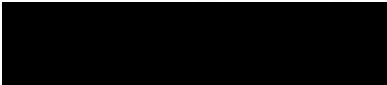
The people proposing this tower seem to me to be deceitful. They told us at the first meeting that is was for emergency communication. That was proven to be a lie. Their plans show it at 70 feet from the water tank. Now they are talking 400 feet. They tell us that they were given approval from the airport authorities, it is my understanding that also is a lie. People at the airport did not approve it. Facts show that cell towers mess up the instrumentation on airplanes. Embry Riddle has many students learning to fly and should not be in fear of their planes not functioning properly. Has the city (you) checked with Embry Riddle and asked what it will do to them. More law suits if something happens and airplanes start crashing.

In the two meetings and from talking to people in the community, I have not heard one, not one positive comment. It seems no one wants this tower.

This tower should be denied. It does nothing positive for the city. It destroys one of the more prestigious areas of the city.

Sincerely, Larry Parker

Mr. & Mrs. John Moore



December 4, 2023

Re: SUP23-002 Williams Valley Cell Tower

To: Planning & Zoning Commission / City Council

We write to express our opposition to the special use permit for a proposed 80 foot wireless tower next to the water tank.

This tower would be a blight to the natural beauty of the area. While there is currently a government tower build near the water tank, a 2nd tower which is proposed to be much taller would continue to degrade and change the natural beauty of the area for residents and visitors alike. A tower of this height will be visible from Southview, Stringfield, Williamson Valley and all along Pioneer Parkway. It has been said that it would be visible from Seligman. If approved, the same logic of towers already being there could be imagined to approve a 3rd tower, or 4th tower and so on.

As a result of the close proximity of the tower to Southview and other developments, property values will be reduced and the areas will be less desirable. It is common knowledge among the real estate professionals that power lines and antennas reduce the desirability of residential areas, driving down the property values. We don't need a special appraiser to tell us what we already know; read the letters from the local Realtor community on this topic. While we have no issue with AT&T making money, we strenuously object to making it off of the backs of the residents of nearby housing developments in a massive wealth transfer.

The AT&T representative said that they heard the residents, thus reducing the height of the tower from 100' to 80'. This is no compromise; AT&T knows they can build a 100' tower with an 80' approval by the P&Z Commission. A ploy by AT&T to ram this through to approval while looking like they have made a major concession to the residents.

The upcoming P&Z Commission meeting on December 14th will be the 3rd such meeting. After the October meeting, AT&T was tasked with providing information and answer questions. Their response was lackluster and lazy.

- Where is the alternate site analysis? There has been no analysis. Anyone can say this is the best site but where is the analysis?
- Where is the coverage map analysis stating they must have an 80' tower vs 70', 60'... to meet their needs? They have already moved from a 100' tower to 80' with no such analysis backing it up.

There appears to be a discrepancy on whether the tower needs a red blinking light for airport/flight safety. Originally at 100' we were told it must have one, now at 80' it's not needed even though they could build the tower to 100'? While housing projects in the airport impact zone don't allow for landscaping to be taller than a soccer net, are we supposed to believe that students flying right over Indian Hill as their landmark in an airport impact zone adjacent will be safe? A tower proposed by AT&T will greatly reduce safety, increasing the likelihood of an airline crash at some future point.

We ask that the Planning and Zoning Commission do the hard part and deny this application as there are many points within specific zoning codes that allow you to do so. Please do not punt this to the City Council and do the right thing and DENY.

Thank you,

John & Anne Moore



December 4, 2023

From: Ken Miller and Kristin Swanson,

To: City of Prescott Planning and Zoning Commission / City Council

Re: Objections to SUP23-002 Williamson Valley Cell Tower

We are writing to strongly urge rejection of the cellular transmission tower proposed for the corner of Williamson Valley Rd. and Pioneer Parkway in SUP23-002.

We were totally enamored of Prescott when we first visited in 2019. What appealed to us was both the splendor of the natural environment and the clear civic pride apparent in the consistent charm and character of the community. We liked it so much that we purchased a home and moved here in early 2020.

We have been able to enjoy the cultural and commercial aspects of Everybody's Hometown, and have taken special delight in the easy and abundant access to world class hiking, biking, and public recreational facilities. We often comment on how lucky we are to live in a community where leaders have the vision to set aside and maintain public parks and open spaces for our enjoyment. We belong to hiking and biking groups that make routine access of these important resources many times a week.

It was concerning to hear about the proposed cell tower. This concern turned to shock as we learned about the scale of the proposal. You can see the existing tower from our home in the Southview neighborhood. We now realize that you can also see it clearly from Pioneer Park, Brownlow, and Willow Lake open spaces, and not just Pioneer Parkway and Williamson Valley Rd., but also Commercial Dr., Willow Creek Rd., Willow Lake Rd., Longview Dr., Ridge Dr., and many streets within the Prescott Lakes and Southview Communities. The existing tower feels consistent in size with its surroundings, including the adjacent water tower. At 80-100ft, the new tower will be gigantic in comparison and will dwarf everything around it. It will be much taller than anything else in its vicinity. A new access road will compound the visual blight. It will stand out and be an eyesore and an unwelcome addition that will be seen by literally thousands of Prescottonians as they go about their personal business every day. SmartLink has proposed that this monstrosity might be an unsightly monopole or be "disguised" as a giant fake tree, literally 4-5 times taller than any other real tree on the mountain that it will occupy. And to make it "safe" for the student pilots at Embry-Riddle it might be adorned with a red light which will make it even more visible to everyone in its considerable viewscape at night.

The proposed tower is ugly, inconsistent with its surroundings, and should not be allowed on strictly aesthetic grounds. It should be disallowed on procedural grounds as well. The proposal violates the Prescott Land Development Code (LDC). There is no compelling justification for the new tower. There are no propagation maps based on real data. There were no alternative sites that were rigorously evaluated or considered. The chosen location will have significant adverse visual impact on a broad community. It would also have a significant adverse impact on the value of homes in surrounding area,

as documented in letters from local real estate professionals Heidi Remakel, Robin McManus, and Andrea McIntyre.

We ask you to reject the SmartLink proposal as a demonstration of good faith to your constituents. If you decide to approve it, your action will demonstrate that you do not care about the harmful effects of the new tower on our community. If it is erected, the new tower will serve as a giant, glaring symbol to all of us, signaling that you care more about the selfish corporate interests backing the proposal than you do about the dutiful, involved, concerned citizens who elected you and have made the effort to let their concerns be known.

Sincerely-

Ken Miller

Kristin Swanson

Prescott City Council
CITY HALL
201 N. Montezuma Street
Prescott, AZ 86301

December 4, 2023

Re: Reference SUP23-002 Williamson Valley Cell Tower

Dear Prescott City Council,

I am a Prescott resident and very concerned about the adverse impacts of the proposed 80-foot tower and associated facilities being considered by the Prescott City Council.

At this point, I am most concerned about the safety of the airplane pilots and passengers, especially students from the Embry Riddle Airport. If safety lighting is needed with bright lights at the top of the tower, it would be an eyesore to the community. I see no reason to change the height limitations for this residential area under the City of Prescott code 2.4.49 A-2. Aesthetically, the proposed 20' wide road on the hill would detract from the natural scenic value of this area.

Given the potential fall zone of the tower, the safety of the water tank should be considered, providing water for all of Southview and other communities (Ref., the cod 2.4.49 A-8, regarding public health and safety associated with wireless communication facilities).

Based on the real estate agents' letters that have been submitted, the negative impact of the tower on citizen's property values would be significant.

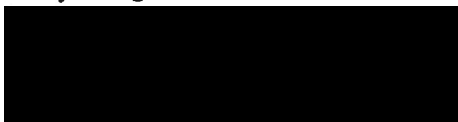
The fact that they could add up to 20" more in height without getting additional approval is troubling.

I strongly urge you to deny this proposal.

Respectfully,



Amy Wing



David and Britney Bates



RE: SUP23-002 Williamson Valley Cell Tower

TO: City of Prescott Planning & Zoning Commission,

I have been to the two meetings regarding the proposed 80 foot cell tower. I've listened to both sides and at this point I feel very confused.

Here is part of the city's code that is supposed to guide the council in making their decisions and to protect the citizens of Prescott:

9.9.5 / Special Use Review Criteria

The City Council may approve an application for a special use where it reasonably determines that **there will be no significant negative impact upon residents of surrounding property or upon the public**. The City Council shall consider the following criteria in its review:

A. Effect on Environment

The location, size, design, and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, **nor be substantially or permanently injurious to neighboring property**.

B. Compatible with Surrounding Area

The proposed site plan, circulation plan, and schematic architectural designs shall be **harmonious with the character of the surrounding area** with respect to scale, height, landscaping and screening, lot coverage, and density.

It seems that the council is not applying this code to their decision making. Very obviously this tower does not fit into the aesthetics of the neighborhood. By neighborhood I don't mean just Southview. I mean Longview, where I live. I took photos and submitted them to the council before the last meeting and they were presented to you. I am very frustrated to hear some of the council members saying that Southview is the only neighborhood that would be affected and that it could only be seen from a few houses. Even for Southview, there are many more homes that will be able to see this! It feels like you're not even looking at the pictures that are being presented to you. Not only will the tower be seen from Longview, it will also be seen from all the homes in Piñon Oaks down below. It will also be seen from all the new homes being built in Stringfield. It would also be visible from all the homes up above on Buena Vista. There are probably many more neighborhoods that would be affected as well. I'm just wondering if you are hearing me and others who live in these neighborhoods coming to the meetings and explaining to you how this will affect their neighborhoods, home values, and aesthetics. This would also be a major eyesore for all of Prescott residents who will be able to see this proposed tower.

I'm still waiting for the mockups of the alternative views of the hill with the proposed tower in them. They only showed three views and those views are inadequate. They have deliberately omitted from any photo-sims any images actually taken from the nearby homes. They are required to show what it would look like from homes and neighborhoods. They haven't provided this information even though it was requested in the first meeting.

This type of tower does not belong near homes. It belongs in a commercial or industrial area. The city's code dictates this for a reason. This is a residential area and you will destroy the residential nature of the surrounding areas. The 35ft height limit should not be changed!

Smartlink stated in both meetings that they looked at alternate sites for the proposed tower and were asked to provide the locations of these alternate sites. I remember the Smartlink representative saying in the November meeting that they looked at several sites and none of them worked. We are all still waiting to hear what these other alternate locations are. Smartlink has to provide this information and proof and has yet to do this. It is frustrating that Smartlink has not been held accountable for being asked for information and not providing it. This adds to the list of things that are incomplete in the Smartlink application. The RF engineer's only response was that the asked-for data was in the maps, and he provided zero explanation!

I also feel that the Community Planner, Tammy Dewitt, is not an impartial person in the presentation of the information for the cell tower and Smartlink. She has said that the application for the building of the cell tower is incomplete. Why is Smartlink allowed to turn in an incomplete application and then be guided through the process of making it complete? Why is Tammy Dewitt making phone calls on behalf of Smartlink to the fire and police department? Shouldn't a reputable cell tower company be able to turn in a complete application on their own? Why is the city helping them? Is this a regular service that is provided to all business and resident applicants? If I were to turn in an incomplete application to the City of Prescott, would the Community Planner help me through the process of correcting my application and make phone calls on my behalf? If this isn't a regular service provided by the City of Prescott, why is Smartlink getting this preferential treatment?

It seems the council should already have enough information to know that Smartlink does not have Prescott's or the affected neighborhoods' best interest in mind.

So I ask you, why are you still considering letting SmartLink build this tower? Even with their incomplete application? After having chance after chance to answer your questions and our questions with no result? After all the hand holding to get them to accurately and honestly file their application? After all the inaccurate information in their application? After requesting answers from Smartlink that they ignore? Why is this tower still a consideration to you?

I urge you to please look at how little effort has been put forth in the application submitted by SmartLink to have this tower built, and how flawed it is, with NO required proof for their claims.

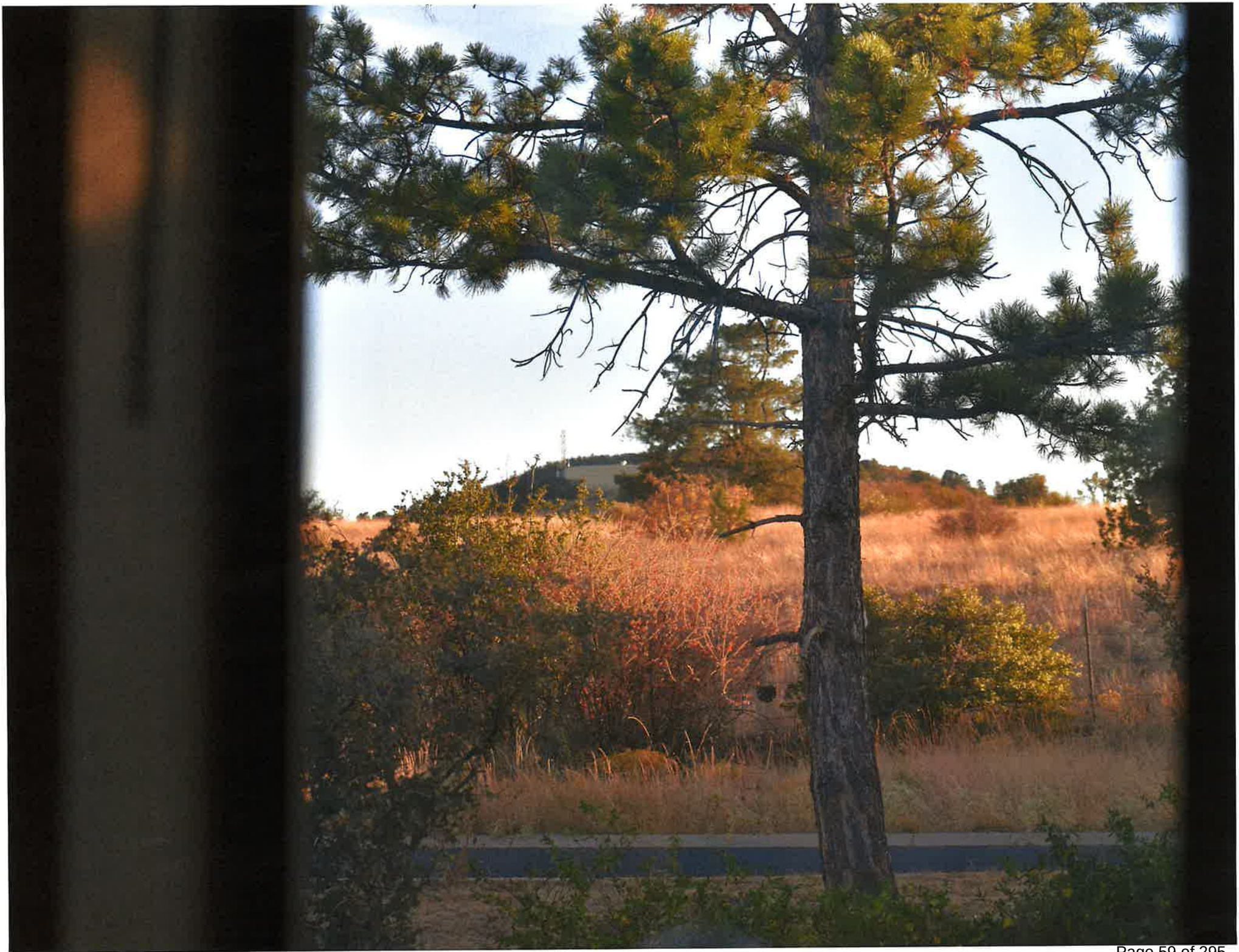
I urge you to look at all the information presented to you showing how this tower will negatively impact so many homeowners and so many home values.

I urge you to look at how this tower does not fit into the aesthetics of the area and so many neighborhoods.

I urge you to understand that this type of tower does not belong near homes and neighborhoods. It belongs in an industrial or commercial area.

Please look at your code and then apply the code to this application in many ways. Then take the next step and **DENY** this application, knowing that you have all the required reasons to justify your decision.

Thank you, David and Britney Bates





Remakel
GROUP



NEW HOME MARKETPLACE

ARIZONA TERRITORY

City of Prescott Planning and Zoning Commission,
City Council Chambers, 201 N Montezuma St.
Prescott, AZ 86301

Nov. 5, 2023

RE: City of Prescott Special Use Permit Application SUP23-002

Dear Planning and zoning Committee members,

I am writing to you again in opposition of the Smartlink special use permit application. I am a licensed Real Estate agent with Realty Executives Arizona Territory at 113 West Goodwin St in Prescott where I work full time with buyers and sellers of residential real estate. My work with them has shown much concern about the cell tower applications to put a tower up near their homes. Also working with buyers, the majority of them absolutely do not want to buy a home near one of the towers already existing or even if in the proposal period.

I have deep concern in the fact that the home values are affected 10-20% lower because the nearness of these 80-100 ft towers to the homebuyer or seller homes. It would be considered a "nuisance" or "hazard" on the seller disclosure statement which is basically a red flag for buyers. As HUD classifies cell tower placement as a Nuisance or Hazard when near the home, these classifications may a negative affect on the home values.

From the first couple of hearings I attended, Smartlink had no legitimate alternate site analysis data and in my opinion failed documentation. That is a concern in itself that they are mainly set on the location at parcel # 800-20-034S 2 acre lot.

So in conclusion regarding the 3rd hearing for this tower application, please consider all of the letters, my professional experience and speakers who are standing up and uniting for their individual homeowner rights and jurisdictions which means our local officials are following their oath properly by listening to their constituents and following proper city codes and ordinances in these kind of decisions.

Sincerely,

Heidi Remakel

To: Prescott City Council

From: Thomas L. Daniels, [REDACTED]

Subject: Recommendation Against SUP23-002 - A Special Use Permit Allowing for the Construction of an 80-foot Wireless Tower Exceeding the Allowed Height Limitation of 35-feet for the Zoning District.

Date: 3 Dec 2023

Requirements for the Prescott City Council to approve this huge height variance have not been met.

1. The applicant has not met his obligation to show that the proposed tower height more than doubling the current 35 foot height restriction “closes a significant gap in its own coverage in the least intrusive way possible.” There is no proof that exceeding the current limit by 5 feet or 45 feet makes any difference, much less a nebulous “significant” difference from a tower that is 35 feet tall. Staying at the 35 foot limit, or locating the antennae on an already existing tower, would be examples looking for “the least intrusive way.”
2. Also, the applicant has not shown that the proposed site is “the best technologically feasible site.” Existing towers have space for the AT&T antenna, and do not add a new ugly blight to our horizon. At the last briefing, the applicant didn’t show a single alternative site with comparative data to their proposal.

As I ride my bike on the Brownlow trails at Pioneer Park, or play Pickleball on the courts there, I see the water tank and the existing tower. They do not extend above the ridgeline. The proposed tower would rise well above the skyline and significantly mar the view from Pioneer Park...a City of Prescott treasure. Also, several neighborhoods in that area, such as those along Jack Road and Country Park Road or even Pioneer Parkway would be very directly impacted by the degradation of their views.

My wife and I have direct experience in the negative financial impact that a tower built close to residential property has. A 100 foot tower built very near our home in Bend, Oregon decreased the value from the realtor’s recommended \$600,000 based on comparables to our actual selling price of \$450,000. In my neighborhood of SouthView Trails, just like our neighborhood of Awbrey Butte in Bend, Oregon, many homes will not “see” the tower, but many will. The neighborhood reputation as one of the most scenic in all of Prescott will be severely negatively impacted. Thus, home values will be decreased. Even homes which may not directly see the tower will have their homes devalued. Real Estate values in all the surrounding area will be likewise negatively impacted.

Approving a variance for this tower provides NO added benefit to most residents of Prescott since they do not have AT&T Wireless. It would decrease values of local real estate for no gain to most taxpayers. The applicant has not shown reason to go above the height limit previously approved by the Planning Commission and the City Council, nor have they looked at alternative sites and provided comparative analysis. Therefore, I most strongly recommend denial of this request for a Special Use Permit.

Thomas L. Daniels

Wireless Communications Initiative Study

Wireless Facilities Impact on Property Values

November 2012

Background

Wireless technology has dramatically changed the way the world communicates. There are over 6 billion wireless phones being used worldwide. In the United States the number of wireless phones is greater than the population. Conversely, with the advent of smart phones and wireless devices, there is increasing strain being put on already stressed wireless infrastructure. The goal of the Wireless Communications Initiative (WCI) is to enable the deployment of a 21st century wireless infrastructure. Silicon Valley is clearly driving wireless innovation and the region has consistently been an early adopter of these products.

However, compared to feature phones, smartphones place 24 times the demand on wireless networks, and smart devices such as tablets command 120 times as much. Carriers are trying to respond to this revolution in technology by deploying what is called Next Generation technology. Carriers tout the capacity of their 4G or LTE (Long Term Evolution) networks as significantly more efficient in managing the burgeoning demand placed on networks by applications such as streaming video.

The significant challenge facing the next phase in technology deployment is the need to place wireless facilities in residential neighborhoods. These facilities need to be closer to consumers to allow signals to be accessible within homes. This is increasingly important given that about 30 percent of homes rely solely on wireless phone service. In addition, almost 400,000 calls to 911 are made each day using wireless phones. Access to a wireless network has now become a public safety imperative.

Carriers are working with cities to identify neighborhood sites for wireless facilities. However, this task has been made more difficult in some cases when a few residents raise concerns about the placement of wireless towers. These residents oppose carrier applications because of

trepidations related to Radio Frequency (RF) emissions or suspicions about a negative impact on property values. The anxiety that wireless towers impact property values has been a powerful argument used by opponents to carrier applications. Oftentimes, anecdotal evidence is used to bolster these arguments, absent any factual evidence regarding the veracity of these claims.

Carrier and city attempts to address these concerns can lead to long delays in deploying and upgrading wireless facilities. It isn't unusual for a single application to be delayed for a year or more while community concerns are being addressed.

This study has been designed to assess the actual effects of wireless facilities on property values. We have the capability to consider wireless facilities that have been in place for several years. We can look at hundreds of recent real estate transactions to determine what effects are present.

The Study Partners

The Santa Clara County Association of REALTORS® and the Silicon Valley Association of REALTORS® (SILVAR) partnered with WCI to produce the study. The members of these two organizations are involved with most transactions involving single family residences in Silicon Valley. The Associations are over 100 years old and have a rich history paralleling the growth of the region. The organizations represent thousands of real estate agents who have a deep commitment to furthering the professionalism of the industry.

In addition, WCI partnered with MLS Listings to perform the actual data analysis. MLSListings, Inc. was founded in 2007 by a collaboration between several established regional multiple listing services, notably Silicon Valley's RE InfoLink and California's Central Valley MLS. The company created by this merger, MLSListings Inc. serves nearly 16,000 subscribers and 6,000 firms. MLSListings typically handles listings totaling nearly \$70 billion annually.

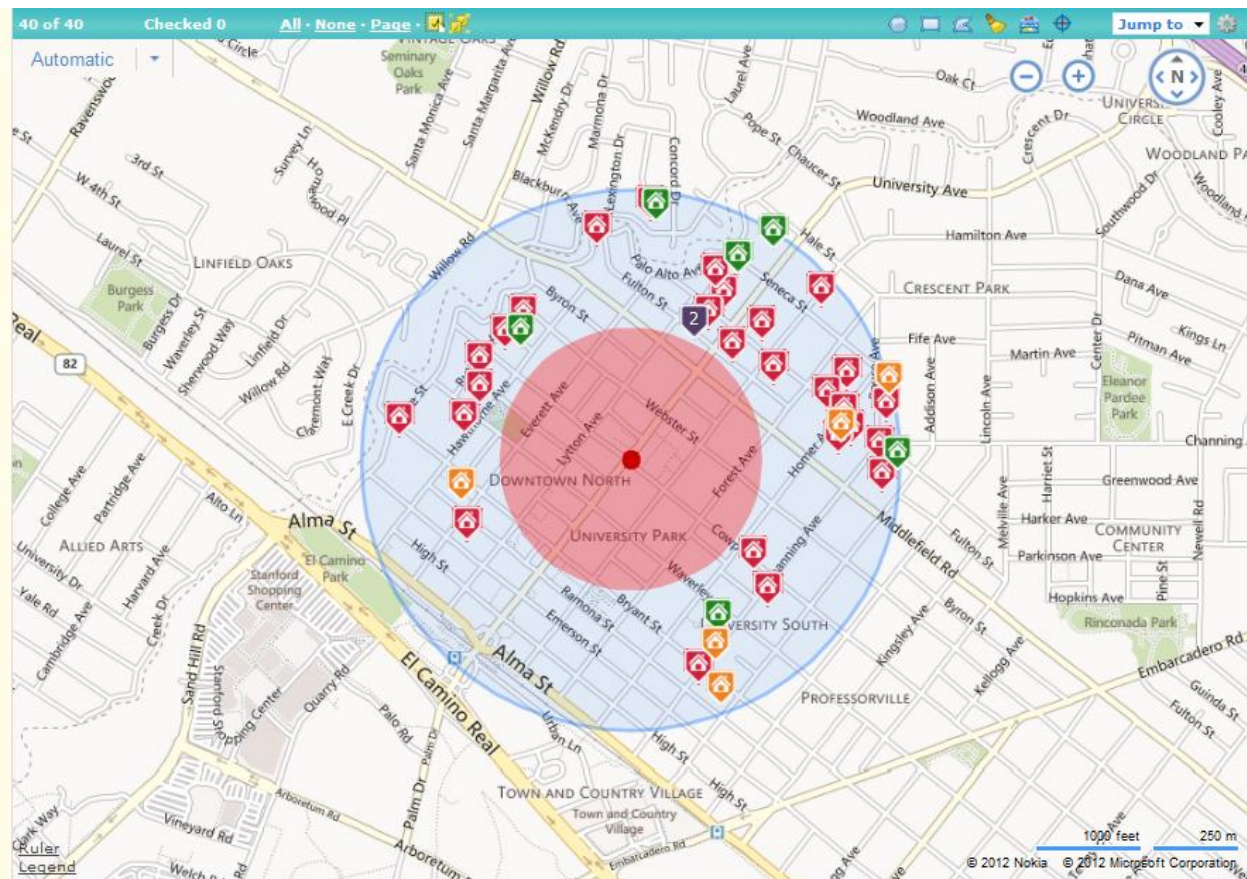
See Appendix B for more information about these organizations.

The Methodology

The data was compiled using over 1600 single-family home transactions from January to September 2012. A total of 70 wireless sites were selected in Palo Alto, Redwood City, Saratoga and San Jose. The survey compared the “list” and “sale” price for transactions based on the distant from the wireless facility. The transactions were grouped by those 1) within 1/8th of a mile, 2) 1/8 to a quarter mile and 3) a quarter to one-half mile.

In addition, the study included all types of wireless facilities. These facilities may be A) a wireless tower, B) equipment placed on buildings (e.g. church, offices) or C) placed on a utility structure (e.g. pole, tower).

See Appendix D for sample photographs of the sites.



Sample MLS listing data query

The chart below displays the aggregated results for the study. The list and sale prices are an aggregate of the all of the transactions that occurred within the specified distance from the wireless site during January to September 2012. The fourth column is derived as a percentage of the sale price to the list price.

	Total List Price	Total Sale Price	%List to Sale
Palo Alto			
0-0.125 mile	\$ 33,093,000	\$ 34,243,125	103%
0.125-0.25	\$ 219,641,507	\$ 233,276,629	106%
0.25-0.5	\$ 1,058,288,821	\$ 1,094,507,081	103%
Redwood City			
0-0.125 mile	\$ 9,111,888	\$ 9,306,000	102%
0.125-0.25	\$ 36,670,398	\$ 36,738,500	100%
0.25-0.5	\$ 91,938,794	\$ 92,571,249	101%
Saratoga			
0-0.125 mile	\$ 11,116,000	\$ 11,168,000	100%
0.125-0.25	\$ 77,914,560	\$ 77,601,045	100%
0.25-0.5	\$ 353,092,390	\$ 350,550,126	99%
San Jose			
0-0.125 mile	\$ 29,024,249	\$ 28,695,250	99%
0.125-0.25	\$ 57,135,400	\$ 57,075,940	100%
0.25-0.5	\$ 157,404,541	\$ 158,404,215	101%

A listing of the addresses for the wireless sites is in Appendix A.

Conclusion

It is quite clear from the data that the distance from a wireless facility has no apparent impact on the value or sale price of a home. The relationship between the list and sale price remained the same no matter how close the property was to the wireless facility. In addition, we see that all the cities in the survey had similar results. The sites across all cities represent a variety of properties including those in neighborhoods with higher priced homes versus those in communities with more moderately priced homes.

Most real estate professionals believe there are multiple factors that affect property values. These professionals still believe in the old adage that there are three factors: location, location, location. However, it is quite obvious that the overall economic climate can have an overriding effect on the real estate market. This year has seen a significantly stronger market for home sales, both in the number of transactions and sellers' ability to obtain their asking price. Other factors that tend to impact property values include schools and access to transportation.

This study should provide a data-based explanation of the relationship between home values and the proximity to wireless facilities. The conclusions can be understood to suggest that communities and carriers have done well in considering the placement of the technology. The Wireless Communications Initiative believes this continued commitment to resolving deployment issues will benefit our region and its neighborhoods.

(Appendix A)

Wireless Facilities Included In Study

Palo Alto

1082 Coronado
101 Alma St
1985 Louis Road
3990 El Camino
305 N California
10950 Channing
1501 Page Mill Rd
200 Page Mill Rd
2047 bayshore
2300 Geng Rd
260 Sheridan
2666 E Bayshore Rd
2675 Hanover St
2701 Middlefield Rd
300 Pasteur Dr
3000 Alexis
3141 Maddux Dr
3401 & 3431 Hillview
345 Hamilton Ave
3475 Deer Creek Rd
3600 W Bayshore Rd
3600 Middlefield
3672 Middlefield
3862 Middlefield
4009 Miranda
4243 Manuela Ave
4249 El Camino Real
488 University Ave
525 University Ave

531 Stanford Ave
695 Arastradero
711 Colorado
724 Arastradero
850 Webster St
855 El Camino
900 Blake Wilbur Dr
799 Arastradero
760 Porter
3000 El Camino Real
675 El Camino Real
2595 E Bayshore
Junipero & Stanford
Page Mill & Foothill

Redwood City

3025 Jefferson Ave
468 Grand St
1175 Palomar
1251 Annette
2900 Whipple Ave

Saratoga

14407 Big Basin Way
14000 Fruitvale
13000 Glen Brae
13750 Prune Blossom
14091 Quito Rd
12770 Saratoga Ave
1777 Saratoga Ave
13601 Saratoga Ave
20508 Saratoga Los Gatos
19491 Saratoga Los Gatos
12393 Saratoga Sunnyvale

12413 Saratoga Sunnyvale
Hwy 9 & Quito

San Jose

2827 Flint Ave
930 Remillard Ct
3675 Payne Ave
144 S Jackson
366 Saint Julie Dr
1529 Newport Ave
1200 Fleming Ave
2110 Story Rd
1635 Park Ave
1700 Moffat St

Disclaimer: the data was pulled on 10/2/2012 pulling only single family residence (class 1 in MLSListings, Inc.) with a time frame of all sales from 1/1/2012 to 10/2/2012

Appendix B

Santa Clara County Association of REALTORS®

History

Santa Clara County Association of REALTORS®, established in 1896, has a long and rich history paralleling the history of Santa Clara Valley. SCCAOR, the first trade association in California, is the largest real estate board in Northern California, and was listed as one of the nation's top 20 associations by the Foundation of the American Society of Association Executives. It has come a long way since its first members took potential buyers to preview properties in horse-drawn buggies.

Over the years, its members have made very significant contributions, both in the real estate industry and to the quality of life in Santa Clara County, through their community service activities. Santa Clara County Association of REALTORS®'s history is one of recognizing changing needs in the real estate industry, economy, and technology, and leading the way in responding to those needs.

Santa Clara County Association of REALTORS® was the first real estate board in California to employ a Government Affairs Director to represent the interest of property owners, REALTORS® and the real estate industry, at all levels of government. Threats to property rights remain an increasingly "hot" item on legislative agendas.

The Board's educational activities for members and the public consistently win state and national awards for high quality and leadership, including the Real Estate Assistants Program, developed in 1994. Ongoing classes and seminars provide Members with the most current, professional education for the benefit of their clients and their careers.

In support of the many communities our members serve, SCC REALTORS® FOUNDATION, a nonprofit corporation designed to direct Member's monetary contributions to the most vital community needs, was formed in 1991.

Integrity, strength and innovation are the foundation of Santa Clara County Association of REALTORS®'s history. In the same tradition, established during the past century, we are committed to being an industry leader, bringing positive action and service to our Members and communities for the next 100 years.

The Silicon Valley Association of REALTORS®

The Silicon Valley Association of REALTORS® (SILVAR) is a professional trade organization representing over 4000 REALTORS® and Affiliate members engaged in the real estate business on the Peninsula and in the South Bay. SILVAR promotes the highest ethical standards of real estate practice, serves as an advocate for homeownership and homeowners, and represents the interests of property owners in Silicon Valley.

It is the duty and responsibility of every REALTOR® member of this Association to abide by the "Code of Ethics" of the National Association of REALTORS®. The term "REALTOR®" is a registered collective membership mark which identifies a real estate professional who is a member of the National Association of REALTORS® & who subscribes to its strict Code of Ethics.



MLSListings, Inc. was founded in 2007 as a collaboration between several established regional multiple listing services, notably Silicon Valley's RE InfoLink and California's Central Valley MLS. As the company created by this merger, MLSListings Inc. serves nearly 16,000 subscribers and 6,000 firms in Santa Clara, Santa Cruz, Monterey, San Mateo, San Benito, Merced, San Joaquin and Stanislaus Counties – an area of approximately 28,000 square miles, reaching from San Francisco to Big Sur, and including some of the most valuable real estate in the world. MLSListings typically handles listings totaling nearly \$70 billion annually.

In April, 2008, MLSListings, Inc. joined with three other Northern California MLS services – San Francisco MLS, Bay Area Real Estate Services, and MetroList Services – in an unprecedented alliance to share multiple listing data throughout Northern California. This new alliance serves nearly 50,000 brokers in 19 Northern California Counties, a total population of nearly 9 million people.

Appendix C

Wireless Site Photographs (Sampling)



366 St. Julie Drive, San Jose



2110 Story Road, San Jose



3675 Payne, San Jose



12770 Saratoga Ave, Saratoga



14407 Big Basin Way



675 El Camino, Palo Alto



1082 Colorado St. Palo Alto



1985 Louis Road, Palo Alto



4009 Miranda, Palo Alto



4243 Manuela, Palo Alto, CA



2575 Hanover, Palo Alto

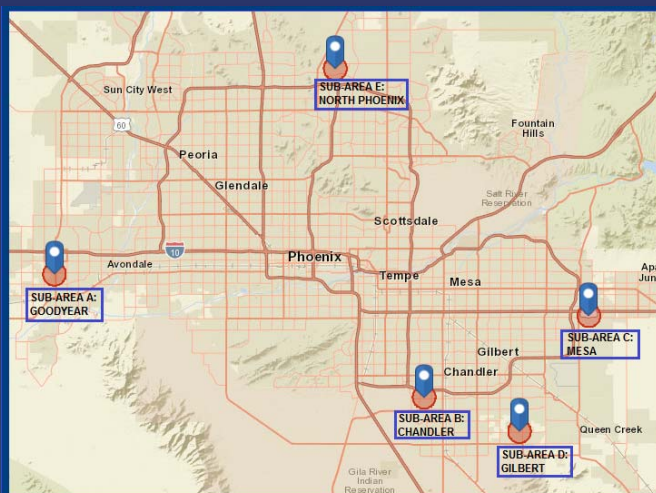


Valbridge
PROPERTY ADVISORS

Market Study

Phoenix, Arizona Market Study

Report Date: May 4, 2018



FOR:

T-Mobile
National Development
12920 SE 38th Street
Bellevue, WA 98006

Valbridge Property Advisors | Phoenix

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AZ01-18-R-080

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Executive Summary

Executive Summary

Property Identification

MARKET STUDY PHOENIX, ARIZONA

Sub-Area

A	Goodyear - Cotton Lane
B	Chandler - Germann Road
C	Mesa - Crismon Road
D	Gilbert - Chandler Heights Road
E	North Phoenix - Rough Rider Road

MARKET STUDY CONCLUSIONS

Sub-Areas	Market Statistics			Median	Mean	Conclusion for Sales
	Range*			Change*	Change*	within 0.25 mile radius
A	-2.46%	to	4.45%	0.78%	1.23%	No measurable difference
B	-5.27%	to	3.62%	1.10%	1.75%	No measurable difference
C	-13.98%	to	12.90%	0.48%	1.05%	No measurable difference
D	-8.64%	to	13.97%	-0.49%	0.65%	No measurable difference
E	-17.05%	to	13.87%	1.20%	-0.41%	No measurable difference

* The conclusions range, median, and mean represent value differences for sale locations within the sphere of influence (inside 0.25 miles) as compared to sale locations in the 0.50 to 1.0 mile radius or outside the sphere of influence.

** No measurable difference has been defined as a less than 1% difference. Nominal differences have been defined as 1-3% differences. Measurable differences have been defined as 3-5% differences. Positive outcomes are considered to have no measurable difference.

OVERALL PHOENIX MARKET CONCLUSION

There is primarily no measurable difference in the values of those homes located within the cell tower sphere of influence (within 0.25 miles of a cell tower site) and those in the 0.50- to 1.0-mile radius with one sub-area indicating a 1% nominal decrease. Out of 37 paired sales in five sub-areas, 20 pairings indicated higher values for those sales within the 0.25 mile sphere of influence, while 17 pairings indicated lower values.

The data indicates that there is no impact on the value for properties within the 0.25-mile sphere of influence.

Realtor Questionnaire Conclusions

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
1 Do home buyers ask about cell service or check their phones for service signal?	2 of 3 yes	all no	all no	2 of 3 no	all no

Each sub-area interviewed 3 realtors as to the question and the conclusion reflects the answers from these realtors

Date of Market Study:

April 2018

Date of Report:

May 4, 2018

Introduction

Client and Intended Users of the Report

The client in this assignment is T-Mobile and the intended user of this market study is the client and no others.

Intended Purpose of the Report

The intended purpose of this market study is to determine the impact, if any, on residential property values as a result of the presence of a cell tower.

Definition of Paired Data Analysis

Paired data analysis is defined as "A quantitative technique used to identify and measure adjustments to the sale prices or rents of comparable properties. To apply this technique, sales or rental data on nearly identical properties, or adjusted data, is compared to isolate and estimate a single characteristic's effect on value or rent". Often referred to as - "*paired sales analysis*".¹ The single characteristic for this study is the proximity to a cell tower.

Effective Date and Report Date

The effective date of this market study varies per sub-area. The following dates identify the most recent inspection date(s) of the five sub-areas. The sub-areas were previously inspected on April 15, 2018.

Sub-Area A	April 21, 2018
Sub-Area B	April 21, 2018
Sub-Area C	April 21, 2018
Sub-Area D	April 21, 2018
Sub-Area E	April 21, 2018

The date of this report is May 4, 2018.

¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, (6th ed.). Chicago, Illinois; Appraisal Institute.

Scope of Work

The elements addressed in the Scope of Work are (1) the extent to which the market study areas were identified, (2) the extent to which the market study area and data was inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, and (5) the type of report prepared.

Extent to Which the Market Study Sub-Areas Were Identified

The analyst first identified a center point in five primarily single-family residential areas or specific subdivisions by a latitude/longitude. These areas should provide for arm's length single-family residential sales from 2017 thru 1st Quarter 2018 that will allow for pairing of similar (size, floor plan, year built, etc.) home sales. All non-arm's length transactions including partial transfers, foreclosures, trustee sales, and tax sales, were excluded.

The sub-areas were chosen based on the availability of sales data as well as varying geographic and economic characteristics, some of which are shown below.

One Mile Radius Demographics			
Sub-Area	2017 Population	Percent 2017 Owner Occupied HH's	2017 Median Household Income
A	8,588	76.3%	\$79,967
B	14,242	67.0%	\$103,001
C	12,516	62.7%	\$78,312
D	12,174	79.1%	\$94,222
E	5,824	76.5%	\$108,625

These identified latitude/longitude points were then provided to T-Mobile, who then provided latitude/longitude locations identifying cell tower sites within a two mile radius of each coordinate. The analyst then selected a cell tower site to use in that particular sub-area that had significant amount of single-family residential development surrounding it. If no identified cell tower site met this criteria, the analyst identified another potential area and went through the same process with T-Mobile as described.

Extent to Which the Market Study Areas Were Inspected

Residential streets were driven within each sub-area within a one-mile radius of the specific cell tower site identified previously, over a period of days beginning April 15, 2018 thru April 21, 2018. The inspection included a physical visit to the cell tower site and each of the houses identified for the paired sales analysis in each sub-area. In particular, it was determined if each sale comparable had an actual view of the cell tower.

The inspection also identified any other factors that could influence home values in the immediate area that might have to be taken into account in our analysis.

Type and Extent of Data Researched

The appraiser utilized the local MLS (Multiple Listing Service) to identify the previously discussed home sales in each sub-area. In each sub-area, the sales were sorted by distance from cell tower site. The distances identified consisted of:

- a) those sales within 0.25 miles of cell tower site and in the cell tower sphere of influence,
- b) those sales between 0.5 miles to 1.0 mile distance from cell tower site and outside the cell tower sphere of influence.

This leaves a 0.25 mile buffer or separation between cell towers sphere of influence and outside the influence.

This analysis does not extend to properties further than one mile from the tower as any differences in value could have been influenced by location and other factors. Sales without suitable pairs were excluded unless they were used in pairings of multiple sales based strictly on year built and/or house size if data supported such analysis in each sub-area.

Real estate agents, active in each market study area, were interviewed to get their input on how many home buyers inquire about the quality of cell service and/or the proximity to cell phone tower locations. The specific question asked was:

- a) How many potential home buyers ask about “how is the cell service in this area” or if these home buyers check their cell phone signal on their cell phone while at a home showing?

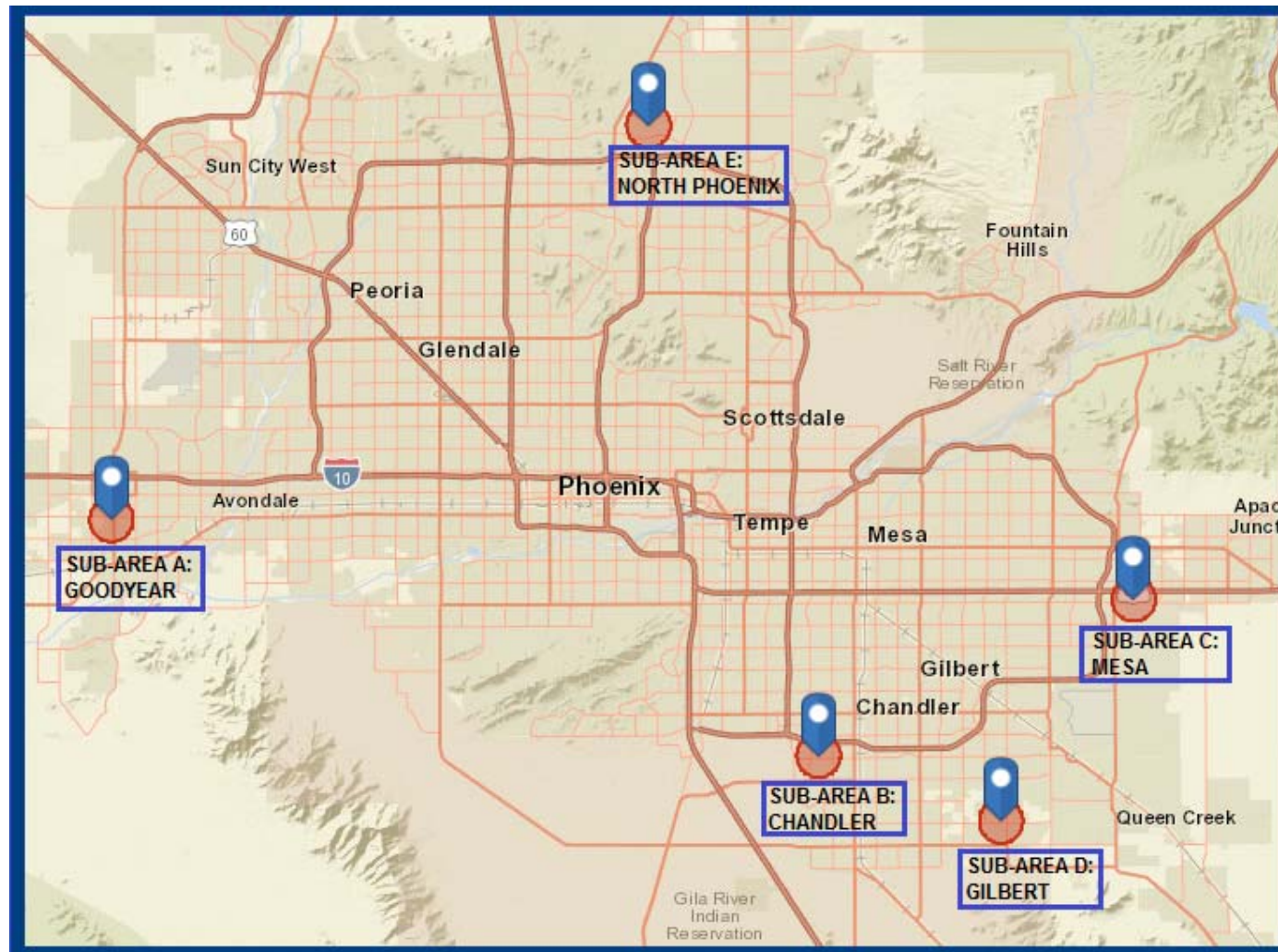
Type and Extent of Analysis Applied

Within each sub-area, a minimum of three paired sales were identified in each of the two previously discussed distances. They were analyzed to assess any differences in market value (per square foot). The range in value differences were then analyzed to determine if there was any consistent pattern indicating an impact on single family residential property values as a result of the presence of the cell tower.

Appraisal Conformity and Report Type

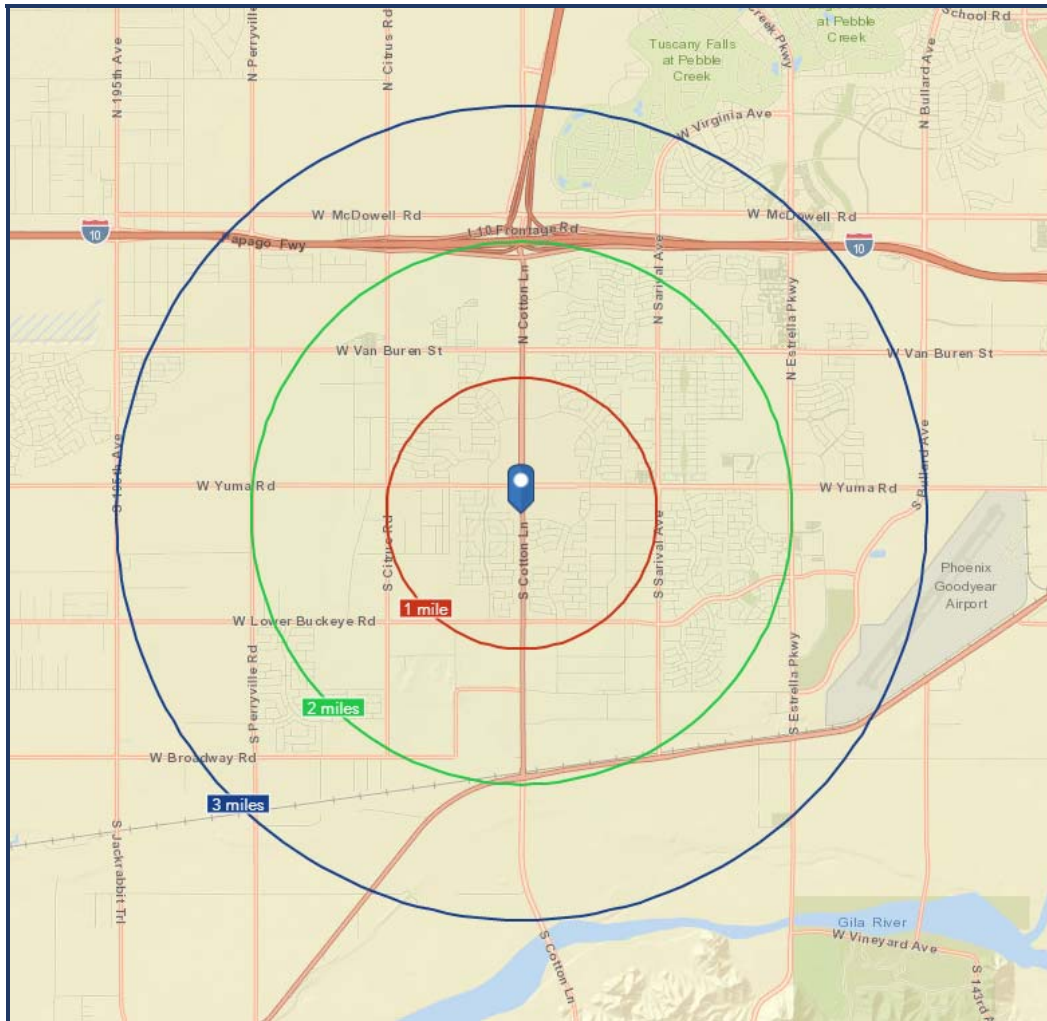
Report findings, analysis, and conclusions were developed and prepared in conformity with the Code of Professional Ethics and Uniform Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them.

Aerial View of Sub-Areas



Sub-Area A Description

SUB-AREA A MAP



Sub-Area Location and Boundaries

Sub-area A is located in southwestern metropolitan Phoenix within the city of Goodyear. This is a path of growth location. The cell tower site identified for this area is located within an empty lot on the west side of Cotton Lane, just south of a commercial development and north and east of single family homes.

Access to the neighborhood is provided by I-10 which bisects the neighborhood and provides access to Downtown Phoenix to the east and Los Angeles to the west. Loop 303 is located in the northern portion of the neighborhood and provides access to I-10 and I-17 to the north. Retail uses are concentrated along I-10 with neighborhood shopping centers located on the corners of major intersections. Goodyear was primarily a farm and agricultural area that has been developed into a bedroom suburb of Phoenix. Single-family uses are typically found throughout the neighborhood except along I-10. The inventory includes detached, attached, multifamily, and mobile home uses. The detached single-family uses include a mixture of medium density uses typically found within

master planned communities, and low density farm and single family home properties found in the southern portion of the neighborhood. The majority of the housing inventory was constructed after 1980 with significant new construction during the last development cycle from 2002 to 2008. Single-family housing caters to moderate income households.

Annual growth rates in the immediate area are projected at 2.7%. The median age for a one-mile radius is 32.2 years and the average home value in a one-mile radius is \$241,347.

Demographics

The following table depicts the area demographics for this Market Study within a one-, two-, and three-mile radius from the identified cell tower site.

Sub-Area A Demographics

Radius	1 mile	2 miles	3 miles
Population Summary			
2000 Population	502	4,940	8,270
2010 Population	6,912	22,919	32,752
2017 Population	8,588	27,916	42,676
2022 Population Estimate	9,827	31,733	48,772
Annual % Change (2017 - 2022)	2.7%	2.6%	2.7%
Housing Unit Summary			
2000 Housing Units	165	1,563	2,098
% Owner Occupied	92.7%	88.3%	84.8%
% Renter Occupied	4.2%	7.3%	8.8%
2010 Housing Units	2,485	8,200	10,847
% Owner Occupied	75.4%	69.4%	64.8%
% Renter Occupied	12.9%	19.3%	21.9%
2017 Housing Units	2,973	9,587	13,907
% Owner Occupied	76.3%	69.0%	65.3%
% Renter Occupied	15.1%	22.8%	25.3%
2022 Housing Units	3,258	10,636	15,683
% Owner Occupied	79.7%	70.8%	67.1%
% Renter Occupied	15.5%	23.1%	25.7%
Annual % Change (2017 - 2022)	1.8%	2.1%	2.4%
Income Summary			
2017 Median Household Income	\$79,967	\$70,401	\$67,565
2022 Median Household Income Estimate	\$87,867	\$77,787	\$75,838
Annual % Change	1.9%	2.0%	2.3%
2017 Per Capita Income	\$28,430	\$25,244	\$23,237
2022 Per Capita Income Estimate	\$32,109	\$28,479	\$26,493
Annual % Change	2.5%	2.4%	2.7%

Source: Site-to-Do-Business (STDB Online)

Sub-Area A Tower Description

This wireless telecommunication site has a 74-foot tall cell tower with a palm tree design. It is located within a vacant lot on the west side of Cotton Lane, just south of a commercial retail development. The tower is visible from the immediate adjacent streets as well as from many of the single family homes to the west and south. Minimal vegetation in the area increases the tower's visibility.



This tower view is looking west from Cotton Lane with the single-family residential homes to the rear.



This is a view of the tower from approximately 200 feet south of Yuma Road looking south along Cotton Lane.

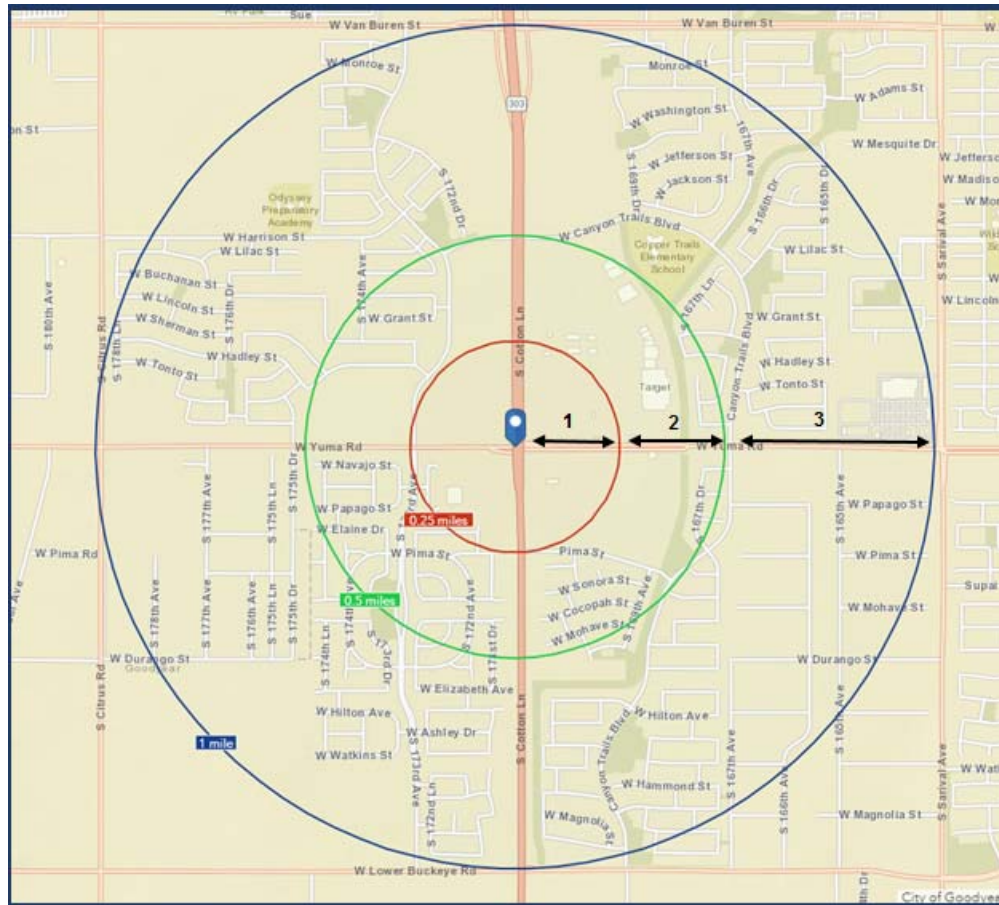
Sample Photos of Typical Sub-Area A Homes





Sub-Area A Analysis

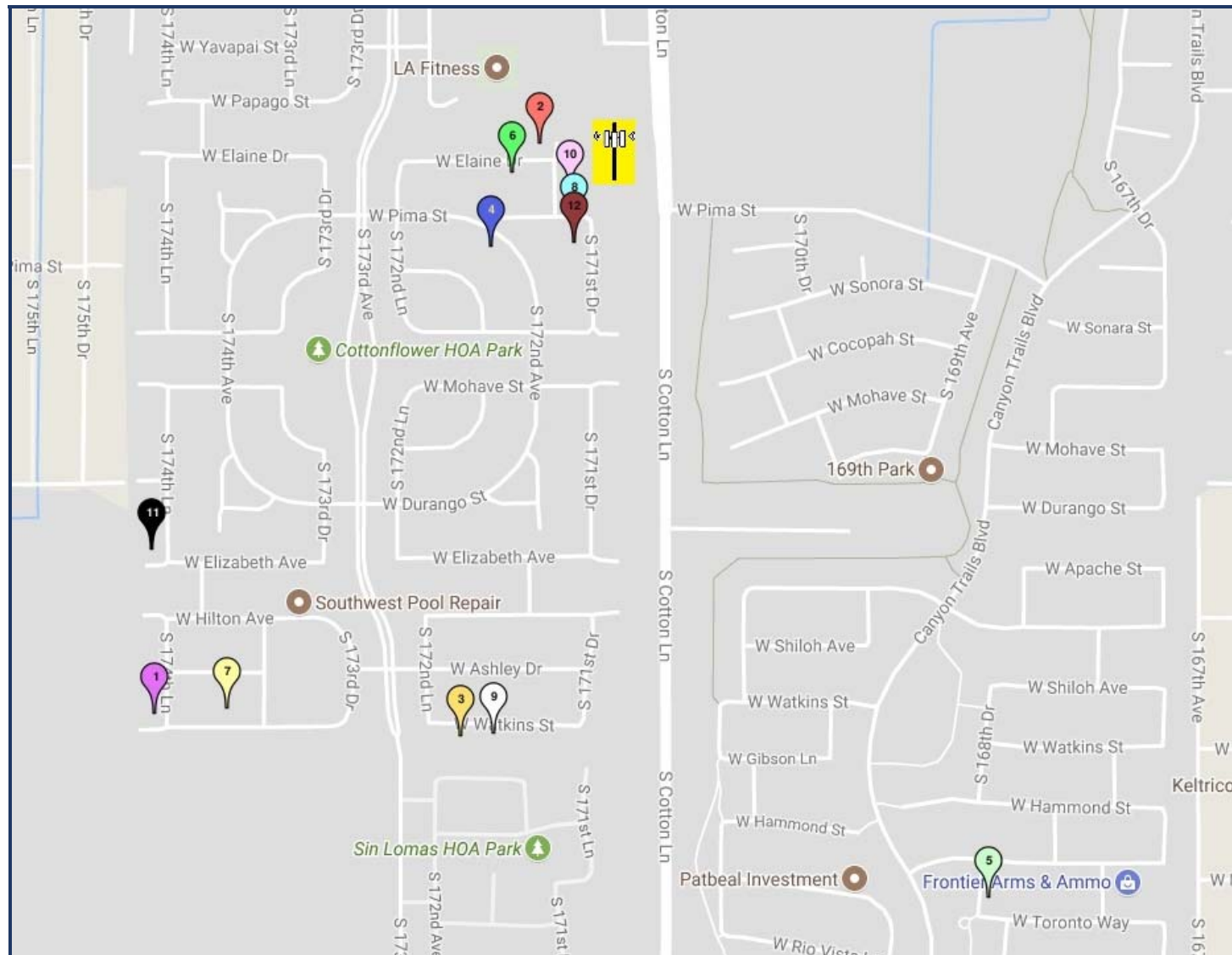
The following map illustrates three rings centered on the cell tower site for this sub-area. The most inner ring (red) represents the sphere of influence or an area within 0.25 miles of cell tower. The area between the most inner ring and the 2nd ring represents a buffer area where no sales were analyzed. The area between the 2nd ring and outer ring (blue) is the area not influenced by the cell tower defined as an area between 0.50 miles and 1.0 mile from cell tower site.



Zone	Area	Distance from cell tower in miles
1	Within the cell tower's sphere of influence	0 to 0.25
2	Separation or buffer zone	0.25 to 0.50
3	Outside of the cell tower's sphere of influence	0.50 to 1.00

The immediately surrounding area is characterized by small-medium sized suburban residential homes primarily built from 2000 to 2007. Sale prices of single-family homes within the tower's sphere of influence (within 0.25 mile radius of tower) were compared to the sale prices of single-family homes outside the tower's sphere of influence (within 0.50 miles and 1.0 mile radius of tower) in order to determine if there is any effect on market value due to the cell tower location. These two areas are buffered by a 0.25 mile radius (between the sphere and outside the sphere of influence).

MAP OF PAIRED SALE LOCATIONS



Paired Data Analysis - Sub-Area A										
Address	Distance From Tower	View of Tower	Home Size/SF	Lot Size/Ac	Year Built	Sale Date	Sales Price	Price PSF	Adjusted Price PSF	Percent Difference
1 17484 W Watkins St	0.5 -1.0 miles	No	1,930	0.160	2001	3/30/17	\$210,000	\$108.81	\$97.93	
2 17196 W Elaine Dr.	0.10 mile	Yes	1,918	0.126	2003	3/30/17	\$187,000	\$97.50	\$97.50	-0.4%
3 17251 W. Watkins St.	0.5 -1.0 miles	No	2,097	0.139	2004	3/2/17	\$224,000	\$106.82	\$117.50	
4 1614 S 172nd Ave.	0.10 mile	Yes	1,918	0.146	2002	1/27/17	\$235,000	\$122.52	\$122.52	4.3%
5 16838 W Toronto Way	0.5 -1.0 miles	No	1,936	0.184	2007	2/23/18	\$228,000	\$117.77	\$117.77	
6 17211 W. Elaine Dr.	0.10 mile	Yes	1,918	0.126	2002	3/9/18	\$228,500	\$119.13	\$119.13	1.2%
7 17392 W. Watkins St.	0.5 -1.0 miles	No	1,762	0.151	2004	4/6/17	\$210,000	\$119.18	\$131.10	
8 1612 S. 171st. Dr.	0.05 mile	Yes	1,527	0.137	2002	4/21/17	\$201,000	\$131.63	\$131.63	0.4%
9 17227 W. Watkins St.	0.5 -1.0 miles	No	1,545	0.138	2003	2/28/17	\$189,950	\$122.94	\$122.94	
10 1561 S. 171st Ln.	0.05 mile	Yes	1,425	0.126	2002	5/17/17	\$183,000	\$128.42	\$128.42	4.5%
11 17470 W. Elizabeth Ave.	0.5 -1.0 miles	No	1,594	0.154	2003	10/30/17	\$208,500	\$130.80	\$143.88	
12 1632 S. 171st Dr.	0.05 mile	Yes	1,425	0.126	2002	8/11/17	\$200,000	\$140.35	\$140.35	-2.5%

MIN -2.5%
 MAX 4.5%
 MEDIAN 0.8%
 MEAN 1.2%

Sales Differences and Indicated Overall Adjustment										
Address	Months between Date of Sale	Financing	SF Diff	DOM	Age Diff /yrs	Updated	Garage	Price PSF	Other Differences	Overall Adjustment
1 17484 W Watkins St	0	VA	12	5	(2)	No	2 spaces	\$108.81		-10.00%
2 17196 W Elaine Dr.		Conv		56		No	2 spaces	\$97.50	Pool, backs to retail	
3 17251 W. Watkins St.	1	VA	179	26	2	Yes '17	3 spaces	\$106.82		10.00%
4 1614 S 172nd Ave.		FHA		64		Yes '16	2 spaces	\$122.52	Pool, faces greenbelt	
5 16838 W Toronto Way	(0)	Cash	18	124	5	No	2 spaces	\$117.77	Large lot	0.00%
6 17211 W. Elaine Dr.		FHA		61		No	2 spaces	\$119.13	Pool	
7 17392 W. Watkins St.	(1)	FHA	235	15	2	No	2 spaces	\$119.18		10.00%
8 1612 S. 171st. Dr.		Conv		94		No	2 spaces	\$131.63	Pool; backs greenbelt	
9 17227 W. Watkins St.	(3)	Conv	120	44	1	No	2 spaces	\$122.94		0.00%
10 1561 S. 171st Ln.		VA		55		No	2 spaces	\$128.42		
11 17470 W. Elizabeth Ave.	3	FHA	169	2	1	No	2 spaces	\$130.80		10.00%
12 1632 S. 171st Dr.		VA		36		Yes '17	2 spaces	\$140.35	backs to greenbelt	

Paired Sale Adjustment Discussion

Sale 1 to 2

Sale 2 backs onto the adjacent retail center, demanding a downward adjustment for Sale 1, as this is considered an inferior locational attribute. Sale 2 has a pool, but analysis of sales in the subarea does not indicate premiums paid for pools and no adjustment is applied. All other factors were considered similar. Sale 2 is within the sphere of influence and the cell tower could be seen from its location.

Sale 3 to 4

Both homes had been updated. Sale 4 faces a greenbelt area in the neighborhood, a superior amenity. Sale 3 is adjusted upward. Sale 4 also has a pool and no adjustment is warranted. All other factors were considered similar. Sale 4 is within the sphere of influence and the cell tower could be seen from its location.

Sale 5 to 6

Sale 5 was a cash sale. Typically, sellers will accept a lower price for a quick cash closing and an upward adjustment is applied. Sale 5 also has a comparative large lot, which commands a premium and a downward adjustment is given for this amenity, negating the upward cash sale adjustment. Sale 6 has a pool and no adjustment is warranted. Sale 6 is within the sphere of influence and the cell tower could be seen from its location.

Sale 7 to 8

Sale 8 backs onto a neighborhood greenbelt and is smaller than Sale 7, requiring an upward adjustment to Sale 7. Sale 8 has a pool which does not warrant an adjustment. All other factors were considered similar. Sale 8 is within the sphere of influence and the cell tower could be seen from its location.

Sale 9 to 10

Sales 9 and 10 were deemed very similar with comparable sale dates, financing, size, age and amenities. No adjustments were necessary for these two paired sales. Sale 10 is within the sphere of influence and the cell tower could be seen from its location.

Sale 11 to 12

These two sales are similar in size and age; however Sale 11 had not been updated while Sale 12 was updated in 2017. Sale 12 also backs onto a common area greenbelt. We have applied an upward adjustment to Sale 11. All other factors are considered similar. Sale 12 is within the sphere of influence and the cell tower could be seen from its location.

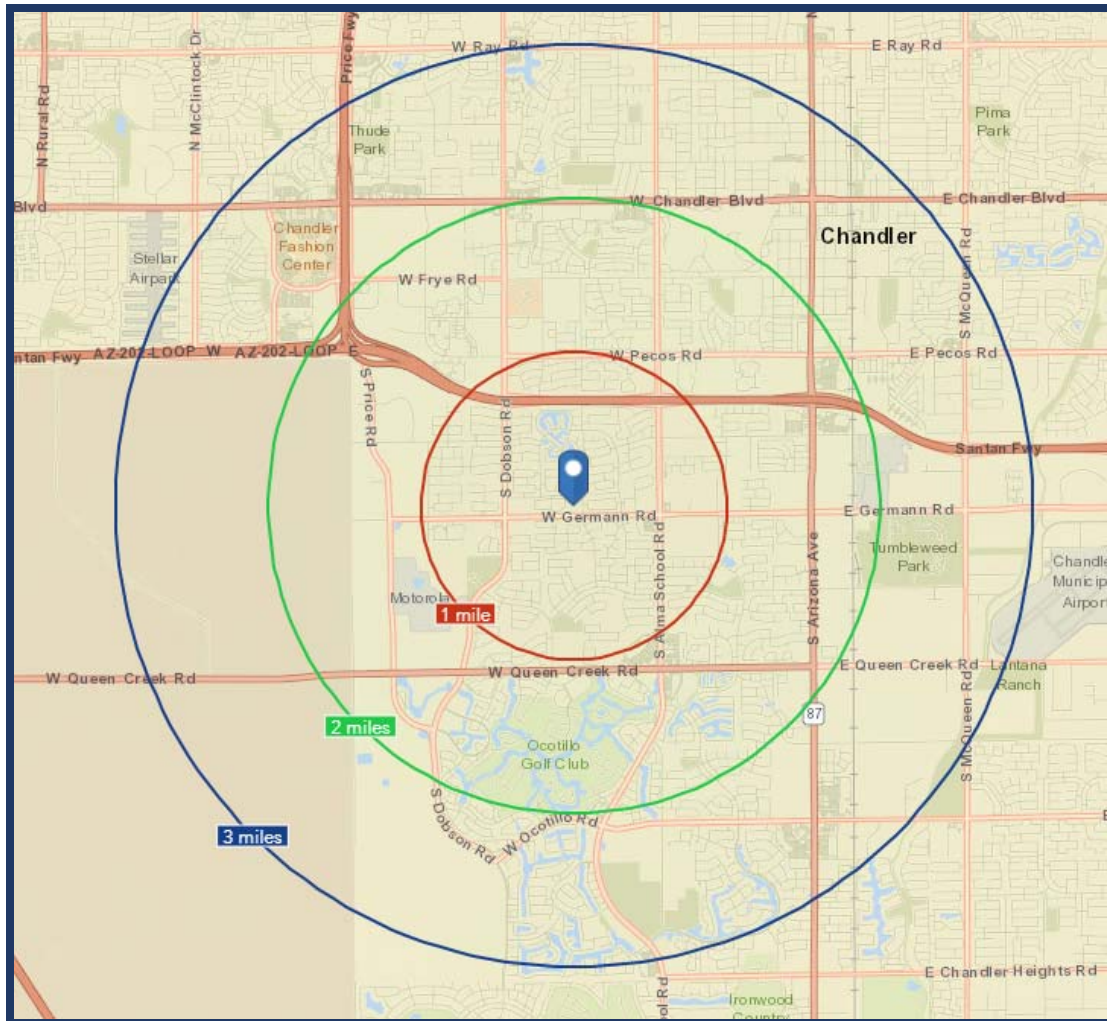
Conclusion

There is no consistent pattern of impact on the home sales values located within the cell tower sphere of influence (0.25-mile radius). Two pairings indicated a higher value for the sales within this area while the one pairing indicated a lower value. The remaining three pairings indicate essentially no difference in pricing. This was concluded after adjusting for the primary differences between the paired sales, which had been chosen due to age and size as this sub-area is made up of similarly aged structures with various degrees of upgrades. The sub-area was very homogenous in the home product and pricing ranges were fairly narrow.

Realtor Questionnaire Conclusions - Sub-Area A				
		Realtor One	Realtor Two	Realtor Three
1	Do home buyers ask about cell service or check their phones for service signal?	yes	yes	no

Sub-Area B Description

SUB-AREA B MAP



Sub-Area Location and Boundaries

Sub-area B is located in southwestern metropolitan Phoenix within the city of Chandler. This area is becoming increasingly built out. The cell tower site identified for this area is located on the south side of Gatling Way, within the parking lot of a religious facility. Single family homes surround the site to the north, south, and east.

Access to the neighborhood is provided by Loop 202, providing access to East Valley and other freeway systems within Metro Phoenix. Loop 101 provides access to the north Phoenix. Retail uses are concentrated along arterial roadways with neighborhood and regional shopping centers located at the intersection of arterial roadways. Single-family uses are typically found in master planned subdivisions in the area and were primarily constructed in the 1990s to 2000s with some newer infill development. Single-family uses cater to moderately high income households.

Annual growth rates in the immediate area are projected at 1.74% within the established area. The median age for a one-mile radius is 36.1 years and the average home value in a one-mile radius is \$339,371.

Demographics

The following table depicts the area demographics for this Market Study within a one-, two-, and three-mile radius from the identified cell tower site.

Sub-Area B Demographics

Radius	1 mile	2 miles	3 miles
Population Summary			
2000 Population	8,988	30,355	61,309
2010 Population	12,573	42,349	76,958
2017 Population	14,242	49,256	89,154
2022 Population Estimate	15,553	54,467	97,653
Annual % Change (2017 - 2022)	1.8%	2.0%	1.8%
Housing Unit Summary			
2000 Housing Units	3,034	11,241	22,401
% Owner Occupied	91.4%	65.4%	61.2%
% Renter Occupied	6.2%	27.4%	31.4%
2010 Housing Units	4,766	17,807	31,482
% Owner Occupied	67.6%	50.3%	50.8%
% Renter Occupied	26.2%	41.3%	40.4%
2017 Housing Units	5,207	20,120	35,676
% Owner Occupied	67.0%	47.5%	48.2%
% Renter Occupied	29.9%	46.5%	44.7%
2022 Housing Units	5,591	21,917	38,662
% Owner Occupied	68.6%	47.9%	48.8%
% Renter Occupied	29.8%	47.6%	45.1%
Annual % Change (2017 - 2022)	1.4%	1.7%	1.6%
Income Summary			
2017 Median Household Income	\$103,001	\$77,112	\$72,443
2022 Median Household Income Estimate	\$108,471	\$84,629	\$80,625
Annual % Change	1.0%	1.9%	2.2%
2017 Per Capita Income	\$44,195	\$37,432	\$35,114
2022 Per Capita Income Estimate	\$49,921	\$42,350	\$40,017
Annual % Change	2.5%	2.5%	2.6%

Source: Site-to-Do-Business (STDB Online)

Sub-Area B Tower Description

This wireless telecommunication site has a 54-foot tall cell tower with a palm tree design located within a parking lot of a religious facility located on the south side of Gatling Way, west of Arrowhead Drive. The tower is highly visible from the immediate adjacent streets.



This tower view is looking west south from the parking lot of the church.



This is a view of the tower looking east along Gatling Way.

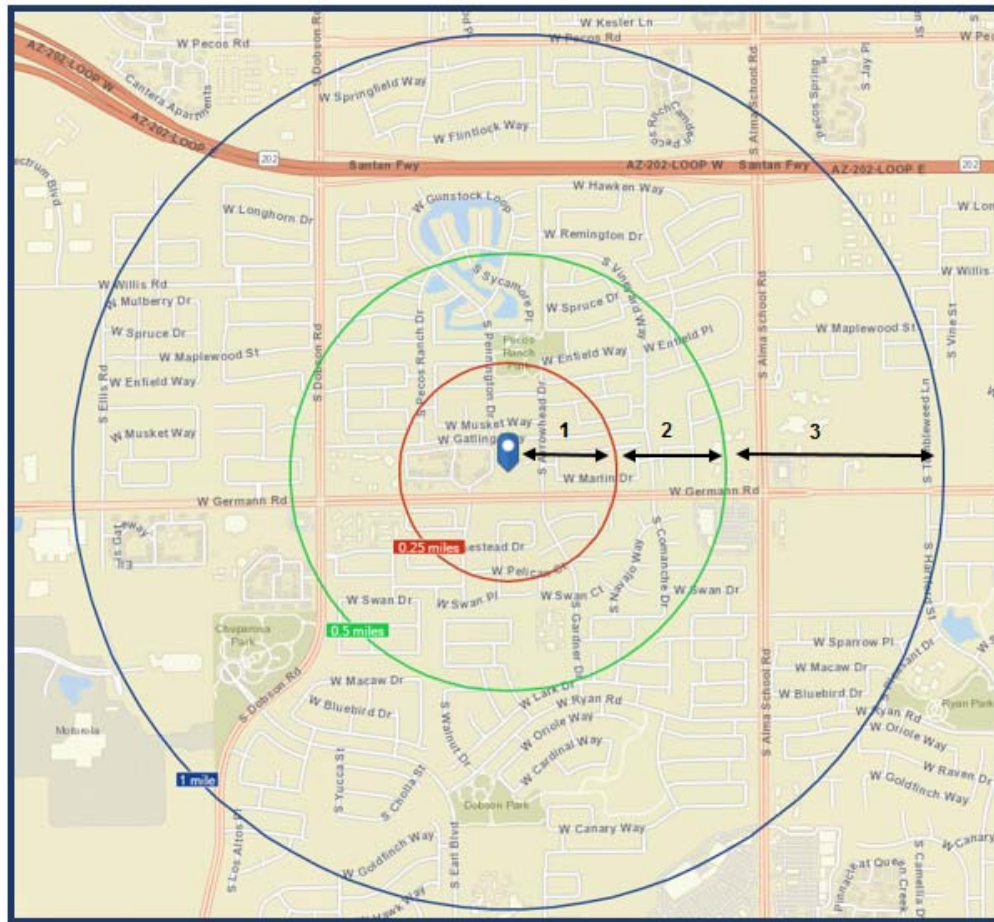
Sample Photos of Typical Sub-Area B Homes





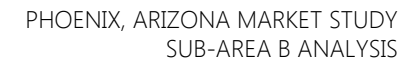
Sub-Area B Analysis

The following map illustrates three rings centered on the cell tower site for this sub-area. The most inner ring (red) represents the sphere of influence or an area within 0.25 miles of cell tower. The area between the most inner ring and the 2nd ring represents a buffer area where no sales were analyzed. The area between the 2nd ring and outer ring (blue) is the area not influenced by the cell tower defined as an area between 0.50 miles and 1.0 mile from cell tower site.



Zone	Area	Distance from cell tower in miles
1	Within the cell tower's sphere of influence	0 to 0.25
2	Separation or buffer zone	0.25 to 0.50
3	Outside of the cell tower's sphere of influence	0.50 to 1.00

The immediately surrounding area is characterized by medium sized urban residential homes primarily built from 1995 and 2005 with a few infill projects developed in the last two years. Sale prices of single-family homes within the tower's sphere of influence (within 0.25 mile radius of tower) were compared to the sale prices of single-family homes outside the tower's sphere of influence (within 0.50 miles and 1.0 mile radius of tower) in order to determine if there is any effect on market value due to the cell tower location. These two areas are buffered by a 0.25 mile radius (between the sphere and outside the sphere of influence).



Paired Sale Adjustment Discussion

Paired Data Analysis - Sub-Area B										
Address	Distance From Tower	View of Tower	Home Size/SF	Lot Size/Ac	Year Built	Sale Date	Sales Price	Price PSF	Adjusted Price PSF	Percent Difference
1 2370 W Mulberry Dr	0.5 -1.0 miles	No	3,000	0.229	2000	2/10/17	\$470,000	\$156.67	\$172.33	
2 1563 W Musket Way	0.05 mile	Yes	2,991	0.259	2003	4/25/17	\$515,000	\$172.18	\$172.18	-0.1%
3 2222 W Hawkins Way	0.5 -1.0 miles	No	2,949	0.243	2001	6/20/17	\$420,000	\$142.42	\$128.18	
4 1681 W Musket Way	0.10 mile	**	2,845	0.186	1999	7/13/17	\$375,000	\$131.81	\$131.81	2.8%
5 1333 W Longhorn Dr.	0.5 -1.0 miles	No	2,021	0.214	1998	1/29/18	\$348,000	\$172.19	\$163.58	
6 1671 W Musket Way	0.10 mile	**	2,390	0.177	1999	2/14/18	\$399,900	\$167.32	\$167.32	2.3%
7 1391 S Cholla Pl	0.5 -1.0 miles	No	2,494	0.206	1993	7/31/17	\$375,000	\$150.36	\$165.40	
8 1602 W Armstrong Way	0.15 mile	Yes	2,328	0.187	1999	6/5/17	\$399,000	\$171.39	\$171.39	3.6%
9 2201 S Karen Dr.	0.5 -1.0 miles	No	2,038	0.200	1995	2/15/17	\$298,000	\$146.22	\$160.84	
10 1425 W Musket Way	0.20 mile	Yes	2,297	0.188	1998	3/31/17	\$350,000	\$152.37	\$152.37	-5.3%
11 2040 W Musket Pl	0.5 -1.0 miles	No	2,305	0.076	2016	4/11/17	\$374,500	\$162.47	\$170.60	
12 1536 W Marlin Dr	0.05 mile	Yes	2,000	0.075	2017	9/14/17	\$336,342	\$168.17	\$168.17	-1.4%
13 1882 W Wildhorse Dr	0.5 -1.0 miles	No	1,611	0.147	1994	5/15/17	\$293,000	\$181.87	\$190.97	
14 1491 W Armstrong Way	0.20 mile	Yes	1,627	0.158	1998	6/1/17	\$305,000	\$187.46	\$187.46	-1.8%

** Partially obstructed by trees

MIN -5.3%
 MAX 3.6%
 MEDIAN 1.1%
 MEAN 1.8%

Address	Months between Date of Sale	Financing	SF Diff	DOM	Age Diff /yrs	Updated	Garage	Price PSF	Other Differences	Overall Adjustment
1 2370 W Mulberry Dr	(2)	Conv	9	33	(3)	No	2 spaces	\$156.67	Faces park	10.00%
2 1563 W Musket Way		Conv		4		Yes	3 spaces	\$172.18	Faces greenbelt	
3 2222 W Hawkins Way	(1)	Conv	104	21	2	No	3 spaces	\$142.42	Large Lot	-10.00%
4 1681 W Musket Way		Conv		86		Yes '12	3 spaces	\$131.81		
5 1333 W Longhorn Dr.	(1)	Conv	(369)	45	(1)	Yes '14-16	2 spaces	\$172.19		-5.00%
6 1671 W Musket Way		Conv		48		No	2 spaces	\$167.32	Faces greenbelt	
7 1391 S Cholla Pl	2	Conv	166	76	(6)	Yes '14-16	2 spaces	\$150.36		10.00%
8 1602 W Armstrong Way		FHA		53		No	3 spaces	\$171.39	Adjacent to park	
9 2201 S Karen Dr.	(1)	Conv	(259)	170	(3)	Yes '12-13	2 spaces	\$146.22		10.00%
10 1425 W Musket Way		Conv		19		Yes '12-13	2 spaces	\$152.37	On greenbelt	
11 2040 W Musket Pl	(5)	VA	305	N/ap	(1)	No	2 spaces	\$162.47		5.00%
12 1536 W Marlin Dr		Conv		10		No	2 spaces	\$168.17		
13 1882 W Wildhorse Dr	(1)	FHA	(16)	40	(4)	Yes '16	2 spaces	\$181.87	Corner lot/busy	5.00%
14 1491 W Armstrong Way		Conv		77		Yes '11-15	2 spaces	\$187.46	Across from park	

Sale 1 to 2

The sales are very similar but Sale 2 has been updated and has a 3 car garage. Sale 1 is adjusted upward. All other factors were considered similar. Sale 2 is within the sphere of influence and the cell tower could be seen from its location.

Sale 3 to 4

Sale 4 had updated the kitchen in 2012 but the overall condition and interior appointments were considered similar for the two sales. Sale 3 has a large lot which commands a premium. A downward adjustment is given to Sale 3. All other factors were considered similar. Sale 4 is within the sphere of influence but views of the cell tower were partially obstructed by mature trees.

Sale 5 to 6

Sale 5 was updated in 2014-2016, while Sale 6 had not been updated. Sale 5 was also smaller than Sale 6 and smaller properties typically sell for a higher price per square foot. A downward adjustment is applied to Sale 5 to its size and superior condition. Sale 6 faces a common area greenbelt, which is a superior amenity to Sale 5 requiring an upward adjustment to Sale 5, resulting in a small net

downward adjustment to Sale 5. All other factors were considered similar. Sale 6 is within the sphere of influence but views of the cell tower were partially obstructed by mature trees.

Sale 7 to 8

Sale 7 had been updated in the past 2-3 years, while Sale 8 had not been updated. The downward adjustment to Sale 7 is offset by Sale 8's 3-car garage and location adjacent to a park. Furthermore, Sale 8 is six years newer than Sale 7. A net upward adjustment is applied to Sale 7. All other factors were considered similar. Sale 8 is within the sphere of influence and the cell tower could be seen from its location.

Sale 9 to 10

Sales 9 and 10 were deemed very similar with comparable sale dates, financing, size, age and amenities. Sale 10 is located on a common area greenbelt and Sale 9 is given an upward adjustment. No adjustments were necessary for these two paired sales. Sale 10 is within the sphere of influence and the cell tower could be seen from its location.

Sale 11 to 12

Sales 11 and 12 are both new construction and considered very similar. A small upward adjustment is given to Sale 11 to reflect its larger size. All other factors are considered similar. Sale 12 is within the sphere of influence and the cell tower could be seen from its location.

Sale 13 to 14

Sales 13 and 14 have both been updated, but Sale 13 was more recently and extensively updated. Sale 13 is located on a corner with more traffic. Sale 14 is located diagonally across from a park, which is a superior amenity. A net upward adjustment is applied to Sale 13. All other factors are considered similar. Sale 13 is within the sphere of influence and the cell tower could be seen from its location.

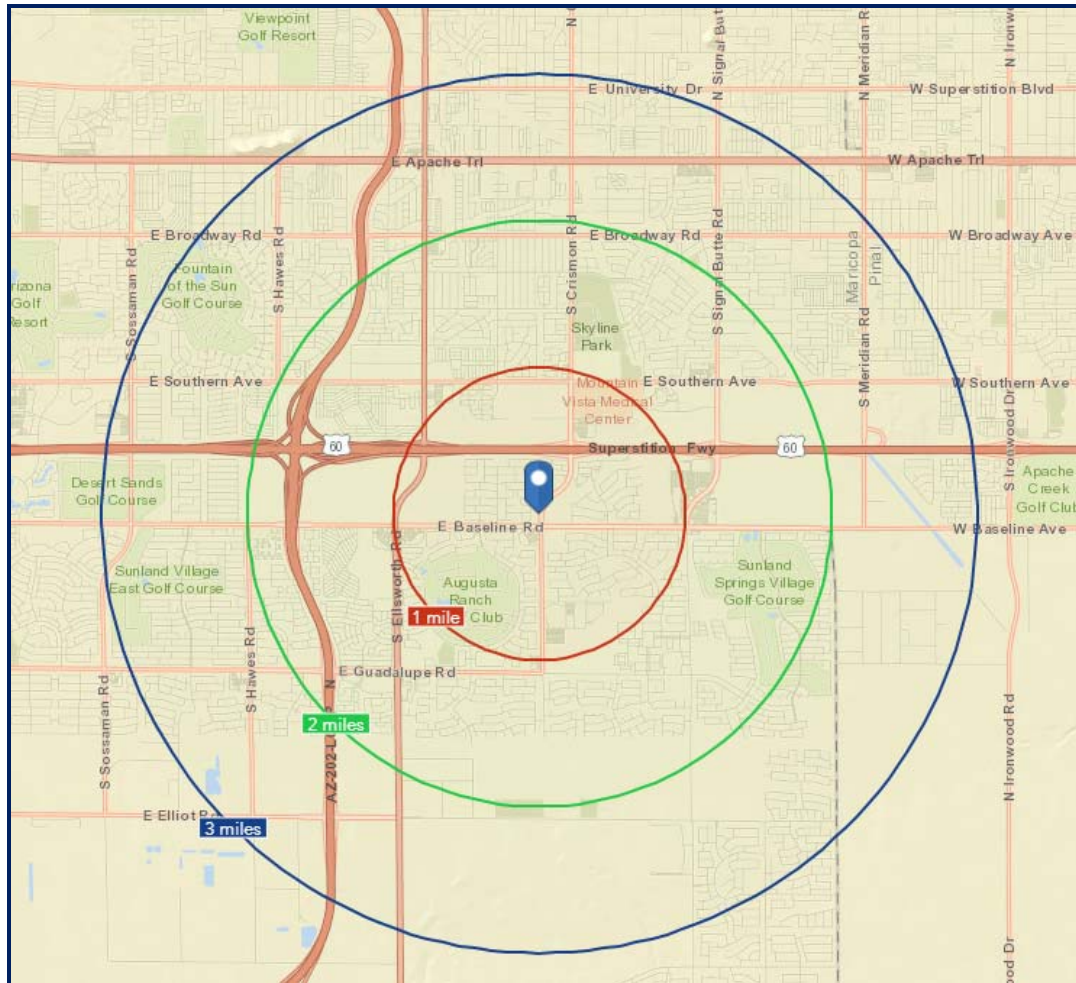
Conclusion

There is no consistent pattern of impact on the home sales values located within the cell tower sphere of influence (0.25-mile radius). Three pairings indicated a slightly higher value for the sales within this area while three pairings indicated a slightly lower value. The remaining pairing displayed no difference in pricing. This was concluded after adjusting for the primary differences between the paired sales, which had been chosen due to age and size as this sub-area is made up of similarly aged structures with various degrees of upgrades.

Realtor Questionnaire Conclusions - Sub-Area B			
	Realtor One	Realtor Two	Realtor Three
1 Do home buyers ask about cell service or check their phones for service signal?	no	no	no

Sub-Area C Description

SUB-AREA C MAP



Sub-Area Location and Boundaries

Sub-area C is located in eastern metropolitan Phoenix within the city of Mesa. This area is becoming increasingly built out. The cell tower site identified for this area is located within an empty lot on the west side of Crismon Road. Single family homes surround the site to the west and south.

Access to the neighborhood is provided by US-60 (Superstition Freeway) which provides access to Apache Junction to the east and Phoenix to the west; Loop 202 provides access to other portions of the East Valley. Retail uses can be found along all of the major arterials including grocery-anchored shopping centers typically located at arterial intersections. Most of the residential areas in Mesa are older, established communities with medium density development. There is some newer developments in the eastern and northern portions of Mesa along the Loop 202. Overall, the City of Mesa is approximately 90-95% built out, and most new construction requires redevelopment.

Annual growth rates in the immediate area are projected at 1.9% within the established area. The median age for a one-mile radius is 33.8 years and the average home value in a one-mile radius is \$273,720.

Demographics

The following table depicts the area demographics for this Market Study within a one-, two-, and three-mile radius from the identified cell tower site.

Sub-Area C Demographics

Radius	1 mile	2 miles	3 miles
Population Summary			
2000 Population	2,672	16,566	47,090
2010 Population	11,466	40,934	82,200
2017 Population	12,516	46,490	93,256
2022 Population Estimate	13,773	50,812	101,741
Annual % Change (2017 - 2022)	1.9%	1.8%	1.8%
Housing Unit Summary			
2000 Housing Units	1,131	10,038	28,409
% Owner Occupied	78.2%	60.3%	61.4%
% Renter Occupied	3.1%	4.1%	6.6%
2010 Housing Units	4,449	19,946	42,452
% Owner Occupied	65.6%	60.0%	60.4%
% Renter Occupied	21.8%	16.1%	15.3%
2017 Housing Units	4,703	21,527	45,919
% Owner Occupied	62.7%	59.7%	60.2%
% Renter Occupied	25.3%	19.4%	18.2%
2022 Housing Units	5,064	22,800	48,694
% Owner Occupied	63.3%	61.4%	61.8%
% Renter Occupied	26.0%	19.9%	18.6%
Annual % Change (2017 - 2022)	1.5%	1.2%	1.2%
Income Summary			
2017 Median Household Income	\$78,312	\$63,455	\$53,375
2022 Median Household Income Estimate	\$83,698	\$70,761	\$58,612
Annual % Change	1.3%	2.2%	1.9%
2017 Per Capita Income	\$29,886	\$27,513	\$25,376
2022 Per Capita Income Estimate	\$33,563	\$31,041	\$28,755
Annual % Change	2.3%	2.4%	2.5%

Source: Site-to-Do-Business (STDB Online)

Sub-Area C Tower Description

This wireless communication site has a 62-foot tall cell tower with a palm tree design located on a vacant lot fronting Crismon Road, just north of Baseline Road. The tower is highly visible from the immediate adjacent streets.



This is a view of the cell tower looking west from Crismon Road with single family homes to the rear.



This view of the cell tower site is looking north along Crismon Road

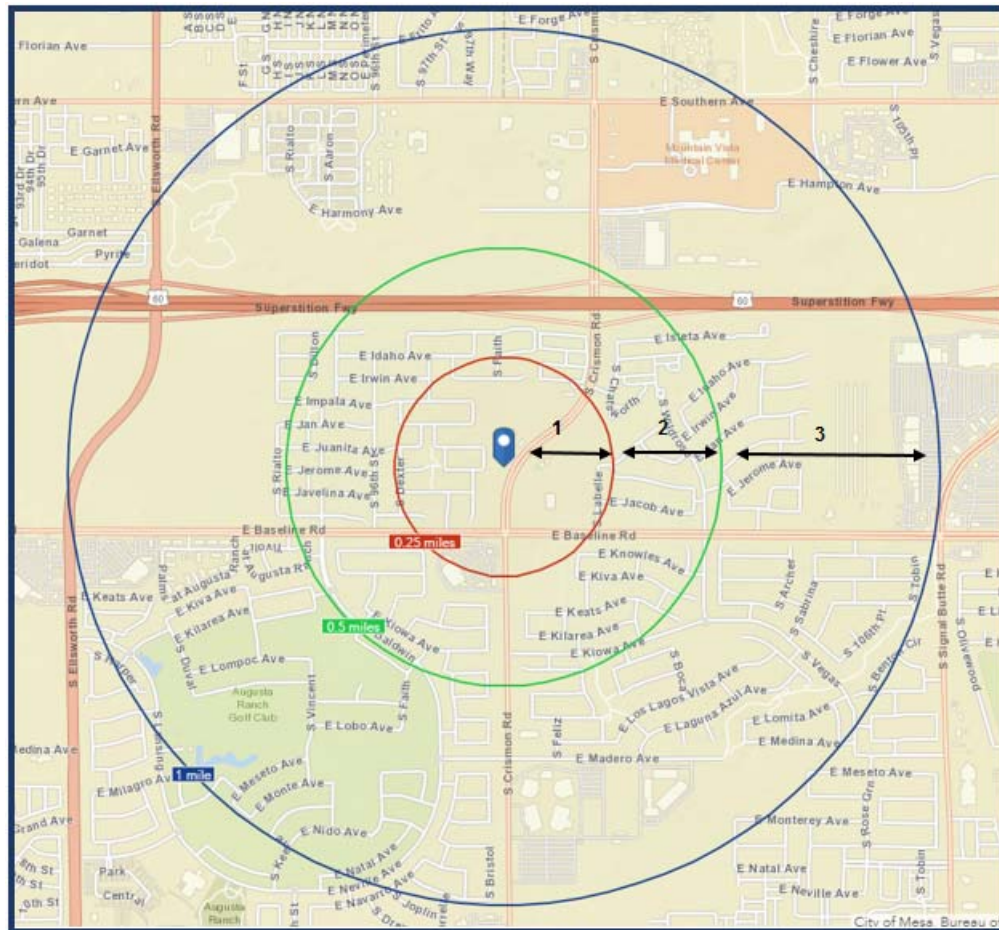
Sample Photos of Typical Sub-Area C Homes





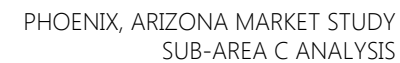
Sub-Area C Analysis

The following map illustrates three rings centered on the cell tower site for this sub-area. The most inner ring (red) represents the sphere of influence or an area within 0.25 miles of cell tower. The area between the most inner ring and the 2nd ring represents a buffer area where no sales were analyzed. The area between the 2nd ring and outer ring (blue) is the area not influenced by the cell tower defined as an area between 0.50 miles and 1.0 mile from cell tower site.



Zone	Area	Distance from cell tower in miles
1	Within the cell tower's sphere of influence	0 to 0.25
2	Separation or buffer zone	0.25 to 0.50
3	Outside of the cell tower's sphere of influence	0.50 to 1.00

The immediately surrounding area is characterized by medium sized urban residential homes primarily built from 1998 to 2004. Sale prices of single-family homes within the tower's sphere of influence (within 0.25 mile radius of tower) were compared to the sale prices of single-family homes outside the tower's sphere of influence (within 0.50 miles and 1.0 mile radius of tower) in order to determine if there is any effect on market value due to the cell tower location. These two areas are buffered by a 0.25 mile radius (between the sphere and outside the sphere of influence).



The map displays a portion of Mesa, Arizona, with a grid of streets. Key streets include E Baseline Rd, E Knowles Ave, E Kiva Ave, E Keats Ave, E Kilarea Ave, E Lindner Ave, E Lompoc Ave, E Los Lagos Vista Ave, E Laguna Azul Ave, E Lobo Ave, E Monte Ave, E Meseto Ave, E Madero Ave, E Lakeview Ave, E Lomita Ave, E Medina Ave, and E Monterey Ave. Major roads like S Crismon Rd, S Drexel, S Joplin, S Baldwin, S Vincent, S Lansing, S Compton, S Agave, S Saffron, S Sorrelle, S Bristol, S Feilz, S Boca, S Wildrose, S Esmeralda, S Sabina, S Carson, S Benton, S Carfield, and S Loma are also shown. Landmarks include Albertsons, Bashas', A Quilter's Oasis, Fat Willy's Family Sports Grill, Augusta Ranch Golf Club, Children's Learning Adventure, Children's Health Center: Primary Care Medicine, Desert Ridge Junior High School, and Desert Ridge High School. Numbered pins are placed at various locations: 1 (red), 2 (purple), 3 (yellow), 4 (blue), 5 (yellow), 6 (green), 7 (green), 8 (pink), 9 (white), 10 (pink), 11 (red), 12 (black), 13 (orange), 14 (orange), 15 (yellow), 16 (pink), 17 (dark green), and 18 (brown). A yellow square with a white crosshair is located near the intersection of E Baseline Rd and S Crismon Rd.

Paired Data Analysis - Sub-Area C										
Address	Distance From Tower	View of Tower	Home Size/SF	Lot Size/Ac	Year Built	Sale Date	Sales Price	Price PSF	Adjusted Price PSF	Percent Difference
1 2119 S Archer Ave	0.5 -1.0 miles	No	3,132	0.185	2004	8/25/17	\$336,000	\$107.28	\$107.28	
2 9648 E Juanita Ave	0.25 mile	Yes	3,185	0.237	1999	5/31/17	\$347,000	\$108.95	\$108.95	1.6%
3 9499 E. Los Lagos Vista	0.5 -1.0 miles	No	2,584	0.202	2001	2/13/17	\$359,900	\$139.28	\$125.35	
4 9648 E Jacob Cir	0.20 mile	Yes	2,578	0.168	1998	8/2/17	\$314,900	\$122.15	\$122.15	-2.6%
5 10414 E Laguna Azul	0.5 -1.0 miles	No	2,600	0.220	2004	2/21/18	\$355,000	\$136.54	\$129.71	
6 9649 E Javelina Ave	0.20 mile	Yes	2,578	0.168	2000	3/15/18	\$320,000	\$124.13	\$124.13	-4.3%
7 10125 E Lobo Ave	0.5 -1.0 miles	No	1,919	0.172	2003	3/2/17	\$271,000	\$141.22	\$155.34	
8 9754 E Juanita Ave	0.10 mile	Yes	1,945	0.168	1998	1/23/17	\$259,900	\$133.62	\$133.62	-14.0%
9 10665 E Knowles Ave	0.5 -1.0 miles	No	2,161	0.188	2004	1/19/18	\$291,000	\$134.66	\$127.93	
10 9738 E Juanita Ave	0.10 mile	Yes	1,945	0.168	1998	1/31/18	\$267,200	\$137.38	\$137.38	7.4%
11 9606 E Keats Ave	0.5 -1.0 miles	No	1,763	0.158	1999	3/28/17	\$256,000	\$145.21	\$130.69	
12 1949 S Talbot Cir	0.05 mile	Yes	1,843	0.173	1998	1/31/17	\$242,000	\$131.31	\$131.31	0.5%
13 9403 E Kiva Ave	0.5 -1.0 miles	No	1,968	0.158	2000	10/31/17	\$289,000	\$146.85	\$132.16	
14 1957 S Talbot Cir	0.05 mile	Yes	1,843	0.170	1998	9/26/17	\$275,000	\$149.21	\$149.21	12.9%
15 9454 E Kiva Ave	0.5 -1.0 miles	No	1,763	0.158	2000	5/31/17	\$265,000	\$150.31	\$157.83	
16 9750 E Jerome Ave	0.05 mile	Yes	1,630	0.155	1998	5/23/17	\$251,860	\$154.52	\$154.52	-2.1%
17 10262 E Keats Ave	0.5 -1.0 miles	No	1,522	0.143	2003	6/9/17	\$223,000	\$146.52	\$139.19	
18 1940 S Talbot Cir	0.05 mile	Yes	1,452	0.172	1999	2/14/17	\$222,500	\$153.24	\$153.24	10.1%

MIN	-14.0%
MAX	12.9%
MEDIAN	0.5%
MEAN	1.1%

Sales Differences and Indicated Overall Adjustment										
Address	Months between Date of Sale	Financing	SF Diff	DOM	Age Diff /yrs	Updated	Garage	Price PSF	Other Differences	Overall Adjustment
1 2119 S Archer Ave	3	Conv	(53)	37	5	Yes '17	3 spaces	\$107.28		0.00%
2 9648 E Juanita Ave		Conv		78		Yes '10	3 spaces	\$108.95	adj to park & rec center	
3 9499 E. Los Lagos Vista	(6)	Cash	6	3	3	Yes '14-15	3 spaces	\$139.28	Golf community	-10.00%
4 9648 E Jacob Cir		VA		63		Yes '15-17	3 spaces	\$122.15	Faces arterial	
5 10414 E Laguna Azul	(1)	Conv	22	14	4	No	2 spaces	\$136.54	Golf community	-5.00%
6 9649 E Javelina Ave		VA		95		Yes '12-'18	3 spaces	\$124.13		
7 10125 E Lobo Ave	1	Conv	(26)	62	5	No	2 spaces	\$141.22	Backs high school	10.00%
8 9754 E Juanita Ave		VA		70		Yes '14-16	2 spaces	\$133.62		
9 10665 E Knowles Ave	(0)	Conv	216	19	6	No	3 spaces	\$134.66		-5.00%
10 9738 E Juanita Ave		Cash		38		No	2 spaces	\$137.38		
11 9606 E Keats Ave	2	VA	(80)	9	1	No	2 spaces	\$145.21	Golf community	-10.00%
12 1949 S Talbot Cir		FHA		117		No	2 spaces	\$131.31		
13 9403 E Kiva Ave	1	Conv	125	16	2	Yes '11-12	2 spaces	\$146.85	Golf community	-5.00%
14 1957 S Talbot Cir		Cash		1		Yes '16-17	2 spaces	\$149.21	cul-de-sac lot	
15 9454 E Kiva Ave	0	Conv	133	34	2	No	2 spaces	\$150.31	Golf community, backs apts	5.00%
16 9750 E Jerome Ave		FHA		45		No	2 spaces	\$154.52	New roof '14	
17 10262 E Keats Ave	4	Conv	70	30	4	No	2 spaces	\$146.52	cul-de-sac lot	-5.00%
18 1940 S Talbot Cir		Conv		175		No	2 spaces	\$153.24		

Paired Sale Adjustment Discussion

Sale 1 to 2

Sale 1 is newer, but Sale 2 has a larger lot, offsetting any adjustment. Both sales have been updated, although the updates for Sale 1 are more recent. Sale 2 benefits from being across the street from the community center and neighborhood park. The differing factors result in a net zero adjustment. All other factors were considered similar. Sale 2 is within the sphere of influence and the cell tower could be seen from its location.

Sale 3 to 4

Sale 3 is a cash sale and is adjusted upward on the premise that sellers are typically willing to accept a lower price for a quick cash sale. Sale 3 is located within a golf community, which is a superior amenity, while Sale 4 faces a major arterial. A downward adjustment is applied to Sale 3 for locational attributes. Both sales have been updated in the past 2-4 years. All other factors were considered similar. Sale 4 is within the sphere of influence and the cell tower could be seen from its location.

Sale 5 to 6

Sale 6 was updated in 2012-2018 including new flooring, HVAC, and roof recoating, while Sale 5 has not been updated. A small upward adjustment is considered. Sale 5 is located in a golf community and a downward adjustment is warranted. All other factors were considered similar. Sale 6 is within the sphere of influence and the cell tower could be seen from its location.

Sale 7 to 8

Sale 8 had been updated in the past 2-4 years, while Sale 7 had not been updated. The adjustment is offset considering that Sale 7 is 5 years newer than Sale 8. Sale 7 backs onto a busy road and the high school and is adjusted upward. All other factors were considered similar. Sale 8 is within the sphere of influence and the cell tower could be seen from its location.

Sale 9 to 10

Sale 10 was a cash sale and Sale 9 is adjusted downward. Sale 9 has a 3 car garage, but the adjustment is offset by the smaller Sale 10. No other adjustments were necessary for these two paired sales. Sale 10 is within the sphere of influence and the cell tower could be seen from its location.

Sale 11 to 12

Sales 11 and 12 are considered very similar, except Sale 11 is within a golf community. Sale 11 is adjusted downward for the superior location. All other factors are considered similar. Sale 12 is within the sphere of influence and the cell tower could be seen from its location.

Sale 13 to 14

Sale 14 is a cash sale requiring a downward adjustment for Sale 13. Sales 13 and 14 have both been updated, but Sale 14 was more recently updated. Sale 13 is located in a desirable golf course community, while Sale 14 has a desirable cul-de-sac location. A small net downward adjustment is applied to Sale 13. All other factors are considered similar. Sale 14 is within the sphere of influence and the cell tower could be seen from its location.

Sale 15 to 16

Sales 15 and 16 are considered very comparable. Sale 15 is located within a desirable golf course community, but backs to an apartment complex, which negates any adjustment. Neither sale has been updated, although Sale 16 had a new roof in 2014 requiring a small upward adjustment to Sale 15. All other factors are considered similar. Sale 16 is within the sphere of influence and the cell tower could be seen from its location.

Sale 17 to 18

Sales 17 and 18 are also considered highly comparable. Sale 17 is a desirable cul-de-sac lot and receives a downward adjustment. All other factors are considered similar. Sale 18 is within the sphere of influence and the cell tower could be seen from its location.

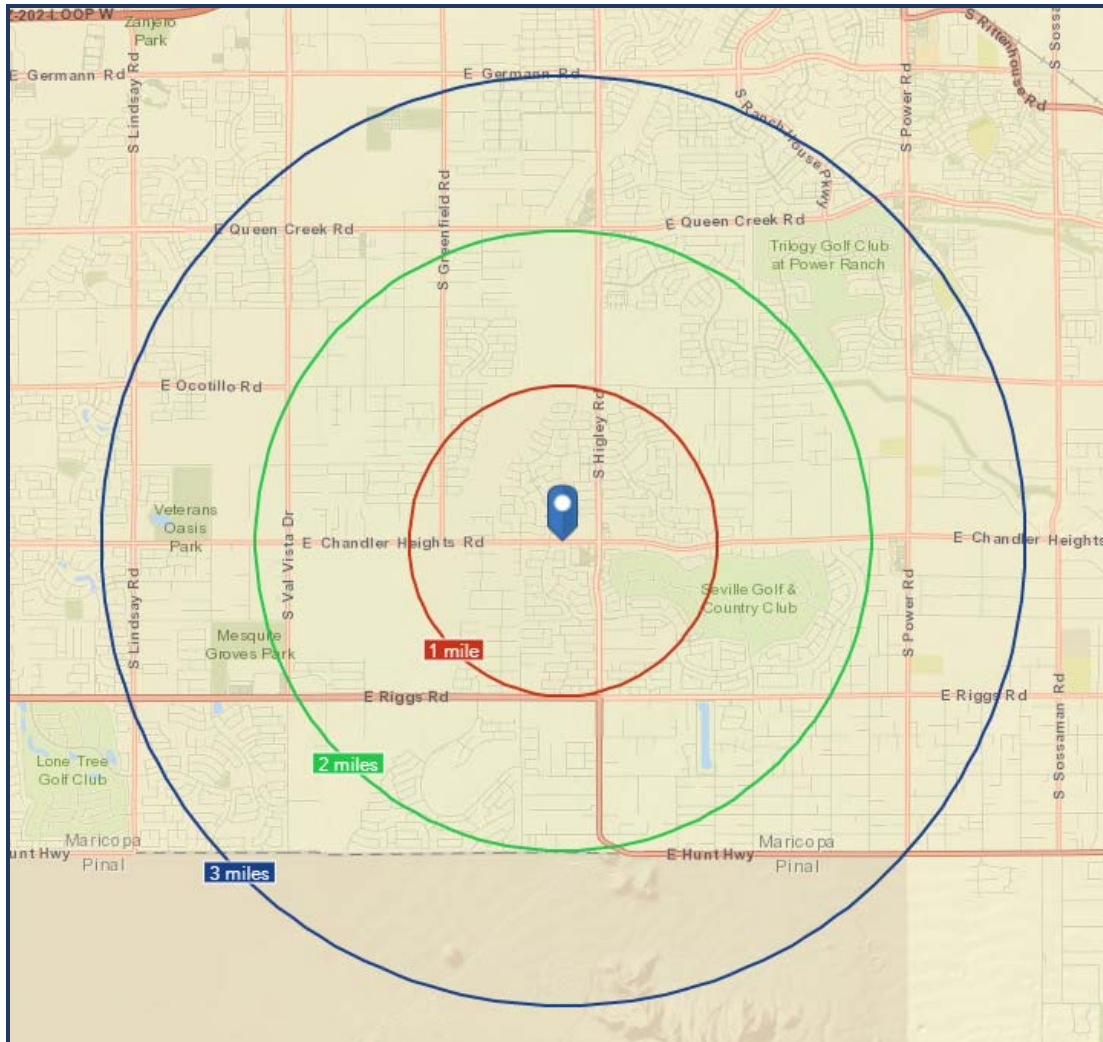
Conclusion

There is no consistent pattern of impact on the home sales values located within the cell tower sphere of influence (0.25-mile radius). Four pairings indicated a higher value for the sales within this area while four pairings indicated a lower value. The remaining pairing displayed no difference in pricing. This was concluded after adjusting for the primary differences between the paired sales, which had been chosen due to age and size as this sub-area is made up of similarly aged structures with various degrees of upgrades.

Realtor Questionnaire Conclusions - Sub-Area C				
		Realtor One	Realtor Two	Realtor Three
1	Do home buyers ask about cell service or check their phones for service signal?	no	no	no

Sub-Area D Description

SUB-AREA D MAP



Sub-Area Location and Boundaries

Sub-area D is located in southeastern metropolitan Phoenix within the city of Gilbert. The sub-area is a path of growth neighborhood. The cell tower site identified for this area is located within an empty lot on the north side of Chandler Heights Rd. Single family homes surround the site to the north, south, and west.

Access to the neighborhood is provided by Loop 202, providing access to East Valley as well as Interstate-10 to the West. State Route 87 (Arizona Avenue) runs through the western portion of the neighborhood and provides access to Pinal County to the south and the northeast portion of Arizona to the north. Retail uses are concentrated along arterial roadways with neighborhood and regional shopping centers located at the intersection of arterial roadways. Single-family uses are typically found throughout the neighborhood, internal to arterial commercial uses. Single family homes were primarily constructed in the 1980s through 2010s and cater to moderate-to-high income

households. The recovery in the single-family housing market has resulted in some new construction within the neighborhood, especially in the southeastern portion of the neighborhood.

Annual growth rates in the immediate area are projected at 3.8% within the path of growth area. The median age for a one-mile radius is 31.1 years and the average home value in a one-mile radius is \$354,573.

Demographics

The following table depicts the area demographics for this Market Study within a one-, two-, and three-mile radius from the identified cell tower site.

Sub-Area D Demographics

Radius	1 mile	2 miles	3 miles
Population Summary			
2000 Population	737	1,895	4,386
2010 Population	8,923	17,007	40,152
2017 Population	12,174	29,118	58,037
2022 Population Estimate	14,678	35,063	67,566
Annual % Change (2017 - 2022)	3.8%	3.8%	3.1%
Housing Unit Summary			
2000 Housing Units	218	603	1,460
% Owner Occupied	83.9%	80.3%	79.9%
% Renter Occupied	11.0%	10.3%	9.5%
2010 Housing Units	2,890	5,838	13,806
% Owner Occupied	77.8%	77.5%	77.1%
% Renter Occupied	12.5%	11.4%	12.9%
2017 Housing Units	3,586	9,785	19,363
% Owner Occupied	79.1%	80.4%	78.7%
% Renter Occupied	16.1%	13.6%	14.8%
2022 Housing Units	4,190	11,394	22,013
% Owner Occupied	81.1%	83.0%	80.7%
% Renter Occupied	16.6%	14.0%	14.9%
Annual % Change (2017 - 2022)	3.2%	3.1%	2.6%
Income Summary			
2017 Median Household Income	\$94,222	\$97,394	\$98,118
2022 Median Household Income Estimate	\$102,125	\$103,377	\$103,697
Annual % Change	1.6%	1.2%	1.1%
2017 Per Capita Income	\$30,907	\$33,864	\$33,643
2022 Per Capita Income Estimate	\$35,205	\$38,292	\$38,079
Annual % Change	2.6%	2.5%	2.5%

Source: Site-to-Do-Business (STDB Online)

Sub-Area D Tower Description

This wireless communication site has a 76-foot tall cell tower located to the west of a commercial center and fronting the north side of Chandler Heights Road. The tower is highly visible from the immediate adjacent streets.



This is a view of tower looking northwest from Chandler Heights Blvd.



This view of the tower is looking east along Chandler Heights Blvd.

Sample Photos of Typical Sub-Area D Homes





Sub-Area D Analysis

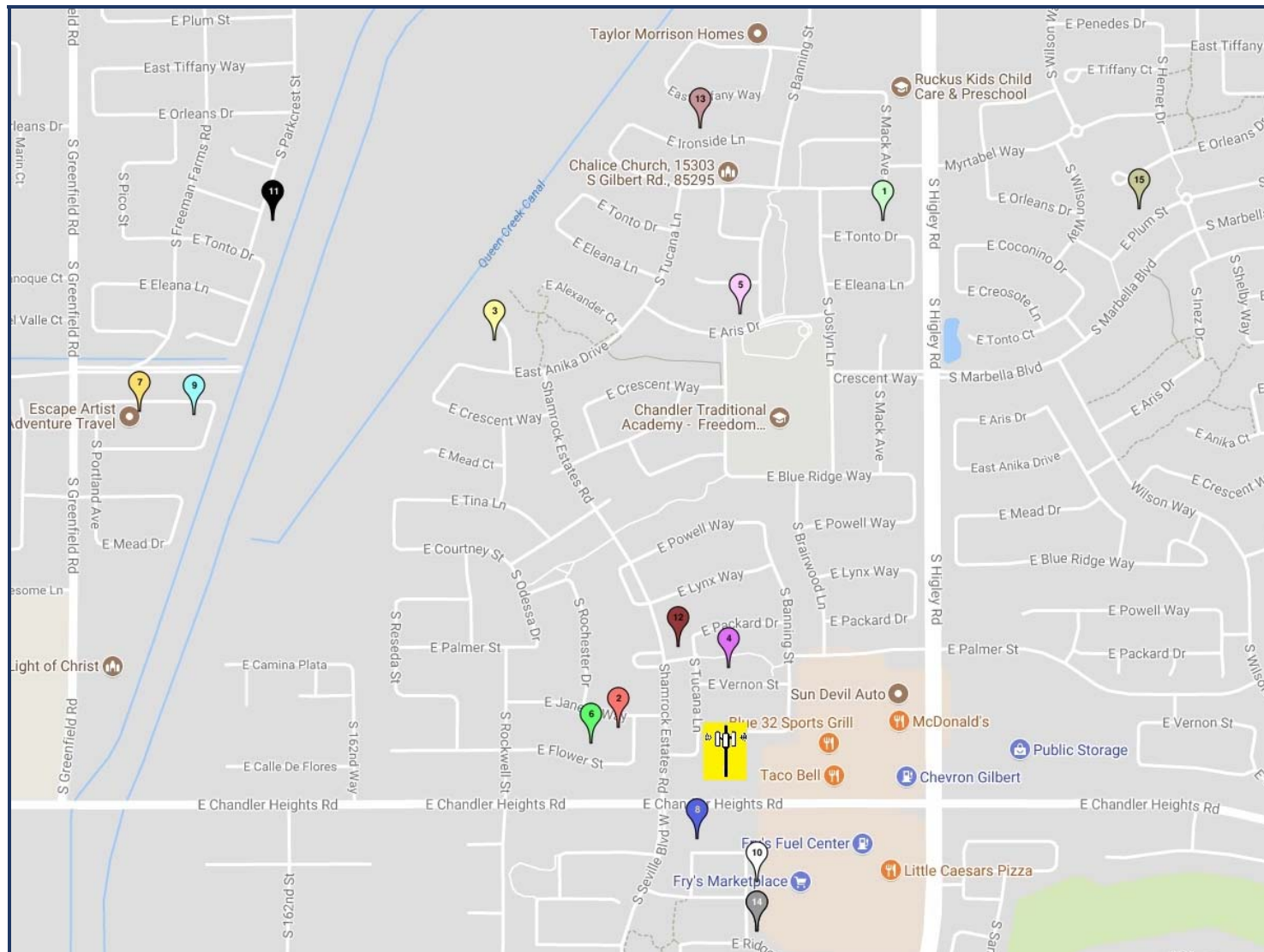
The following map illustrates three rings centered on the cell tower site for this sub-area. The most inner ring represents the sphere of influence or an area within 0.25 miles of cell tower. The area between the most inner ring and the 2nd ring represents a buffer area where no sales were analyzed. The area between the 2nd ring and outer ring is the area not influenced by the cell tower defined as an area between 0.50 miles and 1.0 mile from cell tower site.



Zone	Area	Distance from cell tower in miles
1	Within the cell tower's sphere of influence	0 to 0.25
2	Separation or buffer zone	0.25 to 0.50
3	Outside of the cell tower's sphere of influence	0.50 to 1.00

The immediately surrounding area is characterized by medium sized urban residential homes primarily built from 2006 to 2014. Sale prices of single-family homes within the tower's sphere of influence (within 0.25 mile radius of tower) were compared to the sale prices of single-family homes outside the tower's sphere of influence (within 0.50 miles and 1.0 mile radius of tower) in order to determine if there is any effect on market value due to the cell tower location. These two areas are buffered by a 0.25 mile radius (between the sphere and outside the sphere of influence).

MAP OF PAIRED SALE LOCATIONS



Address	Distance From Tower	View of Tower	Home Size/SF	Lot Size/Ac	Year Built	Sale Date	Sales Price	Price PSF	Adjusted Price PSF	Percent Difference
1 3154 E Tonto Dr.	0.5 -1.0 miles	No	3,546	0.230	2006	7/26/17	\$398,480	\$112.37	\$112.37	
2 2903 E Janelle Way	0.15 mile	Yes	3,162	0.248	2006	9/13/17	\$370,000	\$117.01	\$117.01	4.1%
3 5976 S Rockwell Ct	0.5 -1.0 miles	No	2,986	0.221	2007	5/11/17	\$381,800	\$127.86	\$127.86	
4 3008 E Vernon St	0.10 mile	Yes	2,986	0.185	2006	12/28/17	\$389,900	\$130.58	\$130.58	2.1%
5 3024 E Aris Dr.	0.5 -1.0 miles	No	2,862	0.156	2007	6/12/17	\$337,000	\$117.75	\$123.64	
6 2870 E Flower St	0.15 mile	Yes	2,938	0.308	2006	5/26/17	\$414,000	\$140.91	\$140.91	14.0%
7 2457 E Aris Dr.	0.5 -1.0 miles	No	2,692	0.193	2012	8/22/17	\$389,900	\$144.84	\$130.35	
8 2976 E Meadowview Dr	0.05 mile	Yes	2,645	0.154	2012	7/31/17	\$315,000	\$119.09	\$119.09	-8.6%
9 2507 E Aris Dr.	0.5 -1.0 miles	No	2,758	0.193	2012	10/10/17	\$379,900	\$137.74	\$117.08	
10 6479 S Tucana Ln	0.15 mile	Yes	2,645	0.164	2012	2/5/18	\$306,000	\$115.69	\$115.69	-1.2%
11 5863 S Parkcrest St	0.5 -1.0 miles	No	2,295	0.159	2012	7/28/17	\$355,000	\$154.68	\$146.95	
12 6252 S Tucana Ln	0.15 mile	Yes	2,241	0.205	2013	9/13/17	\$330,000	\$147.26	\$147.26	0.2%
13 2982 E Ironside Ln	0.5 -1.0 miles	No	1,964	0.199	2009	1/20/17	\$300,000	\$152.75	\$152.75	
14 6521 S Tucana Ln	0.20 mile	Yes	2,000	0.186	2012	2/28/17	\$298,000	\$149.00	\$149.00	-2.5%
15 3412 E Plum St.	0.5 -1.0 miles	No	2,079	0.152	2014	12/27/17	\$348,000	\$167.39	\$167.39	
16 6521 S Tucana Ln	0.20 mile	Yes	2,000	0.186	2012	3/5/18	\$325,000	\$162.50	\$162.50	-2.9%

MIN -8.6%

MAX 14.0%

MEDIAN -0.5%

MEAN 0.7%

Sales Differences and Indicated Overall Adjustment										
Address	Months between Date of Sale	Financing	SF Diff	DOM	Age Diff /yrs	Updated	Garage	Price PSF	Other Differences	Overall Adjustment
1 3154 E Tonto Dr.		Conv	384	268	0	No	4 spaces	\$112.37		0.00%
2 2903 E Janelle Way	(2)	Conv		52	0	No	2 spaces	\$117.01		
3 5976 S Rockwell Ct		VA	0	55	1	No	3 spaces	\$127.86	cul-de-sac	0.00%
4 3008 E Vernon St	(8)	Conv		21		No	2 spaces	\$130.58	Backs greenbelt	
5 3024 E Aris Dr.	1	Conv	(76)	77	1	Yes '16	2 spaces	\$117.75	\$10K less appraisal, faces CA	5.00%
6 2870 E Flower St		Cash		59		No	3 spaces	\$140.91	Large lot	
7 2457 E Aris Dr.	1	Conv	47	119	0	No	3 spaces	\$144.84		-10.00%
8 2976 E Meadowview Dr		Conv		34		No	3 spaces	\$119.09	Backs arterial	
9 2507 E Aris Dr.	(4)	Conv	113	71	0	Yes	3 spaces	\$137.74	Adj. to open space	-15.00%
10 6479 S Tucana Ln		Conv		148		No	3 spaces	\$115.69	Backs retail center	
11 5863 S Parkcrest St	(2)	Conv	54	70	(1)	No	2 spaces	\$154.68	Baths updated '17	-5.00%
12 6252 S Tucana Ln		Conv		49		No	3 spaces	\$147.26	Corner lot/busy	
13 2982 E Ironside Ln	(1)	Conv	(36)	5	(3)	No	2 spaces	\$152.75		0.00%
14 6521 S Tucana Ln		Conv		84		No	2 spaces	\$149.00		
15 3412 E Plum St.	(2)	Conv	79	4	2	No	2 spaces	\$167.39		0.00%
16 6521 S Tucana Ln		Conv		86		No	2 spaces	\$162.50		

Paired Sale Adjustment Discussion

Sale 1 to 2

Sales 1 and 2 are considered very similar. An upward adjustment is applied to Sale 1 to reflect the smaller size of Sale 2. Smaller properties tend to sell for higher prices per square foot. The adjustment is offset by Sale 1's extended garage. All other factors were considered similar. Sale 2 is within the sphere of influence and the cell tower could be seen from its location.

Sale 3 to 4

Sale 4 sold 8 months after Sale 3. Improving residential market conditions support an upward adjustment for Sale 3. The adjustment is offset by a downward adjustment applied to Sale 3 for the extended 3 car garage. Both sales have premium locations in a cul-de-sac or backing onto a greenbelt. All other factors were considered similar. Sale 4 is within the sphere of influence and the cell tower could be seen from its location.

Sale 5 to 6

Sale 6 is a cash sale warranting a downward adjustment for Sale 5. Sale 5 was updated in 2016 requiring an additional downward adjustment, which is offset by Sale 6's above average lot size and 3 car garage. Sale 5 was confirmed to have been priced \$10,000 below appraised value for a quick sale. Overall a net upward adjustment is applied to Sale 5. All other factors were considered similar. Sale 6 is within the sphere of influence and the cell tower could be seen from its location.

Sale 7 to 8

Sales 7 and 8 are considered highly similar. Sale 8 backs onto an arterial road and a downward adjustment is applied to Sale 7. All other factors were considered similar. Sale 8 is within the sphere of influence and the cell tower could be seen from its location.

Sale 9 to 10

Sale 9 is located adjacent to open space which is a superior amenity, while Sale 10 is adjacent to retail uses which is an inferior locational amenity. A downward adjustment is applied to Sale 9. No other adjustments were necessary for these two paired sales. Sale 10 is within the sphere of influence and the cell tower could be seen from its location.

Sale 11 to 12

Sales 11 and 12 are considered very similar. Sale 12 has a superior 3 car garage, but is located on a busy spine road within the neighborhood. The bathrooms of Sale 11 were updated in 2017. A small downward adjustment is applied to Sale 11. All other factors are considered similar. Sale 12 is within the sphere of influence and the cell tower could be seen from its location.

Sale 13 to 14

Sales 13 and 14 are highly similar properties with similar sale conditions. No adjustments are warranted as all of the considered factors are similar. Sale 14 is within the sphere of influence and the cell tower could be seen from its location.

Sale 15 to 16

Sales 15 and 16 are also highly similar properties with similar sale conditions. No adjustments are warranted. Sale 16 is within the sphere of influence and the cell tower could be seen from its location.

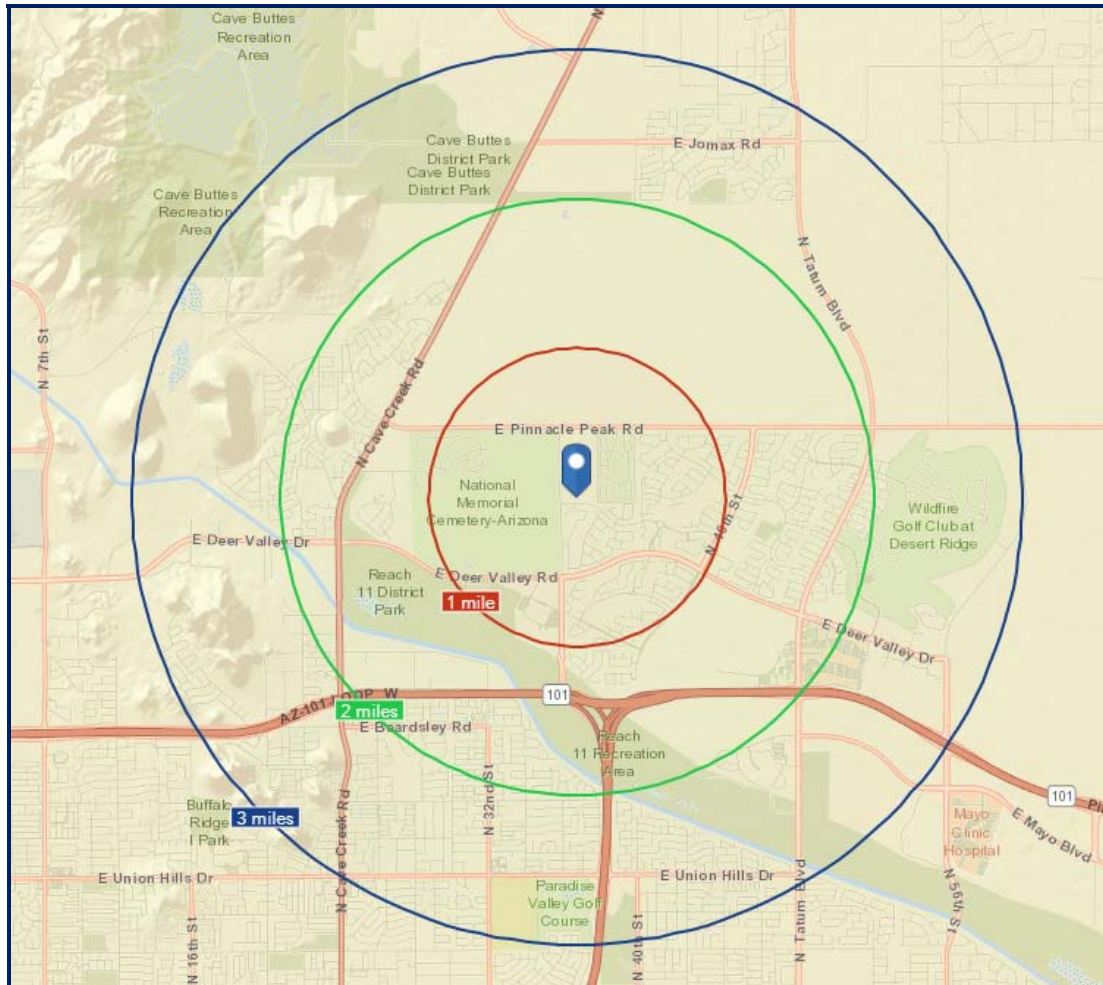
Conclusion

There is no consistent pattern of impact on the home sales values located within the cell tower sphere of influence (0.25-mile radius). Three pairings indicated a higher value for the sales within this area while four pairings indicated a lower value. The remaining pairing displayed no difference in pricing. This was concluded after adjusting for the primary differences between the paired sales, which had been chosen due to age and size as this sub-area is made up of similarly aged structures with various degrees of upgrades.

Realtor Questionnaire Conclusions - Sub-Area D				
		Realtor One	Realtor Two	Realtor Three
1	Do home buyers ask about cell service or check their phones for service sign	no	yes - but rarely	no

Sub-Area E Description

SUB-AREA E MAP



Sub-Area Location and Boundaries

Sub-area E is located in northern metropolitan Phoenix within the city of Phoenix. This area is a path of growth location with above average income demographics. The cell tower site identified for this area is located within an empty lot on the north side of Rough Rider Road. Single family homes surround the site to the south and east.

Access to the neighborhood is provided by Loop 101 which forms the south boundary and provides access to southeast and west valleys of Metro Phoenix and all of the major freeway systems. Retail uses are concentrated along arterial roadways with neighborhood and regional shopping centers located at the intersection of arterial roadways. The primary retail node is Desert Ridge Marketplace, which is located at the northeast corner of Loop 101 and Tatum Boulevard. The neighborhood is predominately single-family uses built after 2000, especially in the northern portions of the neighborhood. The single-family uses are primarily low density and cater to higher income households.

Annual growth rates in the immediate area are projected at 2.7% within the path of growth area. The median age for a one-mile radius is 37.4 years and the average home value in a one-mile radius is \$508,950.

Demographics

The following table depicts the area demographics for this Market Study within a one-, two-, and three-mile radius from the identified cell tower site.

Sub-Area E Demographics

Radius	1 mile	2 miles	3 miles
Population Summary			
2000 Population	307	11,183	35,361
2010 Population	3,577	18,981	46,322
2017 Population	5,824	23,845	53,372
2022 Population Estimate	6,643	26,832	58,439
Annual % Change (2017 - 2022)	2.7%	2.4%	1.8%
Housing Unit Summary			
2000 Housing Units	233	4,468	14,074
% Owner Occupied	79.4%	85.6%	83.7%
% Renter Occupied	5.2%	11.3%	12.5%
2010 Housing Units	1,581	8,161	20,897
% Owner Occupied	73.6%	72.1%	66.7%
% Renter Occupied	10.9%	18.8%	23.4%
2017 Housing Units	2,084	9,391	22,839
% Owner Occupied	76.5%	72.1%	65.5%
% Renter Occupied	16.6%	22.7%	27.4%
2022 Housing Units	2,251	10,265	24,405
% Owner Occupied	79.7%	73.6%	66.6%
% Renter Occupied	17.6%	23.2%	28.1%
Annual % Change (2017 - 2022)	1.6%	1.8%	1.3%
Income Summary			
2017 Median Household Income	\$108,625	\$89,687	\$76,821
2022 Median Household Income Estimate	\$116,973	\$100,817	\$84,210
Annual % Change	1.5%	2.4%	1.9%
2017 Per Capita Income	\$41,973	\$42,503	\$39,392
2022 Per Capita Income Estimate	\$47,934	\$48,398	\$44,546
Annual % Change	2.7%	2.6%	2.5%

Source: Site-to-Do-Business (STDB Online)

Sub-Area E Tower Description

This wireless telecommunication site has a 63-foot tall cell tower located within an open space area along Rough Rider Road, east of Black Mountain. The tower is highly visible from the immediate adjacent streets.



This is a view of the tower looking north from Rough Rider Road.



This is a view of the tower looking east along Rough Rider Road.

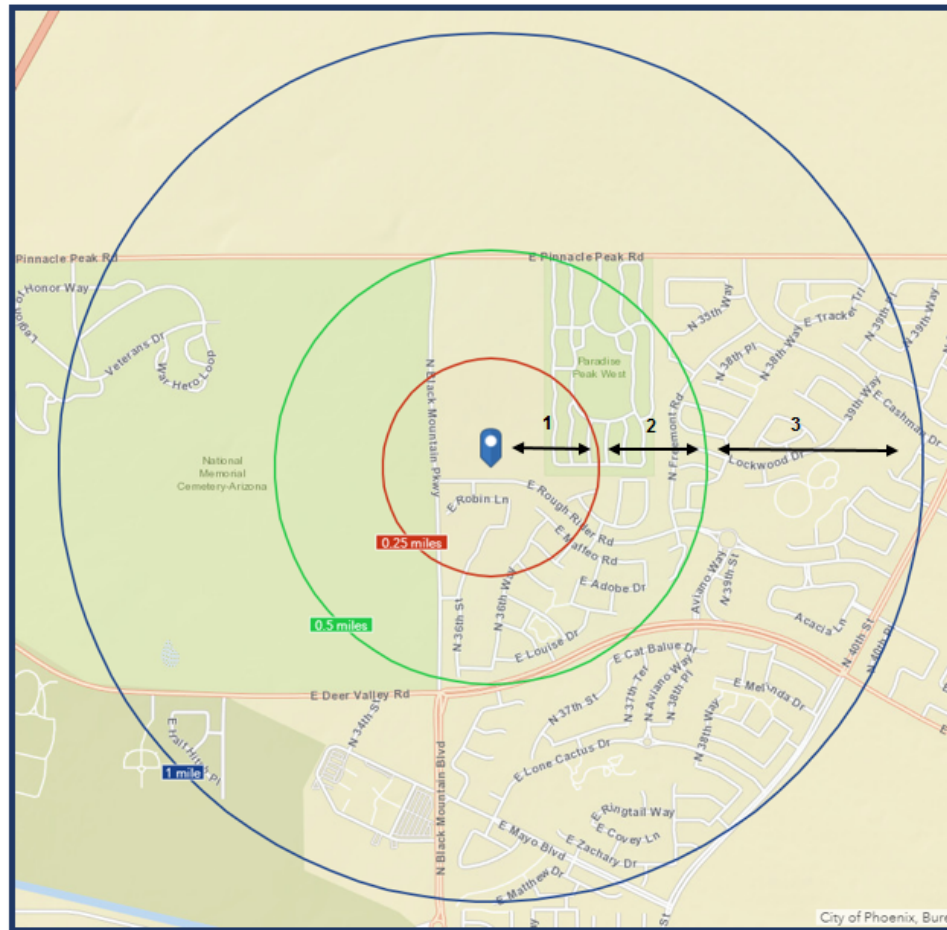
Sample Photos of Typical Sub-Area E Homes





Sub-Area E Analysis

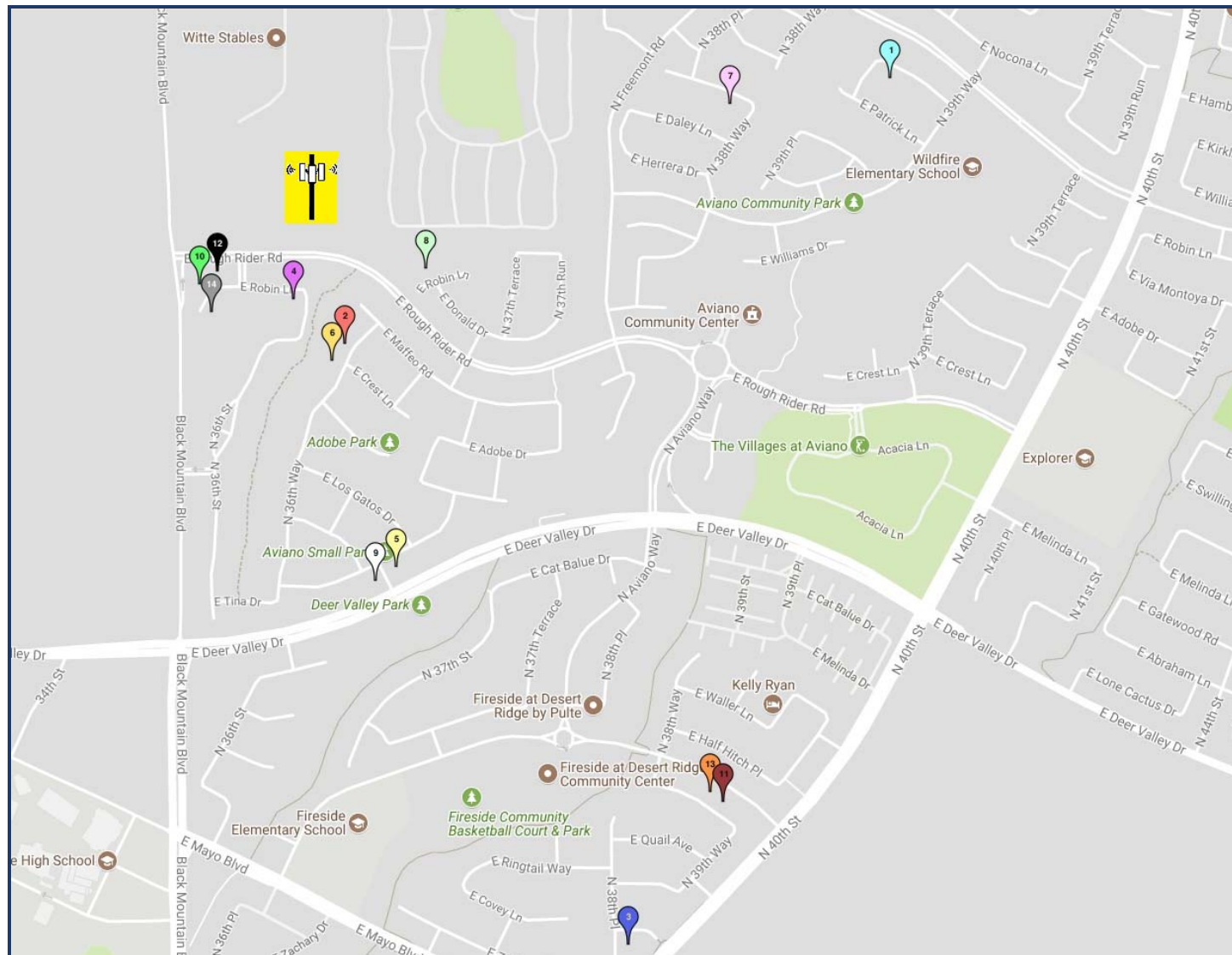
The following map illustrates three rings centered on the cell tower site for this sub-area. The most inner ring represents the sphere of influence or an area within 0.25 miles of cell tower. The area between the most inner ring and the 2nd ring represents a buffer area where no sales were analyzed. The area between the 2nd ring and outer ring is the area not influenced by the cell tower defined as an area between 0.50 miles and 1.0 mile from cell tower site.



Zone	Area	Distance from cell tower in miles
1	Within the cell tower's sphere of influence	0 to 0.25
2	Separation or buffer zone	0.25 to 0.50
3	Outside of the cell tower's sphere of influence	0.50 to 1.00

The immediately surrounding area is characterized by medium to large sized urban residential homes primarily built from 2004 to 2009. Sale prices of single-family homes within the tower's sphere of influence (within 0.25 mile radius of tower) were compared to the sale prices of single-family homes outside the tower's sphere of influence (within 0.50 miles and 1.0 mile radius of tower) in order to determine if there is any effect on market value due to the cell tower location. These two areas are buffered by a 0.25 mile radius (between the sphere and outside the sphere of influence).

MAP OF PAIRED SALE LOCATIONS



Paired Data Analysis - Sub-Area E										
Address	Distance From Tower	View of Tower	Home Size/SF	Lot Size/Ac	Year Built	Sale Date	Sales Price	Price PSF	Adjusted Price PSF	Percent Difference
1 3935 E Parkside Ln	0.5 -1.0 miles	No	4,465	0.221	2004	3/27/18	\$775,999	\$173.80	\$173.80	
2 22406 N 36th Way	0.15 mile	Yes	4,407	0.294	2006	4/12/18	\$767,500	\$174.15	\$174.15	0.2%
3 21215 N 38th Pl	0.5 -1.0 miles	No	4,055	0.152	2008	9/29/17	\$635,000	\$156.60	\$180.09	
4 3613 E Robin Ln	0.05 mile	No	4,012	0.282	2006	9/7/17	\$743,500	\$185.32	\$185.32	2.9%
5 3675 E Louise Dr	0.5 -1.0 miles	No	3,638	0.240	2006	3/31/17	\$690,000	\$189.66	\$180.18	
6 22320 N 36th Way	0.20 mile	Yes	3,841	0.212	2006	6/30/17	\$715,000	\$186.15	\$186.15	3.3%
7 3837 E Patrick Ln	0.5 -1.0 miles	No	3,511	0.168	2006	10/25/17	\$620,000	\$176.59	\$194.25	
8 3712 E Robin Ln	0.20 mile	Yes	3,413	0.149	2007	10/18/17	\$549,900	\$161.12	\$161.12	-17.1%
9 3667 E Louise Dr	0.5 -1.0 miles	No	2,841	0.183	2008	12/8/17	\$604,000	\$212.60	\$233.86	
10 3530 E Robin Ln	0.10 mile	Yes	2,856	0.266	2006	9/28/17	\$616,500	\$215.86	\$215.86	-7.7%
11 3926 E Rockingham Rd	0.5 -1.0 miles	No	2,558	0.152	2009	3/15/17	\$514,000	\$200.94	\$200.94	
12 3538 E Robin Ln	0.10 mile	Yes	2,790	0.175	2006	1/20/17	\$555,000	\$198.92	\$198.92	-1.0%
13 3918 E Rockingham Rd	0.5 -1.0 miles	No	2,558	0.165	2009	12/29/17	\$537,500	\$210.13	\$220.63	
14 3525 E Robin Ln	0.10 mile	Yes	2,417	0.167	2007	2/12/18	\$545,000	\$225.49	\$225.49	2.2%
MIN										-17.1%
MAX										13.9%
MEDIAN										1.2%
MEAN										-0.4%

Sales Differences and Indicated Overall Adjustment										
Address	Months between Date of Sale	Financing	SF Diff	DOM	Age Diff /yrs	Updated	Garage	Price PSF	Other Differences	Overall Adjustment
1 3935 E Parkside Ln		Conv		94		No	3 spaces	\$173.80		0.00%
2 22406 N 36th Way	(1)	Conv	58	13	(2)	No	3 spaces	\$174.15		
3 21215 N 38th Pl	1	Conv	43	170	2	No	3 spaces	\$156.60	small lot	15.00%
4 3613 E Robin Ln		Conv		20		Yes '10	3 spaces	\$185.32	Attached casita	
5 3675 E Louise Dr	(3)	Conv	(203)	29	0	Yes '13	3 spaces	\$189.66		-5.00%
6 22320 N 36th Way		Conv		113		No	2 spaces	\$186.15		
7 3837 E Patrick Ln	0	Conv	98	158	(1)	No	3 spaces	\$176.59		10.00%
8 3712 E Robin Ln		Conv		99		No	3 spaces	\$161.12	casita, backs open space	
9 3667 E Louise Dr	2	Conv	(15)	159	2	No	2 spaces	\$212.60		10.00%
10 3530 E Robin Ln		Conv		56		No	2 spaces	\$215.86	adj. to greenbelt, casita	
11 3926 E Rockingham Rd	2	Conv	(232)	39	3	Yes '16	2 spaces	\$200.94		0.00%
12 3538 E Robin Ln		Conv		93		Yes '16	2 spaces	\$198.92		
13 3918 E Rockingham Rd	(2)	Cash	141	85	2	Yes	2 spaces	\$210.13	Kitchen update '15	5.00%
14 3525 E Robin Ln		Cash		122		No	2 spaces	\$225.49	cul-de-sac, backs open space	

Paired Sale Adjustment Discussion

Sale 1 to 2

Sales 1 and 2 are considered very similar. All factors were considered similar including sale date, financing, size, year built, site size, location and amenities. No adjustments are warranted. Sale 2 is within the sphere of influence and the cell tower could be seen from its location.

Sale 3 to 4

Sale 3 had a much smaller lot than Sale 4. Additionally, Sale 4 had been updated in 2010 and had an attached casita/guest house. Upward adjustments are applied to Sale 3. All other factors were considered similar. Sale 4 is within the sphere of influence but the cell tower could not be seen from its location due to surrounding homes blocking the view.

Sale 5 to 6

Sale 5 had been updated in 2013 and had a 3 car garage. The condition and extra amenity warrant a small downward adjustment for Sale 5. All other factors were considered similar. Sale 6 is within the sphere of influence and the cell tower could be seen from its location.

Sale 7 to 8

Sale 8 backs onto open space and has attached guest quarters/casita requiring an upward adjustment for Sale 7. All other factors were considered similar. Sale 8 is within the sphere of influence and the cell tower could be seen from its location.

Sale 9 to 10

Sale 10 also is located adjacent to the common area greenbelt and has attached guest quarters/casita requiring an upward adjustment to Sale 9. No other adjustments were necessary for these two paired sales. Sale 10 is within the sphere of influence and the cell tower could be seen from its location.

Sale 11 to 12

Sales 11 and 12 are considered very similar. Both sales updated their flooring in 2016. No adjustments are necessary for these paired sales. Sale 12 is within the sphere of influence and the cell tower could be seen from its location.

Sale 13 to 14

Sales 13 and 14 are highly similar properties with similar sale conditions. The kitchen of Sale 13 was updated in 2015. Sale 14 has a superior location which is adjacent to open space, within a cul-de-sac. A small net upward adjustment is applied to Sale 13. Sale 14 is within the sphere of influence and the cell tower could be seen from its location.

Conclusion

There is no consistent pattern of impact on the home sales values located within the cell tower sphere of influence (0.25-mile radius). Three pairings indicated a higher value for the sales within this area while three pairings indicated a lower value. The remaining pairing displayed no difference in pricing. This was concluded after adjusting for the primary differences between the paired sales, which had been chosen due to age and size as this sub-area is made up of similarly aged structures with various degrees of upgrades.

Realtor Questionnaire Conclusions - Sub-Area E			
	Realtor One	Realtor Two	Realtor Three
1 Do home buyers ask about cell service or check their phones for service signal?	no	no	no

Market Study Conclusions

Summary Table of Conclusions

MARKET STUDY CONCLUSIONS						
Sub-Areas	Market Statistics			Median	Mean	Conclusion for Sales within 0.25 mile radius
	Range*			Change*	Change*	
A	-2.46%	to	4.45%	0.78%	1.23%	No measurable difference
B	-5.27%	to	3.62%	1.10%	1.75%	No measurable difference
C	-13.98%	to	12.90%	0.48%	1.05%	No measurable difference
D	-8.64%	to	13.97%	-0.49%	0.65%	No measurable difference
E	-17.05%	to	13.87%	1.20%	-0.41%	No measurable difference

* The conclusions range, median, and mean represent value differences for sale locations within the sphere of influence (inside 0.25 miles) as compared to sale locations in the 0.50 to 1.0 mile radius or outside the sphere of influence.

** No measurable difference has been defined as a less than 1% difference. Nominal differences have been defined as 1-3% differences. Measurable differences have been defined as 3-5% differences. Positive outcomes are considered to have no measurable difference.

OVERALL PHOENIX MARKET CONCLUSION

There is primarily no measurable difference in the values of those homes located within the cell tower sphere of influence (within 0.25 miles of a cell tower site) and those in the 0.50- to 1.0-mile radius with one sub-area indicating a 1% nominal decrease. Out of 37 paired sales in five sub-areas, 20 pairings indicated higher values for those sales within the 0.25 mile sphere of influence, while 17 pairings indicated lower values.

The data indicates that there is no impact on the value for properties within the 0.25-mile sphere of influence.

Realtor Questionnaire Conclusions						
		Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
1	Do home buyers ask about cell service or check their phones for service signal?	2 of 3 yes	all no	all no	2 of 3 no	all no

Each sub-area interviewed 3 realtors as to the question and the conclusion reflects the answers from these realtors

General Assumptions and Limiting Conditions

This market study is subject to the following assumptions and limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The market study does not constitute a survey of any property. All existing liens and encumbrances have been disregarded and the property is assumed free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the market study will assume the property as though free of contamination. Valbridge Property Advisors will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the properties involved.
6. The analyst is not required to give testimony or attendance in court by reason of this market study, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this market study does not include the attendance or giving of testimony by preparer at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate such partner or employee for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the employee's/partner's then current hourly rate plus reimbursement of expenses.
8. The data in the report for land and/or improvements, are constituent parts of the conclusions reported and neither is (or are) to be used in making a summation report of a combination of conclusions created by another prepared market study. Either is invalidated if so used.
9. The effective dates of conclusions to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market

conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.

10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The analyst has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the analyst.
12. Third party possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including any conclusions, the identity of the preparer's, professional designations, reference to any professional organization or the firm with which the preparer's are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate consultants. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This market study has been prepared for purpose of evaluating the market effect of a cell tower site, and it is not an appraisal or valuation of a specific property. This market study should not be used or relied on by any party in decision-making, consideration or investigation with regard to a specific property or transaction, such as a purchase, sale or loan.
15. This market study shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors.
16. Unless otherwise noted in the body of this report, this market study assumes that the properties within do not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the properties used herein. Because the analyst is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
17. The flood maps are not site specific. We are not qualified to confirm the location of the properties used herein in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
18. It is assumed that there are no hidden or unapparent conditions of the properties subsoil or structures, which would render them more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

19. Our inspection included an observation of the land and improvements in which the various telecommunication towers were located as well as the properties used in the analysis. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the tower sites and buildings from the exterior streets or adjacent sites. Thus, only 3rd party reported damage (if any) by termites, dry rot, wet rot, or other infestations was given as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment was considered to be operational unless reported otherwise. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
20. This market study does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the conclusions contained in this report are based unless specifically stated to the contrary.
21. We have relied upon building sizes provided by the local MLS systems and/or county assessor offices. We follow typical industry methods for analyzing this data; however, we recognize that some factors may limit our ability to obtain accurate sizes and conditions including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
22. We have attempted to reconcile sources of data discovered or provided, including multiple listing sale data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. We reserve the right to use an alternative source of building size and amend the analysis, narrative and conclusions (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.
23. In the absence of being provided with a detailed sale surveys, we have used assessment department data (typically used on MLS records) to ascertain the physical acreage of the properties analyzed. Should a survey prove this information to be inaccurate, we reserve the right to amend this market study (at additional cost) if substantial differences are discovered.
24. Unless otherwise stated in this report, the conclusions are predicated on the assumption that the properties are free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the analyst and the analyst has no knowledge of the existence of such materials on or in the properties utilized herein. The analyst, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the properties used herein. No responsibility is

assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

25. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the properties to determine if they are in conformity with the various requirements of the ADA. It is possible that a compliance survey of the properties, together with an analysis of the requirements of the ADA, could reveal that the properties are not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the conclusions. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing our conclusions.
26. This market study applies to the land and building improvements only for each comparable used. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this market study unless specifically stated to the contrary.
27. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
28. Data contained in the report is jointly owned by the client and the appraiser. File data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the appraiser. The appraiser will not violate the confidential nature of the consultant-client relationship by improperly disclosing any confidential information furnished to the consultant. Notwithstanding the foregoing, the consultant is authorized by the client to disclose all or any portion of the market study and related market study data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the consultant to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
29. In the event that any party other than the named client of Valbridge Property Advisors for this report, makes a claim for damages against Valbridge Property Advisors or any of its employees, members, officers, directors, parents or affiliates in connection with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount received by Valbridge Property Advisors as payment for this assignment.
30. Valbridge Property Advisors shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the report or in the engagement letter is not entitled to rely upon the contents of the report without the express written consent of Valbridge Property Advisors. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these consulting services, client will hold Valbridge Property Advisors

harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors in such action, regardless of its outcome.

31. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
32. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
33. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
34. The Valbridge Property Advisors offices responsible for the preparation of the reports are independently owned and operated. Valbridge Property Advisors has been engaged to provide the reports through the independently owned and operated franchises.

Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the properties analyzed in this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My engagement in this assignment and my compensation are not contingent upon the reporting of a predetermined conclusion or direction in conclusions that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, approval of a loan, or the occurrence of a subsequent event.
7. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute in regards to Definitions, Ethics, and Competency.
8. Carolyn Van Hazel personally inspected the sub-market areas.
9. Except as provided hereafter, no one provided significant real property assistance in the preparation of the report.
10. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice.
11. The undersigned hereby acknowledge that they have the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the consultant's' Statement of Qualifications.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. As of the date of this report, I, Carolyn Van Hazel, MAI, has completed the continuing education program of the Appraisal Institute.
14. The conclusions in the report are not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property sub-markets.
15. All conclusions and opinions concerning the real estate that are set forth in the report were prepared by the Consultants whose signature(s) appears on the report, unless indicated as "Reviewer".
16. No change of any item in the report shall be made by anyone other than the Consultant(s), and the Consultant(s) shall have no responsibility for any such unauthorized change.
17. Carolyn Van Hazel has provided no previous services, as an appraiser or in any other capacity, regarding the subject properties analyzed within the three years prior to this assignment.



Carolyn Van Hazel, MAI
Certified General Real Estate Appraiser
State of Arizona, Certificate No. 31591
Expires December 31, 2019

Addenda

MLS Sheets for Sales used in Paired Sales Analysis

Sub-Area A

Sub-Area B

Sub-Area C

Sub-Area D

Sub-Area E

Qualifications

- Carolyn Van Hazel, MAI- Managing Director

Information on Valbridge Property Advisors

Office Locations

MLS Sheets for Paired Sale Analysis – Sub-Area A

4/13/2018

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 Agent Report (6) **17196 W ELAINE DR, Goodyear, AZ 85338** **\$187,000**

 2016 ARMLS	5518670 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 1,918 / County Assessor Price/SqFt: \$97.49 Year Built: 2001 Pool: Private Only Encoded Features: 42.5RP2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 5,510 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: HACIENDA BUILDERS Hun Block: Map Code/Grid: Q27 Bldg Number:
	Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Centerra Mirage STEM Academy Jr. High School: Centerra Mirage STEM Academy	High School Dist #: 216 - Agua Fria Union High School District High School: Verrado High School

Cross Streets: elaine & 171st lane Directions: WEST TO 173RD AVE, SOUTH TO PIMA, EAST TO 172ND LANE, NORTH TO ELAINE, EAST TO PROPERTY

Public Remarks: Gorgeous 4 Bedroom and 2.5 bedroom home, beautiful kitchen, huge living room, gorgeous granite countertops and a beautiful pool ready for the Arizona summer you don't want to miss out on this home. Ask realtor for 4K/HD video tour of the house.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back	Kitchen Features: Range/Oven Elec; Refrigerator; Granite Countertops Master Bathroom: None Laundry: Wshtr/Dry HookUp Only Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Description (Abbrev): COTTONFLOWER UNIT 2 MCR 527-30 AN: 502-43-155 Lot Number: 258 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,628.96/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$155 / Quarterly	HOA Name: Cottonflower Goodyear	HOA Telephone: 623-877-1396
HOA Transfer Fee: \$0		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Other (See Remarks)	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$51.87
Assoc Rules/Info: Other (See Remarks)	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: % 0 %
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2: % 0 %
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 56 / 56 List Date: 10/31/2016 Status Change Date: 02/08/2017 Under Contract Date: 12/24/2016 Close of Escrow Date: 02/07/2017 Off Market Date: 12/26/2016	Original List Price: \$200,000 List Price: \$200,000 Sold Price: \$187,000 Sold Price/SqFt: \$97.5 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: call listing agent for showing.

Semi-Private Remarks:

Office Remarks:

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?675>

11/68

4/13/2018

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Show Instruct - DND2: Occupied; Lkbx - ARMLS
Occupant - DND2: Owner
Ownr/Occ Name - DND2: SILVIA Y SANCHEZ

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Benjamin Gutierrez bg389 SA649591000	Mojica & Associates Real Estate mojica05 LC643702000	602-402-8885	602-687-0617	bengutierrez82@yahoo.com		888-456-3066
SA	Aphrodite Whyte aw243	West USA Realty wusa06 CO001154007		480-893-0600			

 Prepared by Sarah
 Campbell

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 Agent Report (4) **17484 W WATKINS ST, Goodyear, AZ 85338** **\$210,000**

	5563377 Residential Single Family - Detached Closed Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,930 / County Assessor Price/SqFt: \$108.8 Year Built: 2003 Pool: None Encoded Features: 42FR2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Centerra Mirage STEM Academy Jr. High School: Centerra Mirage STEM Academy	Approx Lot SqFt: 6,955 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 6 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: COTTONFLOWER Model: Builder Name: Taylor Woodrow Homes Hun Block: 2009 W Map Code/Grid: Q27 Bldg Number: High School Dist #: 216 - Agua Fria Union High School District High School: Verrado High School
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Cross Streets: Cotton Lane & Yuma Rd **Directions:** I-10 West, south on Cotton, west (right) on Yuma, left on 173rd Ave, right on Ashley, immediate left on 173rd Dr, to home sweet home at the end of the street where it turns into Watkins.

Public Remarks: This is It! Pristine "Model" perfect Home nestled on a corner lot with meticulous desert landscape. Spacious open floor plan with beautiful tile floor, window blinds, soothing palette, ceiling fans, and upgraded lighting. Patio access from family room. Fantastic kitchen features center island, breakfast bar, stylish counters, wood cabinetry, new kitchen faucet. Perfect Home for entertaining inside and out. Plush neutral carpet in all the right places. Generous size bedrooms with plenty of closets. Enjoy the lush green backyard landscape and covered patio. Your car will love the new epoxy garage floor with built-in cabinets! And features new water softener, new hot water heater, extra insulation in the attic, and the list goes on! Hurry! This one won't last long!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Grass Back; Yrd Wiring Sys Front; Yrd Wiring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Carpet, Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-In Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 706 COTTONFLOWER UNIT 6 MCR 055108 AN: 502-43-888 Lot Number: 706 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,888/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discd Avail; Agency Discd Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$155 / Quarterly HOA Transfer Fee: \$400	HOA Name: Cotton Flower HOA Prop Man Co Name: Planned Develop Svcs	HOA Telephone: 623-877-1396 HOA Prop Man Co Tele: 623-877-1396
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVble TrkTrlrVt; Rental OK (See Rmrks)	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$51.67 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: % 0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 5 / 5 List Date: 02/17/2017 Status Change Date: 03/31/2017 Under Contract Date: 02/22/2017	Original List Price: \$207,000 List Price: \$207,000 Sold Price: \$210,000 Sold Price/SqFt: \$108.81	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A Status Update: Multiple Offers Recd

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Close of Escrow Date: 03/30/2017	Loan Type: VA
Off Market Date: 02/22/2017	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 5,400 \$
	Closing Cost Split: Seller Assist - A

Private Rmks - DND2: *DOG ALERT*** PLEASE TEXT OR CALL LISTING AGENT AT 623-337-1277, TO SCHEDULE SHOWING. SELLERS ARE ACCOMMODATING, BUT A 2-HOUR NOTICE IS REQUIRED. Please consider using Terri Kiley at Pioneer Title, 1626 N. Litchfield Rd., Ste 140, Goodyear, AZ 85395; 623-536-7688; terri.kiley@ptaaz.com**

Semi-Private Remarks: All facts and figures should be verified by Buyer. ALL CURTAINS AND SHOWER CURTAIN DO NOT CONVEY. +photos by listerassist.com+

Office Remarks:

Show Instruct - DND2: Spcl Inst/Priv Rmks; Lister Perm Req'd; Contact via Phone; Contact via Text;
 Occupied; Lkbox - ARMLS
Occupant - DND2: Owner
Ownr/Occ Name - DND2: Client of Long Realty

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Lanel VanderVerf lv092 SA654512000	Long Realty West Valley Inwv01 LC634563001	623-337-1277	623-584-5384	LanV@LongRealty.com	623-337-1277	623-584-5502
CLA	Marcia Ashenfelter ma285 SA627456000		623-570-3800	623-584-5384	marcia_a@longrealty.com	623-570-3800	623-584-5502
SA	Tia Moore qm001 SA649593000	Keller Williams Integrity First kwif01 LC634731000	480-521-6898	480-854-2400	tiamore@kw.com	480-521-6898	480-889-2120

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Agent Report (31)

1614 S 172ND AVE, Goodyear, AZ 85338

\$235,000

	5526682	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 1,918 / County Assessor Price/SqFt: \$122.52 Year Built: 2002 Pool: Private Only Encoded Features: 42.5RXPO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached			
Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Centerra Mirage STEM Academy Jr. High School: Centerra Mirage STEM Academy		Approx Lot SqFt: 6,357 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 2 Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: HACIENDA Hun Block: Map Code/Grid: Q27 Bldg Number:		
High School Dist #: 216 - Agua Fria Union High School District High School: Verrado High School				

Cross Streets: Cotton Lane & Yuma Road **Directions:** West on YUMA to 173rd AVE; Left (South) on 173rd AVE to PIMA ST; Left (East) on PIMA which curves into 172nd AVE; home is on your left!

Public Remarks: Come & SEE this BEAUTIFUL home TODAY located in the desirable community of COTTONFLOWER! REMODELED OCT 2016 with fresh interior AND exterior paint; 3 Brand NEW kitchen appliances: range, microwave, dishwasher; Brand NEW carpet/pad throughout! A/C unit was just tuned-up too. This spacious 4 bedroom/2 FULL Bath (+ 1/2 bath downstairs), 1918 sq/ft home has a light & bright kitchen that was just remodeled with brand NEW GRANITE Countertops + tile backplash! All bedrooms are upstairs & BOTH bathrooms have NEW 20" tile floors with NEW vanities! Wait until you see the enclosed Master Shower! It's exquisitely tiled with a NEW glass enclosure! Backyard has a covered patio & fenced private pool. This is a beautiful home & location; it's perfect for any style of living. Come make it YOUR home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace: Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Back; Yrd Wiring Sys Back; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings; Soft Water Loop Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial; Kitchen Yr Updated: 2016; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Partial	Architecture: Other (See Remarks) Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: Other (See Remarks) Technology: Cable TV Avail; HighSpd Intmnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): COTTONFLOWER UNIT 2 MCR 527-30 AN: 502-43-229 Lot Number: 332 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,857/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Assum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$155 / Quarterly	HOA Name: PLANNED DEV. SVCS.	HOA Telephone: 623-877-1396
HOA Transfer Fee: \$0		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile TrkTrlrVbtl; Rental OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$51.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impmt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 63 / 64 List Date: 11/17/2016 Status Change Date: 01/28/2017 Under Contract Date: 12/17/2016 Close of Escrow Date: 01/27/2017 Off Market Date: 01/20/2017	Original List Price: \$247,500 List Price: \$247,500 Sold Price: \$235,000 Sold Price/SqFt: \$122.52 Loan Type: FHA Loan Years: 30	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 5,000 \$ Closing Cost Split: Seller Assist - A	
Private Rmks - DND2: Don't forget HOA Addendum in 'DOCS' section! Please send SIGNED AAR Loan Pre-Qual Form with offer! NOTE: Water Softener conveys 'AS-IS'; please note in the contract.	
Semi-Private Remarks: BUYER TO VERIFY ALL ITEMS OF MATERIAL IMPORTANCE, INCLUDING BUT NOT LIMITED TO SCHOOLS, TAXES, SQ/FT, ETC.	
Office Remarks:	
Show Instruct - DND2: Vacant; Lkbx - ARMLS; SubAgent - Use Lkbx Occupant - DND2: Vacant Ownr/Occ Name - DND2: CLIENT OF REALTY ONE GROUP	
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Jim Mitchell jm931 SA567437000	Realty ONE Group reog04 CO578024002	480-231-6769	480-777-4500	jim@theazrealitor.com	480-231-6769	602-467-3495
SA Robert G. Habeeb rh503	Keller Williams Realty Phoenix kwrp001 LC650549000		480-768-9333			

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Agent Report (13)

17251 W WATKINS ST, Goodyear, AZ 85338

\$224,000

	5544499 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,097 / County Assessor Price/SqFt: \$106.81 Year Built: 2004 Pool: None Encoded Features: 32.5FRD03G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Desert Star Jr. High School: Desert Star
	Approx Lot SqFt: 6,050 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 7 Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: Richmond American Homes Hun Block: 17000 W Map Code/Grid: Q27 Bldg Number:
	High School Dist #: 216 - Agua Fria Union High School District High School: Agua Fria High School

Cross Streets: Cotton Ln and Yuma Road Directions: I-10 Sarival exit going South to West Yuma Road to South 173rd Ave to East Ashley Dr to 172nd Ln South to Watkins.

Public Remarks: Gorgeous and Completely remodeled 3beds 2.5baths with Den(can be easily converted to a 4bed)and desk area. Kitchen has granite counter top new stainless steel appliances and new faucet. Kitchen island open to family room. Separate dining and breakfast area with large pantry. House has new tiles including both bathrooms upstairs and laundry room. Upstairs new padding and new upgrading carpet. Bathrooms and desk area have granite counter top. All bathrooms have design faucets.(New angle stop). Master bathroom has dual sinks with a makeup vanity space, separate shower/tub and a huge walking closet.Ceiling fans throughout(7).House has 2 tone paint and fresh exterior paint.New garage opener, 3 car garages with lots of cabinets. Garage has its own breaker/240V.Extended patio and large backyard.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Back; Gravel/Stone Front; Desert Front Exterior Features: Patio Features: 9+ Flat Ceilings Community Features: Children's Playgrnd Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Upstairs Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Loft Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Full; Plmbg Yr Updated: 2017; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2017; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2017; Bath(s) Partial/Full: Partial	Architecture: Ranch Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intmnt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 814 COTTONFLOWER UNIT 7 AN: 502-85-085 Lot Number: 814 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,724.3/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$155 / Quarterly HOA Transfer Fee: \$400	HOA Name: Cottonflower	HOA Telephone: 623-877-1396
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	TU Mthly Fee Equiv: \$51.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impf Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 21 / 28 List Date: 01/05/2017 Status Change Date: 03/03/2017 Under Contract Date: 01/30/2017 Close of Escrow Date: 03/02/2017 Off Market Date: 01/31/2017	Original List Price: \$227,000 List Price: \$227,000 Sold Price: \$224,000 Sold Price/SqFt: \$106.82 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 3 %	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Sellr Concess to Buy: 1,000 \$ Closing Cost Split: Seller Assist - A						
Private Rmks - DND2: Vacant just show and sell. No sign at the property. Broker Fabien Loison is the manager of Wolf 14 LLC but he has no ownership.						
Semi-Private Remarks:						
Office Remarks:						
Show Instruct - DND2: Vacant; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Vacant Ownr/Occ Name - DND2: WOLF LLC						
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:						
Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Fabien Loison #239 BR559674000	FLM Realty #ff01 LC834577000	602-885-3631	602-953-7831	fabien.loison@cox.net	602-885-3631 602-885-3631	602-795-4705
SA Erika Blankenship eb225 SA641328000	West USA Realty wusa87 CO001154040	602-931-0418	602-942-1410	erikablankenship@q.com		866-602-5801

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Agent Report (29)

17211 W ELAINE DR, Goodyear, AZ 85338

\$228,500

	5705623 Residential Single Family - Detached Closed Beds/Baths: 3 / 2.5 Bedrooms Plus: 6 Approx SqFt: 1,918 / County Assessor Price/SqFt: \$119.13 Year Built: 2002 Pool: Private Only Encoded Features: 32.5RPS02G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 5,502 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 2 Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: Hacienda Builders Hun Block: Map Code/Grid: Q27 Bldg Number:
	Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Centerra Mirage STEM Academy Jr. High School: Centerra Mirage STEM Academy	High School Dist #: 216 - Agua Fria Union High School District High School: Verrado High School

Cross Streets: Yuma and Cotton Lane Directions: Drive West on Yuma then turn left on 173rd, turn left onto Pima, turn left onto 172nd and then turn right onto Elaine Drive and the home will be on the right.

Public Remarks: You must take the time to stop and see this beautiful 2 story, 3 bedroom 2.5 bath home! Features an open floor plan, all tile downstairs plus half bath. Washer and dryer on second floor for convenient laundry as well as a loft that could be used for an Office or children's play area. This House also features a large Master Bedroom and walk-in closet with master bath having double sinks. The Beautiful backyard has a fenced in play pool and grassy area for pets and children to play and a covered patio for lounging. This is an ideal location that is close to the freeway access, schools, shopping, Luke AFB, and parks. This home is a must see!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; RV Gate Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Above Ground Spa Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Back; Desert Front; Grass Back Exterior Features: Covered Patio(s); Childrens Play Area Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgnd; Near Bus Stop; Transportation Svcs Add'l Property Use: None Flooring: Carpet; Linoleum; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wdr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Bonus/Game Room; Loft	Unit Style: Two Levels; Three Common Walls Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 270 COTTONFLOWER UNIT 2 MCR 052730 AN: 502-43-167 Lot Number: 270 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,556/2017 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: None Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$158.54 / Quarterly HOA Transfer Fee: \$175	HOA Name: Cottonflower Comm HOA Prop Man Co Name: PDS	HOA Telephone: 623.877.1396
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile TrkTlfrVbT; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$52.85 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 61 / 61 List Date: 01/07/2018 Status Change Date: 03/09/2018 Under Contract Date: 01/31/2018 Close of Escrow Date: 03/09/2018	Original List Price: \$229,500 List Price: \$228,500 Sold Price: \$228,500 Sold Price/SqFt: \$119.13 Loan Type: FHA	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Off Market Date: 03/09/2018		Loan Years: 30					
		Payment Type: Fixed					
		Buyr Concess to Sell: 0 \$					
		Sellr Concess to Buy: 6,000 \$					
		Closing Cost Split: Seller Assist - A					
Private Rmks - DND2: No Lock box, MUST contact agent for viewing time. Owners ask for 2 hour notice to view. Agent to verify all HOA information and fees and or any pertinent information to Buyers during Inspection Period.							
Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Spcl Inst/Priv Rmks; Notify Lister; Contact via Phone; Contact via Text; Occupied;				Lockbox Location:			
Tenants Rights				Alarm Code - DND2:			
Occupant - DND2: Owner				Gate Code - DND2:			
Ownr/Occ Name - DND2: Client of Agent				Mech-box Code - DND2:			
Other Code - DND2:							
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Bert Humphries dh514 BR632221000	Homes ETC & Property Mgmt etc001 LC649140000	602-550-1558	602-550-1558	homesetc@gmail.com	602-550-1558	623-505-9926
SA	Courtney A Sheffert cs779 SA671401000	Realty ONE Group reog13 CO578024013	612-432-9749	623-552-3773	courtneysheffert1@gmail.com	612-432-9749	

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Agent Report (17)

16838 W TORONTO WAY, Goodyear, AZ 85338

\$228,000

 2016 AFMRS	<table><tr><th>5721673</th><th>Residential</th></tr><tr><td colspan="2">Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,936 / County Assessor Price/SqFt: \$117.77 Year Built: 2007 Pool: None Encoded Features: 32R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td></tr><tr><td colspan="2">Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Copper Trails Jr. High School: Copper Trails</td></tr></table>	5721673	Residential	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,936 / County Assessor Price/SqFt: \$117.77 Year Built: 2007 Pool: None Encoded Features: 32R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Copper Trails Jr. High School: Copper Trails		<table><tr><th>Single Family - Detached</th><th>Closed</th></tr><tr><td colspan="2">Approx Lot SqFt: 8,019 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: CANYON TRAILS UNIT 4 SOUTH PARCEL D Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: Taylor Woodrow Hun Block: Map Code/Grid: Q27 Bldg Number:</td></tr><tr><td colspan="2">High School Dist #: 216 - Agua Fria Union High School District High School: Verrado High School</td></tr></table>	Single Family - Detached	Closed	Approx Lot SqFt: 8,019 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: CANYON TRAILS UNIT 4 SOUTH PARCEL D Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: Taylor Woodrow Hun Block: Map Code/Grid: Q27 Bldg Number:		High School Dist #: 216 - Agua Fria Union High School District High School: Verrado High School	
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Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,936 / County Assessor Price/SqFt: \$117.77 Year Built: 2007 Pool: None Encoded Features: 32R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached														
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High School Dist #: 216 - Agua Fria Union High School District High School: Verrado High School														

Cross Streets: Sarvial & Lower Buckeye Rd Directions: West on Lower Buckeye then right on Canyon Trails Blvd and right on Magnolia then right on 168th Ln then left on Toronto Way...home on corner.

Public Remarks: Extra Large Lot! Fresh 3 BR, 2 BA, single level in a great neighborhood READY to move in...freshly painted...new carpet...kitchen island...gas stove/oven...covered back patio...2 car attached garage...pristine condition! Priced to sell quickly so do not wait!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wiring Sys Front; Auto Timer H2O Front Exterior Features: Covered Patio(s) Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Linoleum; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-In Microwave; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-In Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 75 CANYON TRAILS UNIT 4 SOUTH PARCEL D MCR 081848 AN: 500-97-263 Lot Number: 75 Town-Range-Section: 1N-2W-13 Cty Bk&Pg: Plat: Taxes/Yr: \$1,850/2017 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$85 / Monthly	HOA Name: Canyon Trails	HOA Telephone: 480-551-4300
HOA Transfer Fee: \$155	HOA Prop Man Co Name: First Service	HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$85
Assoc Rules/Info: Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 350 \$
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 124 / 15 List Date: 02/09/2018 Status Change Date: 02/24/2018 Under Contract Date: 02/13/2018 Close of Escrow Date: 02/23/2018 Off Market Date: 02/24/2018	Original List Price: \$229,500 List Price: \$229,500 Sold Price: \$228,000 Sold Price/SqFt: \$117.77 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 % Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: NO SHOWING TIME...VACANT...SHOW ANYTIME. Sign up soon

Semi-Private Remarks: Title work begun at Equity Title 50% Escrow Fee Savings to Buyer & Seller when closed at Equity Billmore Branch,

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?7546>

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4/13/2018

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602.956.5141.							
Office Remarks:							
Show Instruct - DND2: Vacant; Lkx - ARMLS Occupant - DND2: Vacant Owner/Occ Name - DND2: IrishEyesGroup@ColdwellBanker						Lockbox Location: front door Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Thomas Ross tr323 SA642903000	Coldwell Banker Residential Brokerage cbrb02 LC627335014	602-368-1904	602-954-6888	bigtross@gmail.com	602-368-1904	602-445-9285
SA	Michael L. Rapaport mr291 SA541699000	West USA Realty wusa05 CO001154005	623-628-2487	602-375-3300	raprealty@gmail.com	623-628-2497 623-628-2497	623-321-6073

 Prepared by Sarah
 Campbell

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Agent Report (13)

1612 S 171ST DR, Goodyear, AZ 85338

\$201,000

	5536384 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,527 / County Assessor Price/SqFt: \$131.63 Year Built: 2002 Pool: Private Only Encoded Features: 32RPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 5,978 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 2 Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: Q27 Bldg Number:
Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Desert Thunder Jr. High School: Desert Thunder	High School Dist #: 216 - Agua Fria Union High School District High School: Desert Edge High School	

Cross Streets: Yuma Rd & Cotton Ln Directions:

Public Remarks: This 3-bed, 2-bath corner lot home backs to a greenbelt! Inside, you'll see vaulted ceilings and an open concept floor plan that allows you to move easily through the common areas. You can dine at the breakfast bar or in the dining area adjacent to the kitchen. Access the covered back patio and the pool through sliding glass doors. Head down the hallway to find the bedrooms, including the Master suite with bay windows, a walk-in closet, dual vanities, and a garden tub and shower combination. Perks include an indoor laundry and a den! The home is near a Target store, Goodyear Ballpark, the trails at Estrella Mountain Park, and I-10 access. This home comes with a 30-day satisfaction guarantee, 180-point inspection, and one-year premium warranty. Terms and conditions apply.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage: Electric Door Opener Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-In Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 311 COTTONFLOWER UNIT 2 AN: 502-43-208 Lot Number: 311 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,487/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discd Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$155 / Quarterly HOA Transfer Fee: \$0	HOA Name: Cottonflower HOA Prop Man Co Name: Planned Development	HOA Telephone: 623-877-1396 HOA Prop Man Co Tele: 623-877-1396
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Tit Mthly Fee Equiv: \$51.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 94 / 94 List Date: 12/15/2016 Status Change Date: 04/22/2017 Under Contract Date: 03/19/2017 Close of Escrow Date: 04/21/2017 Off Market Date: 03/19/2017	Original List Price: \$206,000 List Price: \$201,000 Sold Price: \$201,000 Sold Price/SqFt: \$131.63 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 2,500 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Show any time, any day, without scheduling. We have keyless entry and instructions are posted directly on the door. It's easy to use but call / text / email me if you have questions. Security system does not convey. This home will be eligible for FHA financing on February 19, 2017.

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4/13/2018

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Semi-Private Remarks: Seller has a hold-open policy on the home with Lawyers Title so for title/escrow company on offers please use Lawyers Title, Tanya Banovac, 480.706.4000, tbanovac@ltic.com							
Office Remarks:							
Show Instruct - DND2: Vacant; Lkbox - Not ARMLS Occupant - DND2: Vacant Owner/Occ Name - DND2: OD ARIZONA D LLC						Lockbox Location: See private remarks Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Jacqueline Moore jm1412 SA662341000	Opendoor Homes opdo01 LC655928000	480-351-6622	480-351-6622	homes@opendoor.com	480-351-6622	
CLA	Jeffery Tyler Hixson jh945 SA661001000		602-622-0544	480-351-6622	jthixson33@gmail.com	602-622-0544 480-351-6622	
SA	Sandra Lake sl610 SA653379000	Realty ONE Group reog13 CO578024013	623-297-1940	623-552-3773	SandyLakeHomes@gmail.com		

 Prepared by Sarah
 Campbell

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Agent Report (5)

17392 W WATKINS ST, Goodyear, AZ 85338

\$210,000

 2017 ARMLS	5568373 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,762 / County Assessor Price/SqFt: \$119.18 Year Built: 2004 Pool: None Encoded Features: 32R2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Centerra Mirage STEM Academy Jr. High School: Centerra Mirage STEM Academy
	Approx Lot SqFt: 6,576 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 6 Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: Taylor Woodrow Hun Block: Map Code/Grid: Q27 Bldg Number: High School Dist #: 216 - Agua Fria Union High School District High School: Verrado High School

Cross Streets: Cotton Lane & Yuma Rd. **Directions:** South on Cotton; right on Yuma; left on 173rd Avenue, Right on Ashby; left on 173rd Drive; follow around to Watkins St.

Public Remarks: Stunning Move In Ready Home! New interior paint & carpeting are features in this desirable Open Concept Floor Plan! Plenty of thoughtful upgrades including a large kitchen island, Stainless Steel appliances, upgraded lighting & ceiling fans, neutral tile or wood laminate in all rooms except 2 bedrooms, raised panel interior doors, dual master bath sinks and more! Wonderful split floor plan affords privacy for all. Refreshed backyard landscaping includes a grassy play area, plenty of covered patio and a private backyard. Hurry! This one won't last in this highly desired and conveniently located community!

Master Bedroom	15	16	Bedroom 2	13	12	Bedroom 3	12	11		
						Great Room	23	29		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back Exterior Features: Patio; Covered Patio(s); Childrens Play Area Features: 9+ Flat Ceilings; No Interior Steps Flooring: Carpet; Laminate; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Inside Laundry Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmnt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 701 COTTONFLOWER UNIT 6 MCR 055108 AN: 502-43-881 Lot Number: 701 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,580/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$9 Down Payment: \$9 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$155 / Quarterly HOA Transfer Fee: \$0	HOA Name: Cottonflower Unit 6 HOA Prop Man Co Name: Planned Dev Services	HOA Telephone: 623-877-1396 HOA Prop Man Co Tele: 623-877-1396
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$51.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Imp Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 15 / 15 List Date: 03/01/2017 Status Change Date: 04/07/2017 Under Contract Date: 03/03/2017 Close of Escrow Date: 04/06/2017 Off Market Date: 03/16/2017	Original List Price: \$210,000 List Price: \$210,000 Sold Price: \$210,000 Sold Price/SqFt: \$119.18 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 %	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?546>

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Sellr Concess to Buy: 3 % Closing Cost Split: Selier Assist - A	
Private Rmks - DND2: Please make sure you shut all lights and lock all doors. Thank you! Please use HOA Addendum in Doc Tab with offer. Floor plan in Doc Tab.	
Semi-Private Remarks:	
Office Remarks:	
Show Instruct - DND2: Notify Lister; Contact via Phone; Contact via Text; Vacant; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Vacant Owner/Occ Name - DND2: LAUREN M & MICHAEL K COLE	Lockbox Location: Front Door Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Julie Antunes ja220 BR533394000	Russ Lyon Sotheby's International Realty Lyon05 LC646682001	480-225-0007	480-488-2400	Julie@ScottsdaleAreaProperties.com	480-225-0007 480-225-0007	480-483-4890
CLA Lisa Nocella ln092 SA654687000		480-662-9959	480-488-2400	lisa@scottsdaleareaproperties.com		
SA Sylvia Hamilton sh490 SA635639000	HomeSmart cril18 LC508032019	623-810-4103	602-230-7500	sylvia.azhomes@gmail.com	623-810-4103	602-386-1823

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Agent Report (3)

1561 S 171ST LN, Goodyear, AZ 85338

\$183,000

	5573057 Residential Single Family - Detached Closed Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,425 / County Assessor Price/SqFt: \$128.42 Year Built: 2002 Pool: None Encoded Features: 32R02G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Centerra Mirage STEM Academy Jr. High School: Centerra Mirage STEM Academy	Approx Lot SqFt: 5,500 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: Hacienda Builders Hun Block: Map Code/Grid: Q27 Bldg Number: High School Dist #: 216 - Agua Fria Union High School District High School: Desert Edge High School
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Cross Streets: Cotton Lane & Yuma Directions: West on Yuma to 173rd, south to

Public Remarks: Perfect home for first time home buyer or empty nester. Tucked away in the friendly neighborhood of Cottonflower, this home is just steps from a nice grassy park and no neighbors behind. This is a great room floorplan, eat in kitchen has a bay window for lots of natural light. Master bedroom features an en-suite bath with dual sink vanity and large walk-in closet. Garage has a 4' extension for larger vehicles! Covered patio and just enough grass for the kids and pets! Fridge, washer and dryer included!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extended Length Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back; Grass Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps; Soft Water Loop Community Features: Children's Playgrnd Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intmt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 265 COTTONFLOWER UNIT 2 MCR 052730 AN: 502-43-162 Lot Number: 265 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,452/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$155 / Quarterly HOA Transfer Fee: \$0	HOA Name: Cottonflower	HOA Telephone: 623-877-1396
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$51.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 55 / 55 List Date: 03/10/2017 Status Change Date: 05/17/2017 Under Contract Date: 04/13/2017 Close of Escrow Date: 05/17/2017 Off Market Date: 05/04/2017	Original List Price: \$189,000 List Price: \$185,000 Sold Price: \$183,000 Sold Price/SqFt: \$128.42 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 4,100 \$ Closing Cost Split: Seller Assist - A	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: FIRPTA may apply

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4/13/2018

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Private Rmks - DND2: Vacant, easy to show. Call Co-list with any questions, Nancy 602-793-6153.							
Semi-Private Remarks: Please use Security Title, Joe Bartley, joe.bartley@securitytitle.com							
Office Remarks:							
Show Instruct - DND2: Vacant; Lkbx - ARMLS; ByrBkr - Use Lkbx						Lockbox Location:	
Occupant - DND2: Vacant						Alarm Code - DND2:	
Owner/Occ Name - DND2: Client of ReMax						Gate Code - DND2:	
						Mech-box Code - DND2:	
						Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Jennifer Wehner jt270	RE/MAX Fine Properties rmfp03 LC629808000	480-718-1654	480-792-9500		480-718-1654 480-718-1654	480-422-0338
CLA	Nancy Huth nh007		602-793-6853	480-792-9500			
SA	Julie Calza jc1037 SA662067000	My Home Group Real Estate, LLC myhg01 LC562698000	623-249-2595	480-685-2760	julie@calzaenterprises.com	623-225-5554	

 Prepared by Sarah
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Agent Report (2)

17227 W WATKINS ST, Goodyear, AZ 85338
\$189,950

 2016 ARMLS	<table><tr><td>5531953</td><td>Residential</td><td>Single Family - Detached</td><td>Closed</td></tr><tr><td colspan="2">Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,545 / County Assessor Price/SqFt: \$122.94 Year Built: 2003 Pool: None Encoded Features: 32FRD2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td><td colspan="2">Approx Lot SqFt: 6,000 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Cottonflower Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: Richmond American Homes Hun Block: 17000 W Map Code/Grid: Q27 Bldg Number:</td></tr><tr><td colspan="2">Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Desert Star Jr. High School: Desert Star</td><td colspan="2">High School Dist #: 216 - Agua Fria Union High School District High School: Desert Edge High School</td></tr></table>	5531953	Residential	Single Family - Detached	Closed	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,545 / County Assessor Price/SqFt: \$122.94 Year Built: 2003 Pool: None Encoded Features: 32FRD2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 6,000 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Cottonflower Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: Richmond American Homes Hun Block: 17000 W Map Code/Grid: Q27 Bldg Number:		Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Desert Star Jr. High School: Desert Star		High School Dist #: 216 - Agua Fria Union High School District High School: Desert Edge High School	
5531953	Residential	Single Family - Detached	Closed										
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,545 / County Assessor Price/SqFt: \$122.94 Year Built: 2003 Pool: None Encoded Features: 32FRD2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 6,000 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Cottonflower Tax Municipality: Goodyear Marketing Name: Planned Cmty Name: Model: Builder Name: Richmond American Homes Hun Block: 17000 W Map Code/Grid: Q27 Bldg Number:											
Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Desert Star Jr. High School: Desert Star		High School Dist #: 216 - Agua Fria Union High School District High School: Desert Edge High School											

Cross Streets: Cotton Ln & Yuma Rd **Directions:** I-10 to Sarival Avenue to West Yuma Road to South 173rd Avenue to Ashley Dr to 172nd Ln to W Watkins St.

Public Remarks: Once you enter this gorgeous, 3 bedroom 2 bath home you are welcomed by a number of quality updates. This home, located in the wonderful neighborhood of Cottonflower, is filled with a wealth of natural light. The large kitchen is equipped with stainless steel appliances and also includes an abundance of counter top space for that perfect dinner party. The master suite is appointed with a walk-in closet and a large vanity in the bathroom. Be sure to relax and enjoy the breathtaking sunset views from the spacious backyard. Call today and schedule a showing; this one will definitely go fast!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Back; Desert Front	Kitchen Features: Disposal Master Bathroom: Full Bth Master Bdrm Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Ranch Unit Style: All on One Level; No Common Walls Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intmt Aval	County Code: Maricopa Legal Description (Abbrev): COTTONFLOWER UNIT 7 AN: 502-85-082 Lot Number: 811 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,415/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$155 / Quarterly HOA Transfer Fee: \$400	HOA Name: Cottonflower	HOA Telephone: 602-957-9191
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$51.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 44 / 44 List Date: 12/02/2016 Status Change Date: 02/28/2017 Under Contract Date: 01/29/2017 Close of Escrow Date: 02/28/2017 Off Market Date: 01/31/2017	Original List Price: \$190,000 List Price: \$189,950 Sold Price: \$189,950 Sold Price/SqFt: \$122.94 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 2,000 \$ Closing Cost Split: Seller Assist - A	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Contact Liz for any property questions 623-262-3985 ok to TXT or call. Please submit all offers to offers@capstonerealtypros.com Allow 48 hour for seller response on all offers received Friday-Sunday Available to show Mon-Fri 6am-6pm and Saturday 11-4, any other time please TXT

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?546>

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OWNER TO SCHEDULE SHOWING 206-999-2031 FOR PROPERTY QUESTIONS TXT/CALL 823-262-3985							
Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Contact via Text; Occupied; Lkbx - Not ARMLS Occupant - DND2: Owner Ownr/Occ Name - DND2: Client of Capstone						Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Carleton Edward Drummond cd206 BR552667000	Capstone Realty Professionals cpsn01 LC636492000	602-354-5404	602-354-4660	ed@soldonphoenix.com	623-262-3985	866-339-0542
CLA	Eric Smith es1200 SA665428000		480-612-1208	602-354-4660	eric@capstonerealtypros.com		
SA	Harvey Keene hk044 SA578672000	Keene Properties, LLC kpro01 LC633375000	602-295-0890	623-748-9293	harvey@soldbykeene.com	602-295-0890 623-748-9293	

Prepared by Sarah Campbell

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Agent Report (12)

1632 S 171ST DR, Goodyear, AZ 85338

\$200,000

 2017 ARMES	<table><tr><th>5612063</th><th>Residential</th><th>Single Family - Detached</th><th>Closed</th></tr><tr><td colspan="2">Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,425 / County Assessor Price/SqFt: \$140.35 Year Built: 2002 Pool: None Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td><td colspan="2">Approx Lot SqFt: 5,500 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: HACIENDA BUILDERS Hun Block: 1600 N Map Code/Grid: Q27 Bldg Number:</td></tr><tr><td colspan="2">Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Centerra Mirage STEM Academy Jr. High School: Centerra Mirage STEM Academy</td><td colspan="2">High School Dist #: 216 - Agua Fria Union High School District High School: Desert Mirage Elementary School</td></tr></table>	5612063	Residential	Single Family - Detached	Closed	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,425 / County Assessor Price/SqFt: \$140.35 Year Built: 2002 Pool: None Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 5,500 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: HACIENDA BUILDERS Hun Block: 1600 N Map Code/Grid: Q27 Bldg Number:		Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Centerra Mirage STEM Academy Jr. High School: Centerra Mirage STEM Academy		High School Dist #: 216 - Agua Fria Union High School District High School: Desert Mirage Elementary School	
5612063	Residential	Single Family - Detached	Closed										
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,425 / County Assessor Price/SqFt: \$140.35 Year Built: 2002 Pool: None Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 5,500 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: HACIENDA BUILDERS Hun Block: 1600 N Map Code/Grid: Q27 Bldg Number:											
Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Centerra Mirage STEM Academy Jr. High School: Centerra Mirage STEM Academy		High School Dist #: 216 - Agua Fria Union High School District High School: Desert Mirage Elementary School											

Cross Streets: I-10 & COTTON LANE **Directions:** South on Cotton Ln, Right on Yuma, Left on 173rd Ave, Left on Pima, Stay left and continue on Pima, Right on 171st Dr.

Public Remarks: Buyer Could Not Perform Just Days Before Closing! Their Loss Is Your Gain. This is ITI Fantastic move in ready home in a great Goodyear location! Wonderful open floor plan with a neutral color palette throughout. Eat in kitchen boasts custom cabinetry, stainless steel appliances, and pantry. Each spacious bedroom has plush carpeting. Master includes a walk in closet and adjoining bath. Enjoy the beautiful common area views from the serene backyard complete with a covered patio and built in BBQ! This home is ready for your personal touches!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Elec; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshn/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Full; Plmbg Yr Updated: 2017; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2017; Kitchen Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 309 COTTONFLOWER UNIT 2 MCR 052730 AN: 502-43-206 Lot Number: 309 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,307/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$155 / Quarterly	HOA Name: Cotton Flower	HOA Telephone: 623-877-1396
HOA Transfer Fee: \$400		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$51.67
Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: % 0 %
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:%0 %
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 36 / 36 List Date: 05/27/2017 Status Change Date: 08/11/2017 Under Contract Date: 07/15/2017 Close of Escrow Date: 08/11/2017 Off Market Date: 07/17/2017	Original List Price: \$199,900 List Price: \$199,900 Sold Price: \$200,000 Sold Price/SqFt: \$140.35 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Private Rmks - DND2: Agent is member of LLC. Title currently open with Empire West Title.							
Semi-Private Remarks: Built in B8Q to convey as is.							
Office Remarks:							
Show Instruct - DND2: Vacant; Lkbx - ARMLS						Lockbox Location:	
Occupant - DND2: Vacant						Alarm Code - DND2:	
Owner/Occ Name - DND2: CARR REAL ESTATE HOLDINGS LLC						Gate Code - DND2:	
						Mech-box Code - DND2:	
						Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Kyle Carr kc008 SA579336000	Elite Results Realty elite01 SE550881000	602-451-8943	480-845-0048	kcarr.realtor@gmail.com	602-451-8943	480-323-2160
SA	Matt Hiatt mh328 SA109557000	Contigo Realty ctig02 LC637830000	602-620-7999	602-633-2814	Matt-hiatt@aol.com	602-620-7999 480-473-9908	

 Prepared by Sarah
 Campbell

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Agent Report (3)

17470 W ELIZABETH AVE, Goodyear, AZ 85338

\$208,500

 2017 ARMLS	5657558 Residential Single Family - Detached Closed Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,594 / County Assessor Price/SqFt: \$130.8 Year Built: 2003 Pool: None Encoded Features: 32R2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,698 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: COTTONFLOWER UNIT 4 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: HACIENDA BUILDERS Hun Block: Map Code/Grid: Q27 Bldg Number: High School Dist #: 216 - Agua Fria Union High School District: High School: Verrado High School
	Ele Sch Dist: 044 - Avondale Elementary District: Elementary School: Centerra Mirage STEM Academy Jr. High School: Centerra Mirage STEM Academy	

Cross Streets: Yuma Road & Cotton Lane **Directions:** Heading west on Yuma rd. Then to 173rd ave, south on Durango, turn right and go to Mohave, west on 174th Ln, home is at the very end of the street, on your right hand side.

Public Remarks: Property is a must see! This 3 bedroom/2 bath home features vaulted ceilings in the large great room, kitchen and master bedroom. All new carpet throughout the home, fresh full interior paint and stainless steel appliances. Both front and backyard have covered patios and low maintenance landscape, perfect for your morning coffees.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Description (Abbrev): LOT 474 COTTONFLOWER UNIT 4 MCR 055106 AN: 502-43-628 Lot Number: 474 Town-Range-Section: 1N-2W-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,659/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$155 / Quarterly HOA Transfer Fee: \$400	HOA Name: Cottonflower HOA Telephone: 623-877-1396	
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$51.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 2 / 2 List Date: 09/30/2017 Status Change Date: 10/31/2017 Under Contract Date: 10/02/2017 Close of Escrow Date: 10/30/2017 Off Market Date: 10/02/2017	Original List Price: \$209,000 List Price: \$209,000 Sold Price: \$208,500 Sold Price/SqFt: \$130.8 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 2 % Closing Cost Split: Normal - N	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Wednesday October 4th, new fans in master bath & main living area will be installed as well as the garage will be painted.

Semi-Private Remarks:

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Office Remarks:							
Show Instruct - DND2: Vacant; Lkbox - Not ARMLS Occupant - DND2: Vacant Owner/Occ Name - DND2: BRUCE J & DEBORAH F GOSLIN						Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Ryan Boxrud rb772 SA658409000	Apartment Hunters apt03 CO001085001	480-254-5314	602-863-1500	ryan@ah-az.com	480-254-5314 480-254-5314	480-969-9780
SA	Kristin Ashley Moniz km591	Realty ONE Group reog13 CO578024013		623-552-3773			

 Prepared by Sarah
 Campbell

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MLS Sheets for Paired Sale Analysis – Sub-Area B

4/13/2018

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Agent Report (29)		1563 W MUSKET WAY, Chandler, AZ 85286		\$515,000
 2017 ARMLS	5571167 Residential Single Family - Detached Closed		Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,991 / County Assessor Price/SqFt: \$172.18 Year Built: 2003 Pool: Private Only Encoded Features: 53FRDXP3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Style: Detached	
	Ele Sch Dist: 080 - Chandler Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School		Approx Lot SqFt: 11,283 / County Assessor Apx Lot Size Range: 10.001 - 12.500 Subdivision: Brittany Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Nicholas Homes Hun Block: 3005 S Map Code/Grid: U38 Bldg Number:	
	High School Dist #: 080 - Chandler Unified District High School: Hamilton High School			
	Cross Streets: Alma School/Germann Directions: West on Germann to Arrowhead (North) to Musket (West). Property on left.			
Public Remarks: OPENPerfect entertainer's delight with a highly-desired floorplan, including fully separate guest quarters and extremely private master bedroom. Have a wonderful cooking experience with the corian countertops and brand new SS appliances. Brand new carpet and 18x18 porcelain diagonal tile for the flooring, with travertine in the master bath (also has a double rain steam shower and a jacuzzi tub). Secondary bedrooms have jack & jill suite. In a 24-house community where homes rarely come on the market. Front living space has been beautifully customized into a full home dream office/computer center. Enclosed front patio. Security & entry gate are newer and solid iron from iron clad (custom). Only 2 adjoining neighbors with home facing the greenbelt. No neighbors behind. Amazing backyard pool w/				
Features Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool; Variable Speed Pump Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: North/South Exposure Landscaping: Grass Front; Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; Water Softener Owned; Other (See Remarks) Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Room Details Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Construction & Utilities Architecture: Other (See Remarks) Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Aval; Security Sys Owned	County, Tax and Financing County Code: Maricopa Legal Description (Abbrev): LOT 126 BRITTANY MCR D58242 AN: 303-76-904 Lot Number: 126 Town-Range-Section: 2S-5E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$2,987/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discd Avail; Agency Discd Req Auction: No Possession: Close of Escrow	
Fees & Homeowner Association Information				
HOA Y/N: Y / \$85 / Monthly HOA Transfer Fee: \$360		HOA Name: Kinney HOA Telephone: 480.820.3451		
HOA 2 Y/N: N / /				
HOA 3 Y/N: / /				
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Prof Managed		Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /		Ttl Mthly Fee Equiv: \$85 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impst Fee 2:\$0 \$
Listing Dates		Pricing and Sale Info		Listing Contract Info
CDOM/ADOM: 4 / 4 List Date: 03/07/2017 Status Change Date: 04/25/2017		Original List Price: \$519,900 List Price: \$519,900 Sold Price: \$515,000		SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Under Contract Date: 03/11/2017	Sold Price/SqFt: \$172.18
Close of Escrow Date: 04/25/2017	Loan Type: Conventional
Off Market Date: 03/11/2017	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Private Rmks - DND2: open house sunday 3/12 11-4. 5th bedroom currently set up as a den/office open area with no doors. Please use Magnus Title/MTA - Denise Sweeney 480-339-7000 for title.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Use ShowingTime; Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox

Occupant - DND2: Owner

Ownr/Occ Name - DND2: Phillip D Chavez, Deborah A La

Lockbox Location:

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Matthew Coates mc509 SA583776000	Revelation Real Estate wsm01 LC589850000	602-332-3321	480-722-9800	mdtscates@gmail.com	602-332-3321	480-722-9833
SA	Julie A. Gallego jg567	Realty ONE Group reog04 CO578024002		480-777-4500			

Prepared by Sarah
Campbell

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Agent Report (79)

2370 W MULBERRY DR, Chandler, AZ 85286
\$470,000

	5534307 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 3,000 / County Assessor Price/SqFt: \$156.67 Year Built: 2000 Pool: Private Only Encoded Features: 43RPO2G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,984 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: PECOS RANCH ESTATES Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: Jackson Properties Hun Block: Map Code/Grid: U38 Bldg Number:
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Robert And Danell Tarwater Elementary Jr. High School: Bogle Junior High School	High School Dist #: 080 - Chandler Unified District High School: Hamilton High School	

Cross Streets: Dobson & Germann **Directions:** North on Dobson, West on Willis, South on El Dorado to Mulberry. Home on the NW corner.

Public Remarks: Well-appointed home located in Pecos Ranch Estates on a premium corner lot with only one neighbor to the west and an amazing view of a lush park across the street. Step inside to 10' and 12' ceilings and huge picture windows framing an inviting pool with water features. Neutral paint, tile and carpet, shutters/blinds and ceiling fans t/o. Lucent HomeStar Network System as well. Spacious cook's kitchen with gas cook top, island, walk-in pantry and pullouts in all lower cabinets. Large owner's suite/master bath with jetted tub for two, tiled vanities/shower, large walk-in closet. Bonus room, laundry room, built-in shelves/desk in front bedroom/office, cabinets and workshop in garage. CUSD is #1 rated school district in AZ! Minutes from 202/101, hospital, mall, "Tech Corridor" and much more!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 4 Parking Features: Attch'd Gar Cabinets: Electric Door Opener; Separate Strge Area: Side Vehicle Entry Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure: Borders Common Area Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Front Exterior Features: Patio; Covered Patio(s) Features: Drink Wtr Filter Sys Community Features: Children's Playgrnd Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split; Downstairs Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Exercise/Sauna Room	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Avail; Ntwrk Wtrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 7 PECOS RANCH ESTATES AN: 303-25-034 Lot Number: 7 Town-Range-Section: 2S-5E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,870/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$592 / Semi-Annually HOA Transfer Fee: \$188.5	HOA Name: Heywood Realty	HOA Telephone: 480-820-1519
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Tl Mthly Fee Equiv: \$98.67 Cap Imprv/Impact Fee: \$ 592.00 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 33 / 40 List Date: 12/01/2016 Status Change Date: 02/10/2017 Under Contract Date: 01/10/2017 Close of Escrow Date: 02/10/2017 Off Market Date: 01/10/2017	Original List Price: \$475,000 List Price: \$475,000 Sold Price: \$470,000 Sold Price/SqFt: \$156.67 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

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Seller Concess to Buy: 6,000 \$ Closing Cost Split: Normal - N	
Private Rmks - DND2: Easy to show, no pets, alarm deactivated for showings. Call or text Marian 480-296-8931 to show. ***Owners are retired and MAY be home for your showing time, Marian will let you know. If home, let owners let you in and still use ARMLS lockbox to register your visit. Home is in a Family Trust so contact Margie before writing offer. Thank you!	
Semi-Private Remarks:	
Office Remarks:	
Show Instruct - DND2: Contact via Phone; Contact via Text; Call Occup (OCC); Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Owner Ownr/Occ Name - DND2: Marian Rourke Owner/Occ Phn - DND2: 480-296-8931	
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Margery B. Wilson mb497 BR577214000	Hometown USA, LLC hwtm001 LC641047000	602-361-5053	602-361-5053	margie@margiemovesaz.com	602-361-5053	
SA	Stephen Horn sh117 SA518040000	Keller Williams Realty Phoenix kwrp001 LC650549000	480-532-4604	480-768-8333	info@thehornteam.com	480-532-4604	888-465-1417

Prepared by Sarah Campbell

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Agent Report (24)

1681 W MUSKET WAY, Chandler, AZ 85286
\$375,000

5592451	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,845 / Owner Price/SqFt: \$131.81 Year Built: 1999 Pool: Private Only Encoded Features: 43FRDXPO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,091 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Monterey at the Vineyards Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Lennar Homes Hun Block: 1500 W Map Code/Grid: U38 Bldg Number:	
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Chandler Traditional Academy - Freedom		High School Dist #: 080 - Chandler Unified District High School: Hamilton High School	

Cross Streets: Dobson & Germann **Directions:** From South 202 Loop headed west. Take Dobson Rd exit. Turn South. 3/4 mile take left at Gatling Way. Take left onto Pecos Ranch Loop. Take right on Thompson Way. Take right on S Villas Ln.

Public Remarks: Location! Location! Location!!! A must see Vineyard beauty. A fantastic home for spacious living, entertaining on many levels inside and out, or raising the family in style. New 2 tone paint through out. Formal dining adjacent to remodeled kitchen including many upgrades such as granite, stainless steel appliances, sink and faucet, R/O system, cabinets painted, and brushed nickel hardware. Plantation shutters great for energy efficiency. Double Arcadia doors open to an add on den with added A/C duct work, perfect for the home office with view of backyard. Bamboo flooring in FR and living room, tile back splash adorns the fireplace.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: RV Gate; RV Parking Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Back; Grass Front; Grass Back; Synthetic Grass Back; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s); Built-in BBQ; Other (See Remarks) Community Features: Children's Playgrnd Flooring: Carpet; Tile; Wood Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Downstrs; Mstr Bdr Walkin Cist Laundry: Wshn/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room Items Updated: Kitchen Yr Updated: 2012	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intmnt Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): AN: 303-76-776 Lot Number: 66 Town-Range-Section: 2S-5E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$3,146/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Seller Discl Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$38 / Semi-Annually HOA Transfer Fee: \$350	HOA Name: Vineyard of Chandler	HOA Telephone: 480-345-0046
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: None	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$6.33 Cap Imprv/Impact Fee: \$ NA \$ Cap Imprv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 88 / 86 List Date: 04/18/2017 Status Change Date: 07/13/2017 Under Contract Date: 06/13/2017 Close of Escrow Date: 07/13/2017 Off Market Date: 07/13/2017	Original List Price: \$399,000 List Price: \$394,000 Sold Price: \$375,000 Sold Price/SqFt: \$131.81 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 750 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Private Rmks - DND2: Please do not us Showing Time. Schedule with listing agent. Please note: Small dog in the home. Normally stays in Laundry room during day. With enough notice, owners can kennel him for showings, or take on a walk.							
Semi-Private Remarks: Sellers would entertain lease option to buy with right conditions.							
Office Remarks:							
Show Instruct - DND2: Spcl Inst/Priv Rmks; Notify Lister; Contact via Email; Contact via Phone; Call						Lockbox Location: Hose bib	
Occup (OCC): Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox						Alarm Code - DND2:	
Occupant - DND2: Owner						Gate Code - DND2:	
Ownr/Occ Name - DND2: Wilbur A and Jennifer J Wilson						Mech-box Code - DND2:	
Other Code - DND2:							
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	MARK S GUNNING mg036 SA018139000	West USA Realty wusa04 CO001154004	480-776-3176	480-820-3333	mark@markgunning.com	602-820-5631 480-776-3176	480-422-2297
SA	Susan Bennett sb053 SA035284000	Realty Executives reax117 LC000179004	480-832-0696	480-898-1234	sbennett888@cox.net	602-989-9266 602-989-9266	480-832-0696

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Agent Report (64)

2222 W HAWKEN WAY, Chandler, AZ 85286

\$420,000

 2017 ARMLS	5592869 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,949 / County Assessor Price/SqFt: \$142.42 Year Built: 2001 Pool: Private Only Encoded Features: 42.5FRDPO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 10,575 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: PECOS VISTAS 2 Tax Municipality: Chandler Marketing Name: Planned Cmty Name: PECOS VISTAS Model: Builder Name: Maracay Hun Block: Map Code/Grid: U38 Bldg Number:
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Robert And Danell Tarwater Elementary Jr. High School: Bogle Junior High School	High School Dist #: 080 - Chandler Unified District High School: Hamilton High School	

Cross Streets: Dobson & Willis **Directions:** Loop 202 to South on Dobson to Willis. West on Willis to Los Altos (Gated entrance) to west on Wildhorse to Los Altos. North to Hawken Way to address.

Public Remarks: Back on Market see private remarks! Gorgeous "Model" perfect Home with soothing interior palette, soaring ceilings, plantation shutters/window blinds, plush carpet, upgraded lighting, art niches, and ceiling fans. Aesthetically pleasing with granite kitchen counters, center island, glass tiled backsplash, breakfast bar, SS appliances, and white wood cabinetry with stylish hardware. Great gathering place for family and friends. Patio access, stunning wood "look" tile floor, and built-in media wall in family room. Private Den! Plush carpet in all the right places, generous size bedrooms, and ample closets. Spa-like upscale private en suite in master retreat. Large laundry room. Peaceful & serene backyard boasts covered patio, built-in gas BBQ, sparkling pool, and lush green landscape.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool; Variable Speed Pump Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Grass Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps Community Features: Children's Playgrnd Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Cook Top Gas; Dishwasher; Refrigerator; Wall Oven(s); Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Utilities: APS; SRP Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intmnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 17 PECOS VISTAS 2 MCR 052413 AN: 303-25-488 Lot Number: 17 Town-Range-Section: 2S-5E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$2,885/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$1,900 Down Payment: \$5,000 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$100 / Monthly HOA Transfer Fee: \$0	HOA Name: Pecos Vistas II HOA Prop Man Co Name: City Prop Manage	HOA Telephone: 602-437-4777
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$100 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: % 0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 21 / 22 List Date: 04/18/2017 Status Change Date: 06/21/2017 Under Contract Date: 05/07/2017 Close of Escrow Date: 06/20/2017 Off Market Date: 05/10/2017	Original List Price: \$420,000 List Price: \$420,000 Sold Price: \$420,000 Sold Price/SqFt: \$142.42 Loan Type: Conventional Loan Years: 30	SA: N / BB: Y / % 3 % Var: N Type: EA Other Compensation: Special Listing Cond: N/A

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Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Buyer - B	
Private Rmks - DND2: Please call or text owner and give 1 hour notice before showing @ 480-980-1842. Gate code is #1551. Had buyer for this home after 2 days on market in April. Sale fell through on 5/3 due to buyer losing job.	
Semi-Private Remarks: +photos by listerassister.com+	
Office Remarks:	
Show Instruct - DND2: Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Owner Ownr/Occ Name - DND2: RHONDA M DAMATO	
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Christopher D'Amato cd596 SA668184000	Arizona Elite Properties rock01 LC626894000	602-430-3732	480-899-9010	christopher_damato@yahoo.com	602-430-3732	480-899-4918
SA	Jerry Raviol Jr177 BR518436000	West USA Realty wusa04 CO001154004	602-695-5478	480-820-3333	jerryr@houseaz.com	602-695-5478 602-695-5478	480-539-9717

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Agent Report (26)

1671 W Musket WAY, Chandler, AZ 85286

\$399,900

 2017 ARMLS	5702271 Residential Single Family - Detached Closed Beds/Baths: 3 / 2 Bedrooms Plus: 5 Approx SqFt: 2,390 / County Assessor Price/SqFt: \$167.32 Year Built: 1999 Pool: Private Only Encoded Features: 32FRDXPO2G28 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 080 - Chandler Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Chandler Traditional Academy - Freedom	Approx Lot SqFt: 7,710 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Monterey At The Vineyards Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: Lennar Homes Hun Block: Map Code/Grid: U38 Bldg Number: High School Dist #: 080 - Chandler Unified District High School: Hamilton High School
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Cross Streets: Alma School and Germann Road **Directions:** West on Germann Road to Arrowhead Drive, Right on Arrowhead Drive, Left on Musket Way to home on left side of street.

Public Remarks: Welcome home! Beautiful and spacious 3bdrm, den, PLUS bonus room and 2 full baths. Lennar Homes built this home just for you! Enjoy dinner parties in the spacious kitchen that features granite countertops, stainless appliances and big center island. Formal living and dining rooms lead to a spacious master suite. Master bathroom has custom shower, dual sinks & huge walk-in closet. Guest bedrooms don't sell short, each with walk-in closets and plenty of natural light on a split floorplan. Spend a lazy Sunday floating in your oversized pebble tec play pool, ready for personal touches with gas line for BBQ and fire pit. This beautiful home has features you didn't know you needed and won't be able to live without! Located across from the community greenbelt! North/South exposure!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshn/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): Monterey At Vineyards AN: 303-76-775 Lot Number: 65 Town-Range-Section: 2s-5E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$2,329/2017 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$36.5 / Monthly	HOA Name: Vineyards Chandler	HOA Telephone: 480-759-4945
HOA Transfer Fee: \$0		HOA Prop Man Co Tele: 480-3450048
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$36.5
Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrRvBt; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / \$0 /	Cap Imprv/Impnt Fee 2:\$0 \$
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 48 / 48	Original List Price: \$399,900	SA: N / BB: Y / % 3 % Var: N Type: ER
List Date: 12/29/2017	List Price: \$399,900	Other Compensation:
Status Change Date: 02/15/2018	Sold Price: \$399,900	Special Listing Cond: N/A
Under Contract Date: 01/01/2018	Sold Price/SqFt: \$167.32	

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Close of Escrow Date: 02/14/2018	Loan Type: Conventional
Off Market Date: 02/15/2018	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Private Rmks - DND2: Relocation forces sale of this turn key single level home. Please use Mercy Perry with Fidelity National Title.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Spcl Inst/Priv Rmks; Call Occup (OCC); Occupied Occupant - DND2: Owner Ownr/Occ Name - DND2: Client of BVO luxury	Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:
--	--

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Andrew R Bloom ab056 SA110379000	Keller Williams Arizona Realty kwaz10 LC534270000	602-989-1287	480-767-3000	Andrew@BVOLuxury.com	602-989-1287	480-629-5105
SA	Jonathan Enwia je560 SA665463000	My Home Group Real Estate myhg02 LC562698001	480-329-1615		jon@jonenwia.com	480-329-1615	

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Agent Report (55)

1333 W Longhorn DR, Chandler, AZ 85286

\$348,000

	5686556 Residential Single Family - Detached Closed Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,021 / County Assessor Price/SqFt: \$172.19 Year Built: 1998 Pool: Private Only Encoded Features: 42RPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 080 - Chandler Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School Approx Lot SqFt: 9,304 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: CARRIZAL-X Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: 3335 Builder Name: UDC Homes Hun Block: 1300 S Map Code/Grid: U38 Bldg Number:
---	---

Cross Streets: Alma School and 202 Fwy **Directions:** South on Alma School to Willis then West to Vineyard then North to Arrowhead then North to Remington then East to Gardner then North to Longhorn.

Public Remarks: Owner/Agent - Wonderful 4 bedroom 2 bath upgraded home. Completely remodeled kitchen with premium cabinets and granite counter tops. Kitchen is very open and flows into great room with a wonderful view of the oasis backyard. Pebble Tec pool, upgraded synthetic grass and low maintenance trees and plants means more time to enjoy the sun in the summer and the firepit seating area in the winter. North/South Exposure gives plenty of garden opportunities on the spacious side yards. Travertine tile throughout hallway and bathroom. Large bedrooms, and walk in closet in Master suite.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: Firepit; No Fireplace Property Description: North/South Exposure Landscaping: Synthetic Grass Fmt; Synthetic Grass Back; Yrd Wiring Sys Front; Yrd Wiring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2016; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2016; Pool Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): Carrizal-X AN: 303-76-485 Lot Number: 61 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,212/2017 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; FannieMae (HomePath) Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$250 / Quarterly	HOA Name: Carrizal C/O Sentry	HOA Telephone: 480-345-0046
HOA Transfer Fee: \$150	HOA Prop Man Co Name: Sentry Management	
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$83.33
Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impmt Fee 2: \$0 \$
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 45 / 45 List Date: 11/10/2017 Status Change Date: 01/30/2018 Under Contract Date: 12/24/2017 Close of Escrow Date: 01/29/2018 Off Market Date: 12/25/2017	Original List Price: \$362,500 List Price: \$356,900 Sold Price: \$348,000 Sold Price/SqFt: \$172.19 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: Owner/Agent

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109/188

4/13/2018

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Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Buyer - 8	
Private Rmks - DND2: Please use Showing Time. Can confirm appointment through Showing time or via text with Listing Agent/Owner via text for showing: Robert - 480-334-7313 Be sure to include Owner/Agent Addendum from documents with any offer.	
Semi-Private Remarks:	
Office Remarks:	
Show Instruct - DND2: Spcl Inst/Priv Rmks; Notify Lister; Contact via Email; Contact via Text; Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Owner Ownr/Occ Name - DND2: Robert Krosting	
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Robert Krosting rk192 SA535793000	Homesmart cril06 LC506032025	480-334-7313	480-285-3660	realestate@kroosting.org	4803347313 480-334-7313	
SA Jill Ostendorf jo177 SA563650000	Realty ONE Group reog02 CO578024006	480-678-7308	480-321-8100	jillo@homesbyjillo.com	480-678-7308 480-678-7308	866-812-1272

 Prepared by Sarah
 Campbell

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Agent Report (25)

1602 W Armstrong WAY, Chandler, AZ 85286

\$399,000

 2017 ARMLS	<table><tr><th>5577883</th><th>Residential</th><th>Single Family - Detached</th><th>Closed</th></tr><tr><td colspan="2">Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,328 / County Assessor Price/SqFt: \$171.39 Year Built: 1999 Pool: Private Only Encoded Features: 42RDXPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td><td colspan="2">Approx Lot SqFt: 8,128 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: MONTEREY AT THE VINEYARDS Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: Lennar Hun Block: Map Code/Grid: U38 Bldg Number:</td></tr><tr><td colspan="2">Ele Sch Dist: 060 - Higley Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School</td><td colspan="2">High School Dist #: 060 - Higley Unified District High School: Hamilton High School</td></tr></table>	5577883	Residential	Single Family - Detached	Closed	Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,328 / County Assessor Price/SqFt: \$171.39 Year Built: 1999 Pool: Private Only Encoded Features: 42RDXPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,128 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: MONTEREY AT THE VINEYARDS Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: Lennar Hun Block: Map Code/Grid: U38 Bldg Number:		Ele Sch Dist: 060 - Higley Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School		High School Dist #: 060 - Higley Unified District High School: Hamilton High School	
5577883	Residential	Single Family - Detached	Closed										
Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,328 / County Assessor Price/SqFt: \$171.39 Year Built: 1999 Pool: Private Only Encoded Features: 42RDXPO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,128 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: MONTEREY AT THE VINEYARDS Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: Lennar Hun Block: Map Code/Grid: U38 Bldg Number:											
Ele Sch Dist: 060 - Higley Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School		High School Dist #: 060 - Higley Unified District High School: Hamilton High School											

Cross Streets: Germann & Dobson **Directions:** From Germann, go North on Dobson to Gatling, South on Pennington and West on Armstrong Way to the home.

Public Remarks: Totally beautiful, all you can dream of. This is an incredible 4 bedrooms, 2 bathrooms and 3 cars garage looks like a MODEL!!! The main entrance presents a formal living and dining room. Family room with fire place, art niches and build media center with surround sound. The kitchen offers, Granite Counters, Kitchen Island, Maple cabinets. Wood/Tile/Carpet flooring/Vaulted ceilings/ceiling fans. Master bedroom separate shower and tub and double sink. Let step outside to a luxurious covered patio, a large professionally landscaped backyard/Private oasis/Sparkling pebble tech salt water pool/Built in fire place perfect for relaxing. I can not list everything, come, bring your client and see for yourself. Conveniently, easy access to 202 Fwy, I 10, 101 and 60

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane; Wood Frame	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Full	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): AN: 303-76-746 Lot Number: 36 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$2,206/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Assum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$36 / Monthly HOA Transfer Fee: \$400	HOA Name: Veneyards	HOA Telephone: 602-508-1974
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: NoVsbble TrkTrlrVbBt; Rental OK (See Rmks)	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$36 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impst Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 53 / 53 List Date: 03/19/2017 Status Change Date: 06/06/2017 Under Contract Date: 05/10/2017 Close of Escrow Date: 06/05/2017 Off Market Date: 05/11/2017	Original List Price: \$399,000 List Price: \$399,000 Sold Price: \$399,000 Sold Price/SqFt: \$171.39 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 2 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: The following items are not included in the sale: Washer and dryer, Freezer in the laundry room, Big mirror in the exercise

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room,TV's, shelf over the bed, two book cases in the office room, Japanese Pagoda Sculpture (Alligator,Turtle)and plant in the back yard.							
Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Notify Lister; Contact via Email; Contact via Phone; Contact via Text; Call Occup (OCC); Occupied; Lkbox - ARMLS; ByrBkr - Use Lkbox Occupant - DND2: Owner Ownr/Occ Name - DND2: Albert Ikner and Rosario Ikner					Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:		
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Marc Jocelin Hilaire mh474 BR560536000	Homelight Realty and Management home001 LC842385000	623-628-4655	480-216-9229	marcc21@earthlink.net	623-628-4655 623-628-4655	602-507-3288
SA	Dorothy Howard dh820 SA642372000	Re/Max Infinity rein001 CC634371000	480-204-5704	480-821-4232	dorothy@zteamaz.com		

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Agent Report (59)

1391 S CHOLLA PL, Chandler, AZ 85286
\$375,000

 2017 ALUMS	<table><tr><td>5600334</td><td>Residential</td><td>Single Family - Detached</td><td>Closed</td></tr><tr><td colspan="2">Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,484 / County Assessor Price/SqFt: \$150.36 Year Built: 1993 Pool: Both Private & Community Encoded Features: 32.5FRDXPSO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td><td colspan="2">Approx Lot SqFt: 8,991 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: TRISTAN Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: Map Code/Grid: U38 Bldg Number:</td></tr><tr><td colspan="2">Ele Sch Dist: 080 - Chandler Unified District Elementary School: Robert And Danell Tarwater Elementary Jr. High School: Bogle Junior High School</td><td colspan="2">High School Dist #: 080 - Chandler Unified District High School: Hamilton High School</td></tr></table>	5600334	Residential	Single Family - Detached	Closed	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,484 / County Assessor Price/SqFt: \$150.36 Year Built: 1993 Pool: Both Private & Community Encoded Features: 32.5FRDXPSO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,991 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: TRISTAN Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: Map Code/Grid: U38 Bldg Number:		Ele Sch Dist: 080 - Chandler Unified District Elementary School: Robert And Danell Tarwater Elementary Jr. High School: Bogle Junior High School		High School Dist #: 080 - Chandler Unified District High School: Hamilton High School	
5600334	Residential	Single Family - Detached	Closed										
Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,484 / County Assessor Price/SqFt: \$150.36 Year Built: 1993 Pool: Both Private & Community Encoded Features: 32.5FRDXPSO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,991 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: TRISTAN Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: Map Code/Grid: U38 Bldg Number:											
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Robert And Danell Tarwater Elementary Jr. High School: Bogle Junior High School		High School Dist #: 080 - Chandler Unified District High School: Hamilton High School											

Cross Streets: Dobson & Germann **Directions:** North on Dobson, RT on Willis, LT on Pecos Ranch Loop, LT on Pennington Dr, LT on Longhorn Dr, RT on Cholla Pl, home is on the corner.

Public Remarks: SPECTACULAR LUXURY REMODEL in HAMILTON/BOGLE SCHOOL DISTRICT! ALMOST 2500 SQFT of RESORT STYLE LIVING at its finest!! HEATED PEBBLE-TEC POOL and SPA on a HUGE OVERSIZED LOT!!! Your PALACE features NEW BEAUTIFUL ENGINEERED WOOD FLOORING THROUGHOUT, DUAL PANE WINDOWS + NEW CUSTOM 2-TONE PAINT. Your KITCHEN is a CHEF'S PARADISE with NEW CUSTOM CABINETS, NEW QUARTZ COUNTERTOPS, NEW COUNTRY BASIN SINK, NEW STAINLESS STEEL APPLIANCES WITH DOUBLE OVEN, BAY WINDOW and an OPEN FEEL. FAMILY ROOM features FIREPLACE w/TILE ACCENTS and looks out to your OASIS OF A YARD! From the Balcony of your Huge MASTER enjoy the views of the lake or YOUR POND/WATERFALL/POOL & SPA! HOME features a HUGE loft that can also be a great Gaming area or converted to a 4th bdrm. FORMAL DINING RM & LIVING RM. A MUST SEE!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Cul-De-Sac Lot; Corner Lot; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wiring Sys Front; Yrd Wiring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Lake Subdivision; Workout Facility Flooring: Laminate; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Multiple Ovens; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-In Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft Items Updated: Floor Partial/Full: Full; Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2016; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2015; Pool Partial/Full: Partial	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; Butane/Propane Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intmt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 25 TRISTAN MCR 036123 AN: 303-26-474 Lot Number: 25 Town-Range-Section: 2S-5E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$1,788/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$115 / Monthly HOA Transfer Fee: \$0	HOA Name: Pecos Ranch Comm HOA Prop Man Co Name: AAM	HOA Telephone: 602-957-9191 HOA Prop Man Co Tele: 602-957-9191
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$115 Cap Imprv/Impact Fee: \$0 \$ Cap Imprv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 76 / 76 List Date: 05/04/2017	Original List Price: \$385,000 List Price: \$384,900	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation:

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4/13/2018

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Status Change Date: 06/01/2017	Sold Price: \$376,000	Special Listing Cond: N/A
Under Contract Date: 06/26/2017	Sold Price/SqFt: \$160.36	
Close of Escrow Date: 07/31/2017	Loan Type: Conventional	
Off Market Date: 07/19/2017	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Private Rmks - DND2: SELLER REQUESTS TITLE 365 /Rebeca Ochoa (480) 436-8506/escrow offer be used. HOME IS OCCUPIED BUT EASY TO SHOW. ALMOST INSTANT RESPONSE USING SHOWING TIME.

Semi-Private Remarks: PLEASE USE SHOWING TIME! PLEASE NOTIFY LISTER. OWNER EASY ON SHORT NOTICE TO SHOW.

Office Remarks:

Show Instruct - DND2: Use Showing Time; Spcl Inst/Priv Rmks; Lister Perm Req'd; Contact via Text; Occupied; Lkbox - ARMLS; ByrBkr - Use Lkbox

Occupant - DND2: Owner

Ownr/Occ Name - DND2: client of Visionary Properties

Lockbox Location: hose bib by window

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Tom Daniel td266 SA626692000	Visionary Properties vsnr01 LC579144000	602-369-0169	480-248-9395	tom.daniel@ccx.net	602-369-0169 602-369-0169	480-275-3366
SA	Theresa E. Shaw ts572 SA668645000	Keller Williams Legacy One kwfo03 LC831930000	480-788-0034	480-444-7200	theresashaw@kw.com	480-788-0034	

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Agent Report (19)

1425 W MUSKET WAY, Chandler, AZ 85286

\$350,000

	5572163 Residential Single Family - Detached Closed Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,297 / County Assessor Price/SqFt: \$152.37 Guest House SqFt: 0 Year Built: 1998 Pool: Private Only Encoded Features: 43FRDPO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 080 - Chandler Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School Approx Lot SqFt: 8,168 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: CALLOWAY AT THE VINEYARDS Tax Municipality: Chandler Marketing Name: The Vineyards Planned Cmty Name: The Vineyards Model: Builder Name: Fulton Homes Hun Block: Map Code/Grid: U38 Bldg Number: High School Dist #: 080 - Chandler Unified District High School: Hamilton High School
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Cross Streets: Alma School Rd and Germann Rd **Directions:** West on Germann, Right on S Vineyard Way, Left on Musket Way, Left on Navajo Way, Right on Musket Way, Home is on your Left at the end of the street.

Public Remarks: Welcome to Calloway at the Vineyards in Chandler, a popular community with easy access to area shopping, dining, schools, major employers along the Price Corridor & Valley freeways. This popular 2,297sf two-story floorplan with 4 bedrooms, open den & 3 bathrooms sits on a premium greenbelt lot and has been updated with granite counters, stainless steel appliances, paint, custom wood blinds, wood laminate flooring, ceiling fans & light fixtures. Walk through your front porch & into a comfortable formal living & dining room where you'll be hosting your next gathering. A light & bright eat-in kitchen with lots of cabinets, corner windows & center island which conveniently serves as a kitchen table, opens to the family room & provides views of the expansive backyard. A generous size den...

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; RV Gate Pool - Private: Pool - Private; Play Pool; Variable Speed Pump Spa: None Horses: N Fireplace: Fireplace; No Fireplace Property Description: Corner Lot; Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Grass Back; Synthetic Grass Fmt; Yrd Wrlng Sys Front; Yrd Wrlng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Storage Shed(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Carpet; Laminate; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split; Upstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; 220 V Dryer Hookup; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Plmbg Yr Updated: 2013; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2014; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2016; Pool Partial/Full: Partial	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intmt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 10 CALLOWAY AT THE VINEYARDS MCR 041340 AN: 303-76-134 Lot Number: 10 Town-Range-Section: 2S-5E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$2,000/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$36.5 / Monthly HOA Transfer Fee: \$300	HOA Name: Vineyards HOA HOA Prop Man Co Name: Vision Property Mgmt	HOA Telephone: 480-759-4945 HOA Prop Man Co Tele: 480-759-4945
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrVbT; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$36.5 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 19 / 19	Original List Price: \$355,000	SA: N / BB: Y / % 3 % Var: N Type: ER
List Date: 03/09/2017	List Price: \$355,000	Other Compensation: 0
Status Change Date: 03/31/2017	Sold Price: \$350,000	Special Listing Cond: N/A
Under Contract Date: 03/12/2017	Sold Price/SqFt: \$152.37	
Close of Escrow Date: 03/31/2017	Loan Type: Conventional	
Off Market Date: 03/28/2017	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Private Rmks - DND2:	
Semi-Private Remarks:	
Office Remarks:	
Show Instruct - DND2: Use ShowingTime; Spcl Inst/Priv Rmks; Contact via Phone; Contact via Text; Call Occup (OCC); Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox	Lockbox Location:
Occupant - DND2: Owner	Alarm Code - DND2:
Ownr/Occ Name - DND2: Client of KW Integrity First	Gate Code - DND2:
	Mech-box Code - DND2:
	Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Amy Jones am142 SA528757000	Keller Williams Integrity First kwif09 LC534731010	602-999-4228	480-854-2400	info@amyjonesgroup.com	602-999-4228	480-550-9424
CLA	Kim Leighton kt059 SA536347000		602-999-4228	480-854-2400	Kim@AmyJonesGroup.com	602-999-4228	
SA	Kristin Conway kc369 SA586701000	Homesmart cril06 LC506032025	480-231-6263	480-285-3660	kristinconway@mac.com	480-231-6263	

 Prepared by Sarah
 Campbell

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Agent Report (47)

2201 S KAREN DR, Chandler, AZ 85286

\$298,000

 2016 ARMLS	5475082 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,038 / Appraiser Price/SqFt: \$146.22 Year Built: 1995 Pool: Private Only Encoded Features: 53FRDP2Q2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td><td> Approx Lot SqFt: 8,696 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Clemente Ranch Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 2000 S Map Code/Grid: U38 Bldg Number: </td></tr> <tr> <td> Ele Sch Dist: 080 - Chandler Unified District Elementary School: Robert And Danell Tarwater Elementary Jr. High School: Bogle Junior High School </td><td> High School Dist #: 080 - Chandler Unified District High School: Hamilton High School </td></tr> </table>	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,038 / Appraiser Price/SqFt: \$146.22 Year Built: 1995 Pool: Private Only Encoded Features: 53FRDP2Q2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,696 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Clemente Ranch Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 2000 S Map Code/Grid: U38 Bldg Number:	Ele Sch Dist: 080 - Chandler Unified District Elementary School: Robert And Danell Tarwater Elementary Jr. High School: Bogle Junior High School
Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,038 / Appraiser Price/SqFt: \$146.22 Year Built: 1995 Pool: Private Only Encoded Features: 53FRDP2Q2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,696 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Clemente Ranch Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: 2000 S Map Code/Grid: U38 Bldg Number:			
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Robert And Danell Tarwater Elementary Jr. High School: Bogle Junior High School	High School Dist #: 080 - Chandler Unified District High School: Hamilton High School			

Cross Streets: Alma School and Germann Directions: South on Alma School, West on Kingbird, North on Chippewa, East on Swan to home.

Public Remarks: Wonderful 5 bedroom 3 bath home in Clemente Ranch on large (approx 9,000 sq ft) lot. Formal living/dining with valuated ceilings and neutral tile that flows throughout. Updated kitchen features white cabinetry, granite counters, and stainless appliances. Guest bedroom with wood laminate flooring and full bath on first level. Spacious master suite with separate tub/shower, dual sinks, and walk-in closet. Backyard features covered paver patio, built in BBQ area, pebble tech play pool, and huge grassy play area. A must see!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Grass Front; Grass Back; Yrd Wring Sys Front; Yrd Wring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Carpet; Laminate; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Granite Countertops; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshn/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Full; Plmbg Yr Updated: 2012; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2012; Bath(s) Partial/Full: Partial; Pool Yr Updated: 2013; Pool Partial/Full: Partial	Architecture: Contemporary Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): CLEMENTE RANCH PARCEL 19 AN: 303-35-680 Lot Number: 46 Town-Range-Section: 2S-5E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$1,620/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Assume - Qualify Disclosures: Seller Discd Avail; Agency Discd Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$206 / Semi-Annually	HOA Name: Sentry	HOA Telephone: 480-345-0046
HOA Transfer Fee: \$70		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$34.33
Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile TrkTrldRvBt; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 170 / 170 List Date: 07/25/2016 Status Change Date: 02/16/2017 Under Contract Date: 12/08/2016 Close of Escrow Date: 02/15/2017 Off Market Date: 01/11/2017	Original List Price: \$319,900 List Price: \$307,900 Sold Price: \$298,000 Sold Price/SqFt: \$146.22 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Closing Cost Split: Normal - N							
Private Rmks - DND2: Please use ShowingTime for appointment to show. Owner requests as much notice as possible as dogs will need to be take out prior to showing. Listing agent is related to seller.							
Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Use ShowingTime; Lister Perm Req'd; Occupied Occupant - DND2: Owner Ownr/Occ Name - DND2: Client of HomeSmart						Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Michael J. Misheski mm779 SA584449000	HomeSmart crl01 LC506032000	480-272-3055	602-230-7600	mish315@yahoo.com		602-889-2155
SA	Tiffany Griffin tg131	North & Co nrtc01 LC661731000		602-714-7000			

 Prepared by Sarah
 Campbell

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Agent Report (18)

1536 W MARLIN DR, Chandler, AZ 85286

\$336,342

 2017 ARMLS	<table><tr><td>5633581</td><td>Residential</td><td>Single Family - Detached</td><td>Closed</td></tr><tr><td colspan="4">Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,000 / Builder Price/SqFt: \$168.17 Year Built: 2017 Pool: Community Only Encoded Features: 42.5RNO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td></tr><tr><td colspan="4">Ele Sch Dist: 080 - Chandler Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School</td></tr><tr><td colspan="4">High School Dist #: 080 - Chandler Unified District High School: Hamilton High School</td></tr></table>	5633581	Residential	Single Family - Detached	Closed	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,000 / Builder Price/SqFt: \$168.17 Year Built: 2017 Pool: Community Only Encoded Features: 42.5RNO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached				Ele Sch Dist: 080 - Chandler Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School				High School Dist #: 080 - Chandler Unified District High School: Hamilton High School			
5633581	Residential	Single Family - Detached	Closed														
Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,000 / Builder Price/SqFt: \$168.17 Year Built: 2017 Pool: Community Only Encoded Features: 42.5RNO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached																	
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School																	
High School Dist #: 080 - Chandler Unified District High School: Hamilton High School																	

Cross Streets: Germann between Dobson and Alma School **Directions:** Take 202 San Tan Freeway to Alma School, South on Alma School, West on Germann, North on Arrowhead Drive to community.

Public Remarks: New Construction with all the newest energy efficient features including foam insulation! This inventory home features upgraded stainless gas appliance package, upgraded flooring, upgraded counter tops, custom backsplash, maple shaker cabinets with smoke stain, two-tone interior paint, fan pre-wires in all rooms, upgraded lighting and upgraded interior doors. This intimate community of 32 homes features a community pool and the HOA takes care of the front yard landscape maintenance.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Shared Driveway Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Back; Desert Front; Yrd Wtrng Sys Front Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Community Pool Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane; Low-E; Vinyl Frame	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Walk-in Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: 220 V Dryer Hookup; Inside Laundry Dining Area: Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood; Spray Foam Insulatn Construction Status: Under Construction Roofing: All Tile Fencing: Block Cooling: Refrigeration; Programmable Thrmstat; HVAC SEER Rating: 14 Heating: Gas Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; HighSpd Intrnt Aval	County Code: Maricopa Legal Description (Abbrev): LOT 5 RESEDA MCR 126226 AN: 303-27-517 Lot Number: 5 Town-Range-Section: 2S-5E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$0/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Agency Disc Req Auction: No Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$95 / Monthly HOA Transfer Fee: \$150	HOA Name: Corte Reseda HOA HOA Prop Man Co Name: Trestle Management	HOA Telephone: 480-422-0888
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$95 Cap Imprv/Impact Fee: \$ 190 \$ Cap Impv/Impf Fee 2: \$190 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 10 / 10 List Date: 07/14/2017 Status Change Date: 09/14/2017 Under Contract Date: 07/24/2017 Close of Escrow Date: 09/14/2017 Off Market Date: 07/24/2017	Original List Price: \$334,511 List Price: \$334,511 Sold Price: \$336,342 Sold Price/SqFt: \$168.17 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 4,000 \$ Closing Cost Split: Seller Assist - A	SA: N / BB: Y / \$ 9,262 \$ Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2:

Semi-Private Remarks: This inventory home is currently under construction and is projecting a September closing (estimate). Earnest Deposit is \$5,000

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and contract is written on builder forms. Builder will give a \$4,000 incentive towards closing costs if the preferred lender is used. Contact Christine at 480-930-2244 with questions. No sales office onsite.

Office Remarks:
Show Instruct - DND2: Use ShowingTime; Contact via Text; Vacant; Lkbox - ARMLS

Occupant - DND2: Vacant

Owner/Occ Name - DND2: PLHAZ RESEDA LLC

Owner/Occ Phn - DND2: 480-930-2244

Lockbox Location: Hose Bib

Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Kelli Biagen kb160 BR539863000	LYS Properties, LLC lyp001 LC658634000	480-519-5128	480-519-5128	kelli@lysproperties.com	480-519-5128	480-857-1023
SA	Ka-Chae Albert Ma km414	US Preferred Realty uspr01 CO536910000		480-758-9922			

 Prepared by Sarah
 Campbell

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Agent Report (58)

2040 W MUSKET PL, Chandler, AZ 85286

\$374,500

	5324836 Residential Single Family - Detached Closed Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,305 / County Assessor Price/SqFt: \$162.47 Year Built: 2016 Pool: None Encoded Features: 43RNO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 080 - Chandler Unified District Elementary School: Robert And Danell Tarwater Elementary Jr. High School: Bogle Junior High School Approx Lot SqFt: 3,328 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CANOPY LANE Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Canopy Lane Model: Sweet Acacia Builder Name: KEYSTONE HOMES Hun Block: Map Code/Grid: U38 Bldg Number: High School Dist #: 080 - Chandler Unified District High School: Hamilton High School
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Cross Streets: Dobson and Germann Directions: North to Canopy Lane (MUSKET PL) on the West side to sales office.

Public Remarks: Just reduced!! Recently completed, immediate occupancy! Exclusive Enclave of 15 Unique Exceptional Homes with ENERGY-EFFICIENT, MONEY SAVING CONSTRUCTION! This San Juan Rustic elevation 2 story home features White Shaker Cabinets, Wood looking Charcoal Tile T/O lower level, Master Bath custom tile shower tub surrounds and Granite Vanities, 3 bedroom 3 bath, DEN (Can be converted to 4th bedroom Downstairs), Loft, Great Room and 2 car garage! Energy Star home with a HERS score of 57!! 2X6 Construction, Post-Tension Slab, Elegant Belgard Concrete Tumbled Pavers at Driveways and Walkways and Lush front yard Landscaping will be provided for you! TANK LESS On Demand RINNAI Hot Water Heater, Plz ignore DOM as this has been listed since CL opened for base price purposes.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Dirt Back; Grass Front; Yrd Wiring Sys Front; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s) Community Features: Near Bus Stop Flooring: Carpet; Tile Windows: Dual Pane; Energy Star; Low-E; Tinted; Vinyl Frame	Kitchen Features: Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Engy Star (See Rmks); Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshn/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Bonus/Game Room	Architect: San Juan Rustic Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood; Spray Foam Insulatn Construction Status: Complete Spec Home Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Wtr - Tankless Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Aval Energy/Green Feature: Multi-Zones; HERS Rating Y/N: Y; HERS Rating: 57; HERS Cert Date: 08/20/2015; Fresh Air Mechanical Green/Energy Cert: Energy Star Cert Green/Energy Cert Year: 2,015	County Code: Maricopa Legal Description (Abbrev): CANOPY LANE MCR 1215-28 AN: 303-25-781 Lot Number: 3 Town-Range-Section: 2S-5E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$0/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Other (See Remarks) Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$149 / Monthly	HOA Name: Canopy Lane HOA	HOA Telephone: 480-422-0888
HOA Transfer Fee: \$75	HOA Prop Man Co Name: TRESTLE Management	HOA Prop Man Co Tele: 480-422-0888
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Front Yard Maint; Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$149
Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile TrkTrlrVt; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprvlmpact Fee: \$ 358.00 \$
	Land Lease Fee Y/N: N / /	Cap Imprvlmpact Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 561 / 561 List Date: 08/23/2015 Status Change Date: 04/12/2017 Under Contract Date: 03/07/2017 Close of Escrow Date: 04/11/2017 Off Market Date: 03/06/2017	Original List Price: \$340,800 List Price: \$374,500 Sold Price: \$374,500 Sold Price/SqFt: \$162.47 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$	SA: N / BB: Y / \$ 10,041 \$ Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Closing Cost Split: Normal - N	
Private Rmks - DND2: AGENTS please ignore DOM as we have this listed as base price since we opened Canopy Lane over a year ago. LA will meet you there to draw up purchase documents. Please call LA for additional details!	
Semi-Private Remarks:	
Office Remarks:	
Show Instruct - DND2: Vacant; Lkbox - ARMLS; ByrBkr - Use Lkbox Occupant - DND2: Vacant Owner/Occ Name - DND2: KHB / KEYSTONE HOMEBUILDERS IN Owner/Occ Phn - DND2: 480-720-3950	
Lockbox Location: west side- hosebib Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Jacque Jacobs jw156 BR508134000	Acacia Properties acpr01 CO526027000	480-720-3950	480-838-7898	azjacque@cox.net	480-720-3950	480-838-5089
SA	Jacque Jacobs jw156 BR508134000	Acacia Properties acpr01 CO526027000	480-720-3950	480-838-7898	azjacque@cox.net	480-720-3950	

 Prepared by Sarah
 Campbell

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Agent Report (14) **1491 W ARMSTRONG WAY, Chandler, AZ 85286** **\$305,000**

 2017 AFMLS	5577235 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,627 / County Assessor Price/SqFt: \$187.48 Year Built: 1988 Pool: Private Only Encoded Features: 32FRP20 Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,874 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: CALLOWAY AT THE VINEYARDS Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Model: Builder Name: Fullon Hun Block: Map Code/Grid: U38 Bldg Number:
	Ele Sch Dist: 080 - Chandler Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School	High School Dist #: 080 - Chandler Unified District High School: Hamilton High School

Cross Streets: Alma School/Germann **Directions:** West on Germann Turn Right on Arrowhead Dr. Head north to 1st stop sign. Turn right on Armstrong Way and the house is in the right corner.

Public Remarks: Great Price and Location! Wonderful Corner Lot(6874 SqFt) with lots of room in the back yard which has a covered patio with speakers and fan, as well as nice green grass. Enjoy the summer with your refreshing pool to relax in. House has vaulted ceilings, wood and tile flooring. Family Room and Patio is prewired for Surround Sound. Master Bedroom has separate entrance to Backyard and pool. Park is across the Street for your pleasure! Wonderful subdivision, AC 6 year old, water heater 1 year old, swing set and barbecue convey with the sale. Back yard has been remodel two years ago.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Back; Grass Front; Synthetic Grass Back; Irrigation Front; Irrigation Back Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Laminate; Tile Windows: Sunscreen(s) Accessibility Feat.: Remote Devices	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-In Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Not Split Laundry: Washer Included Dining Area: Eat-in Kitchen; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial; Plmbg Yr Updated: 2015; Plmbg Partial/Full: Partial; H/Cool Yr Updated: 2011; H/Cool Partial/Full: Full	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 71 CALLOWAY AT THE VINEYARDS MCR 041340 AN: 303-76-195 Lot Number: 71 Town-Range-Section: 25-5E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$1,583/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$36.5 / Monthly HOA Transfer Fee: \$400	HOA Name: Vision Community Mgm HOA Telephone: 480-750-4945	
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Exterior Mnt of Unit Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	TU Mthly Fee Equiv: \$36.5 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impf Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 77 / 77 List Date: 03/17/2017 Status Change Date: 06/02/2017 Under Contract Date: 04/17/2017 Close of Escrow Date: 06/01/2017 Off Market Date: 06/02/2017	Original List Price: \$309,000 List Price: \$309,000 Sold Price: \$305,000 Sold Price/SqFt: \$187.48 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 5,000 \$ Closing Cost Split: Seller Assist - A	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?511>

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Private Rmks - DND2: Lockbox is locate at front porch of house. Barbecue and Swing set convey.Pool fence available but not installed.							
Semi-Private Remarks: Possession of property no earlier than June 2, 2017. Camera on the property is recording video only (No Sound).							
Office Remarks:							
Show Instruct - DND2: Use Showing Time; Contact via Phone; Contact via Text; Call Occup (OCC); Occupied; Lkbox - ARMLS Occupant - DND2: Owner Owner/Occ Name - DND2: JOHANNES & CELINE SPANINGS						Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Jeannette Sessego js648 SA541724000	DPR Realty LLC dvpt03 LC530900002	480-233-2442	480-926-2727	jsessego@msn.com	480-233-2442	480-926-4410
SA	Kelly Bryant kb408	Thomas Jambor Realty Solutions tjrs001 LC646290000		480-274-5834			

 Prepared by Sarah
 Campbell

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Agent Report (45)

1882 W WILDHORSE DR, Chandler, AZ 85286
\$293,000

 2017 Aerials	5586134	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,661 / County Assessor Price/SqFt: \$176.39 Year Built: 1994 Pool: Both Private & Community Encoded Features: 32FRDXP2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached			Approx Lot SqFt: 6,386 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Tristan Tax Municipality: Chandler Marketing Name: Planned Cmty Name: Pecos Ranch Model: Payson Builder Name: Continental Hun Block: 1420 S Map Code/Grid: U38 Bldg Number:
	Ele Sch Dist: 080 - Chandler Unified District Elementary School: Anna Marie Jacobson Elementary School Jr. High School: Bogle Junior High School			High School Dist #: 080 - Chandler Unified District High School: Hamilton High School

Cross Streets: Dobson & Pecos Directions: DOBSON SOUTH OF SANTAN 202 TO WILLIS, LEFT TO APOLLO, RT ON WILDHORSE.

Public Remarks: BACK ON MARKET! Don't miss this incredible home featuring a fabulous updated kitchen and resort style back yard. The remodeled kitchen is a must see with slab granite, new sinks, breakfast bar and stainless appliances. The open floor plan gives a spacious feel to the great room. It's hard to look past the immaculate detail and perfect condition. Master suite has an exit to pool area. Master bath has double vanity, separate shower and tub. Updated lighting and fixtures throughout. The large, resort style back yard is breath taking and features a pebble textured pool with beautiful water fall feature, covered patio, RV gate/pad and storage shed. The perfect sized lot for total enjoyment. Check out the incredible community pool and activity center. Your dream home at a dream price!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; RV Gate; RV Parking Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Grass Front; Grass Back; Yrd Wiring Sys Front; Yrd Wiring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Pvt Yrd(s)/Ctryrd(s); Childrens Play Area Features: Vaulted Ceiling(s); No Interior Steps Community Features: Comm Tennis Court(s); Community Pool; Community Spa; Lake Subdivision Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island Master Bathroom: Full 6th Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-In Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Plmbg Yr Updated: 2016; Plmbg Partial/Full: Partial; H/Cool Yr Updated: 2016; H/Cool Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Full; Pool Yr Updated: 2016; Pool Partial/Full: Partial	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intmt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): TRISTAN AN: 303-26-542 Lot Number: 93 Town-Range-Section: 2S-5E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$1,497/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$115 / Monthly	HOA Name: AAM - Pecos Ranch	HOA Telephone: 602-957-9191
HOA Transfer Fee: \$230		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$115
Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / \$0 /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 40 / 40 List Date: 04/08/2017 Status Change Date: 05/16/2017 Under Contract Date: 04/22/2017 Close of Escrow Date: 05/15/2017 Off Market Date: 05/16/2017	Original List Price: \$294,500 List Price: \$294,500 Sold Price: \$293,000 Sold Price/SqFt: \$176.4 Loan Type: FHA Loan Years: 30	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	
Private Rmks - DND2: Please contact owner/occupant directly for appointment time. (Brittany 480-395-5699 or Nick 248-921-8657) and please allow a 2 hour courtesy notice.	
Semi-Private Remarks: HOA Addendum, SPDS and updated list of upgrades can be found in document section.	
Office Remarks:	
Show Instruct - DND2: Spcl Inst/Priv Rmks; Call Occup (OCC); Occupied; Lkbox - ARMLS Occupant - DND2: Owner Ownr/Occ Name - DND2: Brittany and Nick Wells Owner/Occ Phn - DND2: 480-395-5699	
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Rocco Anselmo ra9523	HomeSmart crll02 LC508032003	602-549-7225	480-443-7400		602-549-7225	
SA	Sharyn Younger sy246 SA649991000	Glass House International gliho001 LC652509000	480-589-2347	480-336-2822	sharynyoungerrealtor@gmail.com		

 Prepared by Sarah
 Campbell

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MLS Sheets for Paired Sale Analysis – Sub-Area C

4/13/2018

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Agent Report (19)

9648 E Juanita AVE, Mesa, AZ 85209

\$347,000

	5565367 Residential Single Family - Detached Closed Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 3,185 / Appraiser Price/SqFt: \$108.94 Year Built: 1999 Pool: Community Only Encoded Features: 43FRD03G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School Approx Lot SqFt: 10,337 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Sierra Ranch 2 Tax Municipality: Mesa Marketing Name: Sierra Ranch Beauty. Planned Cmty Name: Sierra Ranch Model: Corner Interior Lot Builder Name: Beazer Hun Block: Map Code/Grid: R43 Bldg Number: High School Dist #: 004 - Mesa Unified District High School: Skyline High School
---	--

Cross Streets: Crimson and Baseline **Directions:** West on Baseline to entrance of Sierra Ranch(96th street), go north then take a right on Juanita, House is across from community pool and park, Corner lot.

Public Remarks: Beautiful semi-custom home in Sierra Ranch. Pridelful owner who has done amazing upgrades over the years. Engineered Walnut Colored Wood floors, 20 inch tile with custom inlay features, 4 bedrooms, with 2 bedroom downstairs.(1 used as office) Huge Bonus room upstairs that can easily be turned into 2 extra bedrooms if needed. Interior quiet street with N/S exposure. Large 1/4 acre lot with spectacular landscaping front and back with pavers and custom features such as backyard fountain/ waterfall and sunken patio area off front entry. Lots of trees and shade. Custom Alder wood cabinets in kitchen and downstairs office. All 3 baths have major high end remodeling. Community Pool and Spa across the street. Owner spent well over 100K on upgrades. 3 car Garage. RV Gate. Shows like a model hom

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wiring Sys Front; Yrd Wiring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); Soft Water Loop Community Features: Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Spa Hd Flooring: Tile; Wood Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Full; Wiring Yr Updated: 2010; Wiring Partial/Full: Partial; H/Cool Yr Updated: 2011; H/Cool Partial/Full: Partial; Bath(s) Yr Updated: 2010; Bath(s) Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; Security Sys Leased Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): AN: 220-80-722 Lot Number: 30 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,818/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$5 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$70 / Monthly	HOA Name: Sierra Ranch	HOA Telephone: 602-954-9252
HOA Transfer Fee: \$400		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$70
Assoc Rules/Info: Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 78 / 78 List Date: 02/23/2017 Status Change Date: 06/01/2017 Under Contract Date: 04/22/2017 Close of Escrow Date: 05/31/2017 Off Market Date: 05/12/2017	Original List Price: \$349,000 List Price: \$349,000 Sold Price: \$347,000 Sold Price/SqFt: \$108.95 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?602>

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Sellr Concess to Buy: 5,000 \$ Closing Cost Split: Normal - N	
Private Rmks - DND2: This house has best lot location in the subdivision, Interior, N/S kiddy corner from the community pool/Spa. 4th bedroom is currently used as an office, but the closet could be put back in and the office desk removed. Short Notice fine to show. house is mostly vacant but call first. thanks. Mike 602 300 7645	
Semi-Private Remarks: Hard to find. Large Corner Lot on Interior side street with N/S exposure, with RV gate and 3 car garage.	
Office Remarks:	
Show Instruct - DND2: Use ShowingTime; Notify Lister; Contact via Email; Contact via Phone; Contact via Text; Occupied; Lkbox - ARMLS; ByrBkr - Use Lkbox Occupant - DND2: Owner Owner/Occ Name - DND2: Client of Realty One Owner/Occ Phn - DND2: 6023007645	
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Michael Sullivan ms574 SA569802000	Realty ONE Group reg01 CO578024003	602-300-7645	480-315-1240	housesmjs2005@netscape.com		
SA Angela Larson al107 SA524620000	Keller Williams Realty Phoenix kwrp001 LC650549000	480-703-9035	480-768-9333	angela.myazrealtor@gmail.com	480-703-9035	

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Agent Report (95)

2119 S ARCHER —, Mesa, AZ 85209

\$336,000

	5635525	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 3,132 / County Assessor Price/SqFt: \$107.27 Year Built: 2004 Pool: None Encoded Features: 53FRD3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,070 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGES OF EASTRIDGE Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Engle Homes Hun Block: Map Code/Grid: S43 Bldg Number:	
	Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Canyon Middle School		High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High	

Cross Streets: S Crismon Rd & E Baseline Rd **Directions:** Head south on S Crismon Rd, Turn left onto E Baseline Rd, Turn right onto S Wildrose, At the traffic circle, take E Kiowa Ave, Turn left onto S Laramie, Right onto E Keats Ave, Continue onto S Archer.

Public Remarks: Beautiful 5 bed, 3 bath property located in Mesa, within Gilbert School District! This fabulous corner lot home features grassy landscaping, 3 car garage, RV gate, new paint, flooring and stainless steel appliances. Featuring both a formal living and dining room, stereo surround sound, central vacuum, gorgeous custom french doors and beautiful light fixtures throughout. The immaculate kitchen is equipped with ample cabinetry, walk-in pantry, quartz countertops, and a lovely island with breakfast bar. Inside the master bedroom you will find a lavish bath, his/her sinks, vanity area, separate tub & step-in shower and a spacious walk-in closet. The large backyard offers a covered patio, grassy/gravel landscaping, storage shed and lots of trees that provide constant shade and cooling.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Gravel/Stone Back; Grass Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Storage Shed(s); Childrens Play Area Features: 9+ Flat Ceilings; Central Vacuum Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Laminate; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-In Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-In Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Partial; Kitchen Yr Updated: 2017; Kitchen Partial/Full: Partial	Architecture: Territorial/Santa Fe Const - Finish: Painted; Stucco; Brick Trim/Veneer Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 90 VILLAGES OF EASTRIDGE UNIT 3 MCR 062601 AN: 312-11-335 Lot Number: 90 Town-Range-Section: 1S-7E-2 Cty Bk&Pg: Plat: Taxes/Yr: \$1,978/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$210 / Quarterly	HOA Name: RENAISSANCE COMM	HOA Telephone: 480-813-6788
HOA Transfer Fee: \$0		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$70
Assoc Rules/Info: Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impft Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 37 / 38 List Date: 07/19/2017 Status Change Date: 08/26/2017 Under Contract Date: 07/25/2017 Close of Escrow Date: 08/25/2017 Off Market Date: 08/26/2017	Original List Price: \$335,000 List Price: \$335,000 Sold Price: \$336,000 Sold Price/SqFt: \$107.28 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

<https://armis.flexmls.com/cgi-bin/mainmenu.cgi?31>

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4/13/2018

flexmls Web

Buyer Concess to Sell: 0 \$ Seller Concess to Buy: 0 \$ Closing Cost Split: Normal - N	
Private Rmks - DND2:	
Semi-Private Remarks: **photos by www.rockellister.com**	
Office Remarks:	
Show Instruct - DND2: Contact via Text; Vacant; Lkbox - ARMLS Occupant - DND2: Vacant Owner/Occ Name - DND2: PRESTON O & LISA D FORD	
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Heidi Murri hm098 SA637843000	Realty ONE Group reog02 CO578024006	480-227-2261	480-321-8100	heid@buyorsellAZhomes.com	480-227-2261	
SA	Michael T. Roubal mr461 SA577502000	Dwellings Realty Group dlg01 LC636392000	480-444-8264	480-629-8136	michael@dwellingsaz.com	480-444-8264	480-719-4405

Prepared by Sarah Campbell

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Agent Report (17)

9648 E JACOB CIR, Mesa, AZ 85209

\$314,900

	5613703 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,578 / County Assessor Price/SqFt: \$122.14 Year Built: 1998 Pool: Both Private & Community Encoded Features: 32.5FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,314 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH 2 Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Sierra Ranch Model: Builder Name: Beazer Homes Hun Block: 1900 S Map Code/Grid: R43 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School	High School Dist #: 004 - Mesa Unified District High School: Skyline High School	

Cross Streets: Baseline & Ellsworth **Directions:** East to 96th St, North to Jacob Cir, then East to property. (This house does not back up to Baseline Road)

Public Remarks: Hurry before this beauty is gone! This home is situated on a North/South lot on a dead end street. Kitchen has raised panel maple cabinets, travertine counters/backsplash and stainless steel appliances. The kitchen is open to the huge family room complete with fireplace-Great for entertaining! All you need to do is move in-This home just received a fresh coat of paint, brand new carpet and a professional clean. This home is full of upgrades: Two new high efficiency A/C units installed about 1 1/2 years ago, Vaulted ceilings, sink and cabinets in laundry room, ceiling fans in all bedrooms, and a 3 car garage. The backyard is your own personal oasis with grass, pavers, mature trees, huge patio, and a sparkling pool. The neighborhood has a heated comm pool, hot tub, tennis courts.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Alth'd Gar Cabinets: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: North/South Exposure Landscaping: Grass Front; Grass Back: Yrd Wiring Sys Front; Yrd Wiring Sys Back; Auto Timer H2O Front: Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd Flooring: Carpet; Laminate; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Loft Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2015; Ht/Cool Partial/Full: Full	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intmt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 139 SIERRA RANCH 2 MCR 044941 AN: 220-80-831 Lot Number: 139 Town-Range-Section: 1N-7E-34 City Bk&Pg: Plat: Taxes/Yr: \$2,149/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Assum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$80 / Monthly HOA Transfer Fee: \$155	HOA Name: First Service HOA Telephone: 480-551-4300	
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /	Ttd Mthly Fee Equiv: \$80 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 63 / 63 List Date: 08/01/2017 Status Change Date: 08/03/2017 Under Contract Date: 08/15/2017 Close of Escrow Date: 08/02/2017	Original List Price: \$314,900 List Price: \$314,900 Sold Price: \$314,900 Sold Price/SqFt: \$122.15 Loan Type: VA	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

<https://armis.flexmls.com/cgi-bin/mainmenu.cgi?602>

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Off Market Date: 08/03/2017	Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 2 % Closing Cost Split: Seller Assist - A
Private Rmks - DND2: Arms Lockbox on front door Please use Clear Title Jennifer Fields at 480-278-8431. Owner is out of town so give plenty of time for acceptance.	
Semi-Private Remarks:	
Office Remarks:	
Show Instruct - DND2: Notify Lister; Contact via Text; Vacant; Lkx - ARMLS Occupant - DND2: Vacant Ownr/Occ Name - DND2: CREATIVE INTERVENTIONS CONSULT	
Lockbox Location: Hose bib Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Todd Hoke th098 SA519818000	Realty Executives reax150 LC000179025	602-463-5657	480-755-5560	hokestr@aol.com	602-463-5657 602-463-5657	
SA	Irene Lupo il010 SA534403000	Newman Realty, LLC nere001 LC639882000	480-244-7336	480-993-8653	irene@newmanrealtysaz.com	480-244-7336	480-237-9646

 Prepared by Sarah
 Campbell

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Agent Report (124)

9449 E LOS LAGOS VISTA AVE, Mesa, AZ 85209
\$359,900

 2017 ARMLS	5546520 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,584 / County Assessor Price/SqFt: \$139.28 Year Built: 2001 Pool: Private Only Encoded Features: 42.5FRDXPS3G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 8,785 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: AUGUSTA RANCH Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: US Home Hun Block: 2275 S Map Code/Grid: S43 Bldg Number:
	Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High
	High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High

Cross Streets: Baseline and Ellsworth Directions: South to Lansing, east to circle turnabout, go 3/4 way around to Kiva, north to Duval, east to Los Lagos Vista, north to property.

Public Remarks: Outstanding Augusta Ranch home on premium golf course lot! Meticulously maintained shows beautifully inside and out. Tropical landscaping in backyard with pebble tec pool and spa, synthetic grass and view of the golf course. Island kitchen features newer stainless steel appliances with double oven, gas cooktop, 42" cabinets and upgraded countertops. Spacious split bedroom floor plan with high volume ceilings create an open feeling. Upgraded with 5" baseboards, newer high grade plush carpet, decorator paint along with a gas fireplace. Both A/C's recently replaced with American Standard 16 SEER high efficiency units. 3 car extended length garage with R/V gate and extra slab. This is a near perfect house and will go fast!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 4 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage; RV Gate Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Fireplace Living Rm; Gas Fireplace Property Description: Golf Course Lot; North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Synthetic Grass Back; Yrd Wiring Sys Front; Yrd Wiring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Storage Shed(s) Features: 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Community Features: Children's Playgrnd; Golf Course; On-Site Guard Flooring: Carpet; Tile; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Partial; HU/Cool Yr Updated: 2015; HU/Cool Partial/Full: Full; Kitchen Yr Updated: 2015; Kitchen Partial/Full: Partial; Pool Partial/Full: Partial	Architecture: Ranch Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration; Programmable Thmstat; HVAC SEER Rating: 16 Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intnl Avail Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 15 AUGUSTA RANCH PARCEL 4 AN: 312-01-363 Lot Number: 15 Town-Range-Section: 1S-7E-3 City Bk&Pg: Plat: Taxes/Yr: \$2,284/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Assm Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$170 / Quarterly	HOA Name: Augusta Ranch HOA	HOA Telephone: 480-354-1236
HOA Transfer Fee: \$155	HOA Prop Man Co Name: First Service	HOA Prop Man Co Tele: 480-354-1236
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$56.67
Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 250 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3	Original List Price: \$359,900	SA: N / BB: Y / % 3 % Var: N Type: ER
List Date: 01/13/2017	List Price: \$359,900	Other Compensation:
Status Change Date: 02/14/2017	Sold Price: \$359,900	Special Listing Cond: N/A
Under Contract Date: 01/18/2017	Sold Price/SqFt: \$139.28	

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Close of Escrow Date: 02/13/2017	Loan Type: Cash
Off Market Date: 01/16/2017	Loan Years: 0
	Payment Type: Other
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Private Rmks - DND2: Easy to show, but no Showing Time. Call lister for appointment to use lockbox. 2 hour notice please. Water softener does not work and conveys "As Is". Put in Contract.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Lister Perm Req'd; Lkbox - ARMLS
Occupant - DND2: Owner
Ownr/Occ Name - DND2: RONALD E & PAULA B PEJSA

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	David DeKing dd087 SA115882000	West USA Realty wusa04 CO001154004	480-694-2800	480-820-3333	davedeking@cox.net	480-694-2800 480-694-2800	602-467-3475
SA	Caryn L. Kommers cs273 BR523384000	Bold Realty erry001 LC659867000	602-373-0115	480-444-9014	CarynKommers@gmail.com	602-373-0115	

Prepared by Sarah
Campbell

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Agent Report (18)

9649 E JAVELINA AVE, Mesa, AZ 85209

\$320,000

	<table><tr><td data-bbox="701 289 1027 596">5711572</td><td data-bbox="1027 289 1201 596">Residential</td><td data-bbox="1201 289 1318 596">Single Family - Detached</td><td data-bbox="1318 289 1364 596">Closed</td></tr><tr><td colspan="2" data-bbox="701 325 1027 558">Beds/Baths: 3 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,578 / County Assessor Price/SqFt: \$124.13 Year Built: 2000 Pool: Both Private & Community Encoded Features: 32.5FRDPO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td><td colspan="2" data-bbox="1027 325 1364 558">Approx Lot SqFt: 7,318 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Sierra Ranch 2 Planned Cmty Name: Sierra Ranch 2 Model: Builder Name: Beazer Hun Block: Map Code/Grid: R43 Bldg Number:</td></tr><tr><td colspan="2" data-bbox="701 558 1027 596">Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School</td><td colspan="2" data-bbox="1027 558 1364 596">High School Dist #: 004 - Mesa Unified District High School: Skyline High School</td></tr></table>	5711572	Residential	Single Family - Detached	Closed	Beds/Baths: 3 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,578 / County Assessor Price/SqFt: \$124.13 Year Built: 2000 Pool: Both Private & Community Encoded Features: 32.5FRDPO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 7,318 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Sierra Ranch 2 Planned Cmty Name: Sierra Ranch 2 Model: Builder Name: Beazer Hun Block: Map Code/Grid: R43 Bldg Number:		Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School		High School Dist #: 004 - Mesa Unified District High School: Skyline High School	
5711572	Residential	Single Family - Detached	Closed										
Beds/Baths: 3 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,578 / County Assessor Price/SqFt: \$124.13 Year Built: 2000 Pool: Both Private & Community Encoded Features: 32.5FRDPO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 7,318 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Sierra Ranch 2 Planned Cmty Name: Sierra Ranch 2 Model: Builder Name: Beazer Hun Block: Map Code/Grid: R43 Bldg Number:											
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School		High School Dist #: 004 - Mesa Unified District High School: Skyline High School											

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Cross Streets: Baseline & Crismon Directions: WEST ON BASELINE, NORTH ON NOBLE, WEST ON JAVELINA TO HOME ON SOUTH SIDE.

Public Remarks: YOU'LL LOVE THIS AMAZING HOME! 3 BEDROOMS PLUS LOFT W/CLOSET, 2.5 BATHS, 3 CAR GARAGE, PEBBLE TEC PLAY POOL, LARGE BACKYARD. LOW MAINTENANCE LANDSCAPING, ENCLOSED PATIO, HUGE FAMILY ROOM, BREAKFAST ROOM, KITCHEN & PANTRY, FORMAL LIVING AND DINNING TOO! MANY RECENT UPDATES INCLUDE EXTERIOR & INTERIOR PAINT, FLOORING, STAIR LIFT, A/C'S AND ROOF. MOVE IN READY HOME. IF YOU WANT A TURNKEY, LOW MAINTENANCE HOME WITH SPACE FOR EVERYONE, THIS IS IT! SAGUARO CACTUS IN FRONT YARD IS A FAMILY HEIRLOOM PLANT AND WILL BE REMOVED BEFORE COE.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool; Variable Speed Pump Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Screened in Patio(s); Storage Shed(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Physcl Chldg (SRmks); Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool; Community Pool Hld; Community Spa; Community Spa Hld; Near Bus Stop Flooring: Carpet; Laminate Windows: Sunscreen(s); Dual Pane Accessibility Feat.: Bath Raised Toilet; Stair Lifts	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split; Upstairs Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Arizona Room/Lanai; Loft Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Full; HW/Cool Yr Updated: 2014; HW/Cool Partial/Full: Full; Roof Yr Updated: 2018; Roof Partial/Full: Partial	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intnt Avail Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 148 SIERRA RANCH 2 MCR 044941 AN: 220-80-838 Lot Number: 148 Town-Range-Section: 1N-7E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$1,925/2017 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$80 / Monthly	HOA Name: Sierra Ranch 2	HOA Telephone: 480-551-4300
HOA Transfer Fee: \$155	HOA Prop Man Co Name: First Service Res	HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$80
Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrVbtl; Rental OK (See Rmrks); VA Approved Prjct; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 160 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 95 / 56 List Date: 01/19/2018 Status Change Date: 03/16/2018 Under Contract Date: 01/28/2018 Close of Escrow Date: 03/15/2018 Off Market Date: 03/16/2018	Original List Price: \$324,900 List Price: \$324,900 Sold Price: \$320,000 Sold Price/SqFt: \$124.13 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A
Private Rmks - DND2: MUST HAVE SHOWING APPOINTMENT CONFIRMED FROM LISTING AGENT. SAGUARO CACTUS IN FRONT YARD IS A FAMILY HEIRLOOM PLANT AND WILL BE REMOVED BEFORE COE. PLEASE INCLUDE IN OFFER THAT SAGUARO DOES NOT CONVEY. PLEASE USE: Simon Wanjau, Security Title Agency, Inc. 3100 W. Ray Road, Suite 143 Chandler, AZ 85226 Direct: 480-481-3244, Email: swanjau@securitytitle.com.		
Semi-Private Remarks:		
Office Remarks:		
Show Instruct - DND2: Use ShowingTime; Lister Perm Req'd; Contact via Email; Contact via Phone; Contact via Text; Occupied; Lkbox - ARMLS Occupant - DND2: Owner Ownr/Occ Name - DND2: KELVIN D & VICKY L WORKMAN		Lockbox Location: Pipe Front West Side Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:
Name LA Dennis Fedele df238 BR543917000	Office Keller Williams Realty East Valley kwervt01 LC659180000	Primary Phone 602-908-2136 Office Phone 480-839-6600 E-mail dcfedele@kw.com Mobile and Home 602-908-2136 Fax 8663002320
SA Dennis Fedele df238 BR543917000	Keller Williams Realty East Valley kwervt01 LC659180000	602-908-2136 480-839-6600 dcfedele@kw.com 602-908-2136

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Agent Report (119)

10414 E LAGUNA AZUL AVE, Mesa, AZ 85209

\$355,000

	5705535 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,800 / County Assessor Price/SqFt: \$138.53 Year Built: 2004 Pool: Private Only Encoded Features: 32.5FRDXPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Canyon Rim Elementary Jr. High School: Desert Ridge Jr. High Approx Lot SqFt: 9,600 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGES OF EASTRIDGE UNIT 8 Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Morrison Hun Block: Map Code/Grid: S43 Bldg Number: High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High

Cross Streets: Crismon & Baseline Directions: South On Crismon To Madera, East To Laguna Azul, North To Property On The Left Side Of The Road.

Public Remarks: 3 Bedroom, 2.5 Bath, Den/Office, And Large Game Room In The Award Winning Community Of Villages Of Eastridge.. This Popular 2600 Sq. Ft. Open, Split Floor Plan Has A Large Great Room, Upgraded Tile In All The Right Places, Upgraded Gas Stone Fireplace, And Ceiling Fans Throughout.. The Eat In Large Kitchen Is Complete With Center Island, Breakfast Bar, And Plenty Of Cabinet Space.. Large Master Suite Boasts Of A Large Walk In Closet, And A Separate Entrance Into The Covered Patio Area.. Theater Quality Surround Sound Encompasses The Large Game room.. Resort Style Back Yard, With Plenty Of Privacy, Features A Sparkling Play Pool With Loads Of Extra Features, Covered Patio, And Mature Professional Landscaping.. Home Also Has A Tesla Solar Panel System, And The Garage Has Epoxy Flooring..

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Laminate; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clet Laundry: Wshn/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Architecture: Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intntl Aval Energy/Green Feature: Solar Panels; Ceiling Fan(s) Solar Panels: Ownership: Leased; Grid: On	County Code: Maricopa Legal Description (Abbrev): LOT 60 VILLAGES OF EASTRIDGE UNIT 8 MCR 062143 AN: 312-11-214 Lot Number: 60 Town-Range-Section: 1S-7E-2 Cty Bk&Pg: Plat: Taxes/Yr: \$1,923/2017 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$210 / Quarterly HOA Transfer Fee: \$175	HOA Name: Villages Of Eastridg	HOA Telephone: 480-813-6788
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmks); NoVsbile TrkTrlrVbT; Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Titl Mthly Fee Equiv: \$70 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impst Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 14 / 14 List Date: 01/09/2018 Status Change Date: 02/22/2018 Under Contract Date: 01/22/2018 Close of Escrow Date: 02/21/2018 Off Market Date: 01/23/2018	Original List Price: \$355,000 List Price: \$355,000 Sold Price: \$355,000 Sold Price/SqFt: \$136.54 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Buyer Concess to Sell: 0 \$ Seller Concess to Buy: 0 \$ Closing Cost Split: Normal - N	
Private Rmks - DND2: Buyer Advisory And Company W-9 Are Required With The Sales Contract.. HOA Addendum, SPDS, And Solar Panel Information Are Located In The Documents Tab..Solar Addendum To Be Executed And Returned With The Sales Contract..	
Semi-Private Remarks:	
Office Remarks:	
Show Instruct - DND2: Notify Lister; Contact via Email; Contact via Phone; Contact via Text; Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Owner Ownr/Occ Name - DND2: KEVIN P HOY	
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Gary Wheeler gw134 SA555042000	Cactus Mountain Properties, LLC cmpe01 LC639106000	480-620-6064	480-888-8444	gwhe2@mchsi.com	480-620-6064 480-620-6064	800-634-1756
SA Cassie L. Eril ce2024 SA652501000	HomeSmart cril03 LC506032002	480-353-6002	480-889-3700	cerli@hsmove.com		

 Prepared by Sarah
 Campbell

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Agent Report (7)

9754 E JUANITA AVE, Mesa, AZ 85209

\$259,900

	5510871 Residential Single Family - Detached Closed Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,945 / County Assessor Price/SqFt: \$133.62 Year Built: 1998 Pool: Community Only Encoded Features: 42FRO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,309 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH Tax Municipality: Maricopa - COUNTY Marketing Name: Sierra Ranch 2 Planned Cmty Name: Sierra Ranch Model: UNKNOWN Builder Name: Beazer homes Hun Block: 1850 S Map Code/Grid: R43 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School	High School Dist #: 004 - Mesa Unified District High School: Skyline High School

Cross Streets: Baseline & Ellsworth or Baseline & Crismon **Directions:** From US 60 Go South on Crismon rd, west on Baseline rd, North on Nobel, East on Javelina, North on Talbot, East on Jerome, North on 98th st, East on Juanita. Home is 3rd house on your right.

Public Remarks: Kitchen just remodeled, WOW, New Stainless Steel Kitchen appliances, granite and look at those cabinets! Beautiful Single Level Home features 4 good sized Bedrooms, 2 Baths. New Tile along with newer quality carpet. Eat -In Kitchen with Pantry. Vaulted Ceilings and a Great Room floor plan make this home feel open and spacious with updated Ceiling Fans and Fixtures. Large Master Bedroom with walk-in closet and Master Bath features Dual Sinks, Garden Tub and Separate walk-in Shower. This nicely landscaped backyard features a Large Covered Patio and mature landscaping. Other features include: 2" Blinds, Garage Serv Door and Screened Security Door. Minutes to the both freeways and has a community pool & spa, tennis court, basketball court and private playground

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Grass Back; Yrd Wiring Sys Front; Yrd Wiring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned Community Features: Community Pool; Community Spa Htd Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Reverse Osmosis; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Inside Laundry Dining Area: Eat-In Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2014; Kitchen Yr Updated: 2016; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2016	Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Aval	County Code: Maricopa Legal Description (Abbrev): SIERRA RANCH 2 AN: 220-80-785 Lot Number: 93 Town-Range-Section: 1N-7E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$1,473.78/2016 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discd Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$73 / Monthly HOA Transfer Fee: \$500	HOA Name: Sierra Ranch II HOA HOA Telephone: (480)551-4300	
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$73 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 70 / 70 List Date: 10/13/2016 Status Change Date: 01/24/2017 Under Contract Date: 12/18/2016 Close of Escrow Date: 01/23/2017 Off Market Date: 01/09/2017	Original List Price: \$257,000 List Price: \$259,900 Sold Price: \$259,900 Sold Price/SqFt: \$133.62 Loan Type: VA Loan Years: 30 Payment Type: Fixed	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?602>

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4/13/2018

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Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 1,500 \$ Closing Cost Split: Seller Assist - A	
Private Rmks - DND2: Home is vacant, show anytime. Agents are related to sellers, owner is an inactive agent in AZ. The house was being used as collateral on an older SBA loan with US Bank-bank has agreed to release lien for closing of the home. Please feel free to contact listing agent on	
Semi-Private Remarks:	
Office Remarks:	
Show Instruct - DND2: Contact via Text; Vacant; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Vacant Ownr/Occ Name - DND2: clients of VHM & Realty	
Lockbox Location: front door Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Erik L. Boschee eb226 SA641669000	VHM & REALTY vhm001 CO641845000	480-659-8814	480-659-8814	erik@vhmanagement.com	480-261-1459	480-247-5759
CLA Brenda Lou Larson bl250 BR641603000		480-261-3721	480-659-8814	brenda@larsonholdings.com	480-261-3721	480-247-5759
SA Brenda J Cunningham bc047 SA037017000	West USA Realty wusa04 CO001154004	602-980-3133	480-820-3333	BrendaCunninghamAZ@gmail.com	602-980-3133	602-863-4623

 Prepared by Sarah
 Campbell

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Agent Report (35)

10125 E Lobo AVE, Mesa, AZ 85209

\$271,000

	5540464	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 1,919 / County Assessor Price/SqFt: \$141.21 Year Built: 2003 Pool: None Encoded Features: 32RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached			
Approx Lot SqFt: 7,488 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: VILLAGES OF EASTRIDGE UNIT 10A Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Villages Of Eastridge Model: Builder Name: unknown Hun Block: Map Code/Grid: S43 Bldg Number:		Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High		
High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High				

Cross Streets: Crismon & Baseline **Directions:** E Baseline Rd. / S Crismon Rd. **Directions:** South on Crismon Rd. to E Madero Ave. East on Madero to S. Feliz. North on Feliz to E. Lobo Ave. East on Lobo to property.

Public Remarks: This is a beautiful single level home in the highly sought after community of Villages of Eastridge! This home is a beautiful 3 bedroom with a secluded den, great room, open kitchen and split floor plan. Kitchen contains stainless steel appliances and upgraded, full panel oak cabinets. Nice lot location with large back yard, North/South exposure and walking distance to both junior high and high school.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Stab Parking Spaces: 0 Parking Features: Electric Door Opener; RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgnd Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Walk-in Pantry Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Floor Yr Updated: 2015	Architecture: Contemporary Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Description (Abbrev): LOT 23 VILLAGES OF EASTRIDGE UNIT 10A AN: 312-11-875 Lot Number: 23 Town-Range-Section: -- City Bk&Pg: Plat: Taxes/Yr: \$1,471/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$210 / Quarterly	HOA Name: Renaissance	HOA Telephone: 480-813-6788
HOA Transfer Fee: \$175		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$70
Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 62 / 62 List Date: 12/31/2016 Status Change Date: 03/03/2017 Under Contract Date: 01/03/2017 Close of Escrow Date: 03/02/2017 Off Market Date: 03/03/2017	Original List Price: \$269,000 List Price: \$269,000 Sold Price: \$271,000 Sold Price/SqFt: \$141.22 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 5,000 \$ Closing Cost Split: Seller Assist - A	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: Owner/Agent

Private Rmks - DND2: Owners/Agent hold active real estate licenses in the State of Arizona. Escrow opened at Security Title, Escrow #61161439. Please

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use Elva Palmer (480-325-4744) elva.palmer@securitytitle.com. No lockbox. Please contact via text @ 602-434-9845 to show. Please allow at least one hour notice prior to showing.

Semi-Private Remarks: Photos by Rocket Lister; Escrow opened at Security Title, Escrow #61161439. Please use Elva Palmer (480-325-4744) elva.palmer@securitytitle.com; Neither Refrigerator convey with property. Washer & Dryer do not convey. Fire pit does not convey.

Office Remarks:

Show Instruct - DND2: Contact via Phone; Contact via Text; Occupied

Occupant - DND2: Owner

Ownr/Occ Name - DND2: Theodore & Kelly Gremmel

Lockbox Location:

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Theodore R Gremmel tg205 SA656494000	Keller Williams Integrity First kwif01 LC534731000	602-434-9845	480-854-2400	ted.gremmel@kw.com		480-854-2401
SA	Shelsi J. Guthrie sg343	Infinity Wealth Real Estate tsn01 SE531327000		602-753-7745			

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Campbell

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Agent Report (10)

9738 E JUANITA AVE, Mesa, AZ 85209

\$267,200

	5697147 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,945 / County Assessor Price/SqFt: \$137.37 Year Built: 1998 Pool: Community Only Encoded Features: 42FR2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,309 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH 2 Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Beazer Homes Hun Block: 9700 E Map Code/Grid: R43 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School	High School Dist #: 004 - Mesa Unified District High School: Skyline High School

Cross Streets: Crismon & Baseline Directions:

Public Remarks: HUGE PRICE REDUCTION!! Priced to Sell!! Awesome layout in a very desirable neighborhood!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Grass Back Exterior Features: Covered Patio(s); Childrens Play Area Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Community Pool; Community Spa Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Sinks Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Spanish Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail	County Code: Maricopa Legal Description (Abbrev): LOT 91 SIERRA RANCH 2 MCR 044941 AN: 220-80-783 Lot Number: 91 Town-Range-Section: 1N-7E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$1,501/2017 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discd Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$80 / Monthly HOA Transfer Fee: \$155	HOA Name: The Mariposa Group	HOA Telephone: 480-545-1745
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$80 Cap Imprv/Impact Fee: \$ 0.00 \$ Cap Impv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 38 / 38 List Date: 12/09/2017 Status Change Date: 02/01/2018 Under Contract Date: 01/09/2018 Close of Escrow Date: 01/31/2018 Off Market Date: 01/16/2018	Original List Price: \$295,000 List Price: \$275,000 Sold Price: \$267,200 Sold Price/SqFt: \$137.38 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 3 % Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Please consider using Elva Palmer with Security Title Agency. TXT BEFORE SHOWING OWNER OCCUPIED.. refrigerator does not convey

Semi-Private Remarks:

Office Remarks:

 Show Instruct - DND2: Contact via Text; Occupied; Lkbox - ARMLS
 Occupant - DND2: Owner
 Ownr/Occ Name - DND2: MEGHAN PITCHER DAVIN JENSEN

 Lockbox Location:
 Alarm Code - DND2:
 Gate Code - DND2:

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?7602>

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							Mech-box Code - DND2:
							Other Code - DND2:
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Angel Ung au029 SA864683000	HomeSmart cril03 LC506032002	480-232-5420	480-889-3700	angeltheeagent@gmail.com		480-889-3701
SA	Jeffery Tyler Hixson jh945 3A901001000	Opendoor Homes opdo01 LC055828000	480-779-0001	480-351-6622	jthixson33@gmail.com	602-622-0544 480-351-6622	

 Prepared by Sarah
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Agent Report (54)

10665 E KNOWLES AVE, Mesa, AZ 85209

\$291,000

 2017 AHMLS	<table><tr><th data-bbox="690 285 769 300">5688958</th><th data-bbox="815 285 917 300">Residential</th><th data-bbox="974 285 1201 300">Single Family - Detached</th><th data-bbox="1235 285 1315 300">Closed</th></tr><tr><td colspan="2" data-bbox="690 323 997 546"> Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,161 / County Assessor Price/SqFt: \$134.65 Year Built: 2004 Pool: None Encoded Features: 32FRD3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td><td colspan="2" data-bbox="1008 323 1315 546"> Approx Lot SqFt: 8,190 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGES OF EASTRIDGE UNIT 4 Tax Municipality: Mesa Marketing Name: Villages of Eastridge Planned Cmty Name: Villages of Eastridge Model: Builder Name: Enle Hun Block: Map Code/Grid: S43 Bldg Number: </td></tr><tr><td colspan="2" data-bbox="690 556 997 609"> Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High </td><td colspan="2" data-bbox="1008 556 1315 609"> High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High </td></tr></table>	5688958	Residential	Single Family - Detached	Closed	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,161 / County Assessor Price/SqFt: \$134.65 Year Built: 2004 Pool: None Encoded Features: 32FRD3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,190 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGES OF EASTRIDGE UNIT 4 Tax Municipality: Mesa Marketing Name: Villages of Eastridge Planned Cmty Name: Villages of Eastridge Model: Builder Name: Enle Hun Block: Map Code/Grid: S43 Bldg Number:		Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High		High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High	
5688958	Residential	Single Family - Detached	Closed										
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,161 / County Assessor Price/SqFt: \$134.65 Year Built: 2004 Pool: None Encoded Features: 32FRD3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,190 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGES OF EASTRIDGE UNIT 4 Tax Municipality: Mesa Marketing Name: Villages of Eastridge Planned Cmty Name: Villages of Eastridge Model: Builder Name: Enle Hun Block: Map Code/Grid: S43 Bldg Number:											
Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High		High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High											

Cross Streets: Signal Butte & Baseline Directions:

Public Remarks: The American Dream starts here. Single story updated 3-bedroom in highly sought after Villages of Eastridge. This is a Split floor plan with a MASSIVE Master Bedroom that has either a sitting room or space for an office. Remodeled master bathroom, recessed lighting, garage cabinetry, crown moulding, sprinkler/drip systems. This home sits on a quiet street & boasts a beautifully landscaped backyard, large lot, 3-car garage, 10' ceilings, large family room/kitchen with separate living room & beautiful hardwoods. The side yard is over 13' wide LOTS of room for an RV gate if desired. The grounds/parks in the Villages of Eastridge are immaculate with 5 large greenspaces, multiple playgrounds, walking paths, basketball courts & is close to shopping with easy access to the 202 or 60

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Grass Back; Irrigation Front; Irrigation Back Exterior Features: Pvt Yrd(s)/Ctryd(s): Childrens Play Area Community Features: Biking/Walking Path; Children's Playgrnd; Near Bus Stop Add'l Property Use: None Flooring: Carpet; Tile; Wood Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Walk-In Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Split Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Ranch; Spanish Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Description (Abbrev): LOT 34 VILLAGES OF EASTRIDGE UNIT 4 MCR 082602 AN: 312-11-377 Lot Number: 34 Town-Range-Section: 1S-7E-2 Cty Bk&Pg: Plat: Taxes/Yr: \$1,592/2017 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trm: Disclosures: Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$160 / Quarterly HOA Transfer Fee: \$400	HOA Name: Villages of Eastridge	HOA Telephone: 480-813-6788
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Inc: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$53.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 19 / 19 List Date: 11/16/2017 Status Change Date: 01/20/2018 Under Contract Date: 12/05/2017 Close of Escrow Date: 01/19/2018 Off Market Date: 12/05/2017	Original List Price: \$290,000 List Price: \$289,900 Sold Price: \$291,000 Sold Price/SqFt: \$134.65 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: This home is occupied, Grandma is normally home with the toddler twins. The family is really flexible but they have afternoon naptime as well. Thanks for your patience and flexibility, *** please allow 1 hour notice.***

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?31>

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Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Use ShowingTime; Lister Perm Req'd; Contact via Text; Occupied; Lkbox - ARMLS Occupant - DND2: Owner Owner/Occ Name - DND2: Client of DeLex						Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Terry L. Day td233 SA667465000	Delex Realty dele002 LC649480001	602-413-5022	602-910-3002	terrydayrealtor@gmail.com	602-413-5022 602-413-5022	
CLA	Wendy Herst wh139 SA670052000		480-788-9404	602-910-3002	wendy@wendyherst.com	480-788-9404	
SA	Thomas C. Brown tb357 SA650149000	TCB Realty tibr001 LC671315000	480-452-0989	480-708-7814	TomBrownAZIhomes@gmail.com	480-452-0989	

 Prepared by Sarah
 Campbell

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Agent Report (4)

1949 S TALBOT CIR, Mesa, AZ 85209

\$242,000

	5488573 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,843 / County Assessor Price/SqFt: \$131.3 Year Built: 1998 Pool: Community Only Encoded Features: 42FR2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,518 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SIERRA RANCH 2 Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: BEAZER HOMES Hun Block: 9800 E Map Code/Grid: R43 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School	High School Dist #: 004 - Mesa Unified District High School: Skyline High School

Cross Streets: Crimson Rd and Baseline Rd Directions:

Public Remarks: This 4-bed, 2-bath home on a cul-de-sac features a covered patio perfect for relaxing or entertaining! Step inside to find a kitchen w/black appliances & a pantry. An open layout allows you to peer over the breakfast bar to the dining area w/a chandelier & into the family room which has access to the back via sliding glass doors. The spacious living room has lots of light & carpet flooring. The Master suite boasts a walk-in closet, dual vanities, separate garden tub/shower, & private toilet room. Perks include plantation shutters, indoor laundry, 2-car garage w/built-in cabinets, & RV gate! Enjoy close proximity to dining/shopping, golf, parks, & US-60/AZ-202 access. This home comes with a 30-day satisfaction guarantee, 180-point inspection and one-year warranty. Terms & conditions appl

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets: Dir Entry frm Garage; Electric Door Opener; RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Landscaping: Dirt Back; Gravel/Stone Front; Desert Front; Desert Back Exterior Features: Covered Patio(s) Community Features: Community Pool	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Wshn/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Bar; Dining In FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Security Sys Owned	County Code: Maricopa Legal Description (Abbrev): SIERRA RANCH 2 MCR 449-41 AN: 220-80-809 Lot Number: 117 Town-Range-Section: 1N-7E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$1,353/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$73 / Monthly HOA Transfer Fee: \$155	HOA Name: Mesa Sierra Ranch II HOA Prop Man Co Name: FirstService	HOA Telephone: 480-551-4300 HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed		Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 / Ttl Mthly Fee Equiv: \$73 Cap Imprv/Impact Fee: \$ 146 \$ Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 117 / 117 List Date: 08/25/2016 Status Change Date: 02/01/2017 Under Contract Date: 12/20/2016 Close of Escrow Date: 01/31/2017 Off Market Date: 12/20/2016	Original List Price: \$250,000 List Price: \$244,000 Sold Price: \$242,000 Sold Price/SqFt: \$131.31 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Show any time, any day, without scheduling. We have keyless entry and instructions are posted directly on the door. It's easy to use but call / text / email me if you have questions. Security system does not convey. This home will be eligible for FHA financing on November 20, 2016. Close on this home by December 31st, 2016, and we'll pass back an extra 1% in concessions to your client.

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4/13/2018

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Semi-Private Remarks: Seller has a hold-open policy on the home with Lawyers Title so for title/escrow company on offers please use Lawyers Title, Brenda MacKay, 480.706.4000, Ateam@ltic.com							
Office Remarks:							
Show Instruct - DND2: Vacant; Lkbox - Not ARMLS Occupant - DND2: Vacant Owner/Occ Name - DND2: OPENDOOR HOMES PHOENIX 2 LLC				Lockbox Location: See private remarks Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:			
Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax	
LA Jacqueline Moore jm1412 SA662341000	Opendoor Homes opdo01 LC655928000	480-351-6622	480-351-6622	homes@opendoor.com	480-351-6622		
CLA Jingyi Wang jw10022 SA664286000			480-351-6622	homes@opendoor.com			
SA Patrick O'Boyle po032 BR111944000	FSR Realty fsrr01 LC662752000	602-359-1189	602-826-5566	patrick_o'boyle@msn.com	602-359-1189	602-297-6969	

 Prepared by Sarah
 Campbell

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Agent Report (24)

9606 E KEATS AVE, Mesa, AZ 85209

\$256,000

	5550463 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,763 / County Assessor Price/SqFt: \$145.21 Year Built: 1999 Pool: None Encoded Features: 32RXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,900 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: AUGUSTA RANCH PARCEL 3 Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Ryland Hun Block: Map Code/Grid: R43 Bldg Number:
Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High	High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High	

Cross Streets: Ellsworth and Baseline **Directions:** South on Ellsworth, E on Lansing to roundabout, continue E on Kiva, N on Duval, E on Kiva, S on Keene, E on Keats to property.

Public Remarks: Stunning single story home in prestigious Augusta Ranch golf course community featuring 3 bedrooms, 2 baths, popular greatroom plan with split bd rms, lots of tile throughout, gas fireplace, media niche, neutral carpet, custom drapes, ceiling fans, wood blinds, spacious kitchen with dining area, gorgeous granite counters, tiled backsplash, kit island w/center sink, black appliances, flat top stove w/above microwave, plant shelves, pantry closet, pendant lighting, double door entry to large master bedroom w/walk-in closet, master bath with dual sinks, sep. shower and tub, nice size yard with extended covered patio, grass area, lemon tree, 2 car garage with built in cabinets, service door, water soft system, WASHER AND DRYER INCLUDED! Close to freeways, schools, shopping and restaurants!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Atch'd Gar Cabinets: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Front; Grass Back; Yrd Wring Sys Front; Yrd Wring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Golf Course Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 50 AUGUSTA RANCH PARCEL 3 MCR 046902 AN: 312-01-258 Lot Number: 50 Town-Range-Section: 1S-7E-3 Cty Bk&Pg: Plat: Taxes/Yr: \$1,376/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$170 / Quarterly HOA Transfer Fee: \$155	HOA Name: First Service Resid HOA Telephone: 480-551-4300	
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrtrRvBt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Tl Mthly Fee Equiv: \$56.67 Cap Imprv/Impact Fee: \$ 250 \$ Cap Imprv/Impf Fee 2: \$0 \$ Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 9 / 9 List Date: 01/23/2017 Status Change Date: 03/28/2017 Under Contract Date: 01/30/2017 Close of Escrow Date: 03/28/2017 Off Market Date: 02/01/2017	Original List Price: \$250,000 List Price: \$250,000 Sold Price: \$256,000 Sold Price/SqFt: \$145.21 Loan Type: VA Loan Years: 30 Payment Type: Fixed	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 8,000 \$ Closing Cost Split: Seller Assist - A	
Private Rmks - DND2: BY APPOINTMENT ONLY! Please contact lister to schedule showing 480-244-7336. Please give one hour notice to show. Pls consider Empire West Title-Jessica 602-749-7053. Buyer to verify all facts & figs.	
Semi-Private Remarks: Refrigerator DOES NOT CONVEY	
Office Remarks:	
Show Instruct - DND2: Alarm Activated; Lister Perm Req'd; Notify Lister; Occupied Occupant - DND2: Owner Ownr/Occ Name - DND2: CLIENT OF LISTER	
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Irene Lupo #010 SA634403000	Newman Realty, LLC nere001 LC639882000	480-244-7336	480-893-8653	irene@newmanrealtiaz.com	480-244-7336	480-237-9646
SA Coy Vernon cv128 SA654368000	Arizona Elite Properties rock05 LC626894001	480-521-6470	602-892-0830	coyver@gmail.com		

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Agent Report (11)

1957 S TALBOT CIR, Mesa, AZ 85209

\$275,000

 2017 ASMLS	<table><tr><td colspan="3">5846608 Residential Single Family - Detached Closed</td></tr><tr><td colspan="2">Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,843 / County Assessor Price/SqFt: \$149.21 Year Built: 1998 Pool: Both Private & Community Encoded Features: 32FRDPS2G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td><td>Approx Lot SqFt: 7,414 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Sierra Ranch 2 Model: Builder Name: Beazer Homes Hun Block: Map Code/Grid: R43 Bldg Number:</td></tr><tr><td colspan="2">Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School</td><td>High School Dist #: 004 - Mesa Unified District High School: Skyline High School</td></tr></table>	5846608 Residential Single Family - Detached Closed			Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,843 / County Assessor Price/SqFt: \$149.21 Year Built: 1998 Pool: Both Private & Community Encoded Features: 32FRDPS2G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 7,414 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Sierra Ranch 2 Model: Builder Name: Beazer Homes Hun Block: Map Code/Grid: R43 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School		High School Dist #: 004 - Mesa Unified District High School: Skyline High School
5846608 Residential Single Family - Detached Closed										
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,843 / County Assessor Price/SqFt: \$149.21 Year Built: 1998 Pool: Both Private & Community Encoded Features: 32FRDPS2G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 7,414 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Sierra Ranch 2 Model: Builder Name: Beazer Homes Hun Block: Map Code/Grid: R43 Bldg Number:								
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School		High School Dist #: 004 - Mesa Unified District High School: Skyline High School								

Cross Streets: Crimson & Baseline Directions: West on Baseline, right on Nobel, right on Javelina, right on Talbot, home is on the left.

Public Remarks: Stunning home on a cul-de-sac lot! Brand new custom kitchen in April 2017. Custom 42" soft close cabinets and under cabinet lighting. New custom hood, stainless steel appliances, special order sink and microwave drawer. Quartz counters and tile back splash. Extra tall custom baseboards and new paint throughout. New sunscreens throughout. New Graber cellular blinds. Backyard features an inviting pebble tec pool with waterfall, above ground spa and a views of Superstition Mountains! Washer/ Dryer and Water Softener are also included. This home is sure to go quick! Make your appointment and come it see TODAY!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Above Ground Spa Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot: Mountain View(s) Landscaping: Desert Front; Desert Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Children's Playgrnd; Comm Tennis Court(s); Community Pool	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Cist Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial; Kitchen Yr Updated: 2017; Kitchen Partial/Full: Full	Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 118 SIERRA RANCH 2 MCR 044941 AN: 220-80-810 Lot Number: 118 Town-Range-Section: 1N-7E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$1,525/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$80 / Monthly HOA Transfer Fee: \$155	HOA Name: Sierra Ranch 2 HOA Prop Man Co Name: First Service Res	HOA Telephone: 480.551.4300 HOA Prop Man Co Tele: 480.551.4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Other (See Remarks) Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrVbT; Rental OK (See Rmrks)	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$80 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 3 List Date: 08/12/2017 Status Change Date: 09/27/2017 Under Contract Date: 08/15/2017 Close of Escrow Date: 09/26/2017 Off Market Date: 08/15/2017	Original List Price: \$289,900 List Price: \$289,900 Sold Price: \$275,000 Sold Price/SqFt: \$149.21 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Private Rmks - DND2: Agents Please call for CVS Code! Sellers have chosen to work with Lawyers Title.							
Semi-Private Remarks: Please Call owners wife Jill to schedule your showing. 303-330-6333							
Office Remarks:							
Show Instruct - DND2: Lister Perm Req'd; Contact via Text; Call Occup (OCC); Occupied; Lktx - ARMLS Occupant - DND2: Owner Owner/Occ Name - DND2: DWIGHT K TUTTLE Owner/Occ Phn - DND2: 303.330.6333						Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Helen Harper hh083 SA571849000	Conway Real Estate pxrs01 LC634060000	480.737.1270	480-478-0091	HelenSellsREaz@gmail.com	480-737-1270	866-777-8585
SA	Kelly R. Judy kj004 BR007414000	Mesa Verde Real Estate mmre01 LC546872000	480-220-2187	480-854-1600	kjudy@icloud.com	480-220-2187	888-572-5353

 Prepared by Sarah
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Agent Report (50)

9403 E KIVA AVE, Mesa, AZ 85209

\$289,000

		5655537 Residential Single Family - Detached Closed	
Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,968 / County Assessor Price/SqFt: \$146.85 Year Built: 2000 Pool: Private Only Encoded Features: 42FRDPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,900 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: AUGUSTA RANCH PARCEL 3 Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Ryland Hun Block: Map Code/Grid: S43 Bldg Number:	
Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High		High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High	
Cross Streets: East Baseline and South Ellsworth Directions: From E. Baseline Rd, South on Ellsworth Rd to Landsing, East to E. Kiva, around Traffic Circle, Right on E. Kiva to Home.			
Public Remarks: Don't Look Anywhere Else! This is IT! Plantation Shutters, Exterior Paint (2015), Interior Paint (2016), New Auto Sprinkler System (2016), New Acrylic Deck, paint sealed with Silicon (2015), New Pool Sand Filtration System (2011), Upgraded Insulation R38 with Window Film on ALL Windows (Warranty by Eco Rehab), Hardwood Floors in all Bedrooms (Potomac Plank Birch w/30yr Warranty 2012), Tile Installed (2008), Tile: Repair, Replacement and New Grout Seal (2016), New Craftsman Garage Door (2012 with Lifetime Warranty). Also has Tile Backsplash, Sunshades, Ceiling Fans, Pool with Inground Cleaning System, Upgraded Light Fixtures, Gas Firepit, Enclosed Covered Patio AND It's Close to Hwy 60 and 202 Freeway, Shopping, Grocery Stores and walking distance to Augusta Ranch Golf Club-Same Community!			
Features Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; RV Gate Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front Exterior Features: Covered Patio(s) Community Features: Biking/Walking Path; Golf Course; Lake Subdivision Flooring: Tile; Wood Windows: Sunscreen(s); Dual Pane; Energy Star; Tinted	Room Details Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Full; Pool Yr Updated: 2011; Pool Partial/Full: Partial	Construction & Utilities Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County, Tax and Financing County Code: Maricopa Legal Description (Abbrev): LOT 85 AUGUSTA RANCH PARCEL 3 MCR 046902 AN: 312-01-293 Lot Number: 85 Town-Range-Section: 1S-7E-3 Cty Bk&Pg: Plat: Taxes/Yr: \$1,609/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$152.96 / Quarterly HOA Transfer Fee: \$155		HOA Name: Augusta Ranch HOA Telephone: (480)551-4300	
HOA 2 Y/N: Y / \$76.48 / Quarterly HOA 2 Transfer Fee: \$0		HOA 2 Name: Augusta Ranch HOA 2 Telephone: (480)551-4300	
HOA 3 Y/N: N / /			
Association Fee Incl: No Fees Assoc Rules/Info: Pets OK (See Rmrks)		Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$76.48 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$
Listing Dates CDOM/ADOM: 16 / 18 List Date: 09/01/2017 Status Change Date: 11/01/2017 Under Contract Date: 09/18/2017 Close of Escrow Date: 10/31/2017 Off Market Date: 09/19/2017	Pricing and Sale Info Original List Price: \$295,000 List Price: \$292,900 Sold Price: \$289,000 Sold Price/SqFt: \$146.85 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N		Listing Contract Info SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Private Rmks - DND2: Your buyer can literally, come in, put food in the fridge, put clothes in the closet, car in the garage and LIVE! Stainless Appliances Included! Move In Ready Home!							
Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Use ShowingTime; Vacant; Lkbox - ARMLS						Lockbox Location:	
Occupant - DND2: Vacant						Alarm Code - DND2:	
Owner/Occ Name - DND2: ALFONSO E & PAULETA C ABLOLA						Gate Code - DND2:	
						Mech-box Code - DND2:	
						Other Code - DND2:	

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Thomas M Sanchez ts528 SA657618000	Century 21 Arizona Foothills cere11 CO607415014	602-703-2429	602-322-3311	thomassanchez518@gmail.com		623-322-3312
SA	Laura Anderson la046 SA515042000	Russ Lyon Sotheby's International Realty lyon19 LC646682009	480-390-7897	480-287-5200	laura.anderson@russlyon.com	480-390-7897	480-315-6754

Prepared by Sarah Campbell

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Agent Report (5)

9750 E JEROME AVE, Mesa, AZ 85209

\$251,860

	5588006	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,630 / County Assessor Price/SqFt: \$154.52 Year Built: 1998 Pool: Both Private & Community Encoded Features: 32RDPSO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 6,762 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH 2 Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Beazer Hun Block: Map Code/Grid: R43 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School		High School Dist #: 004 - Mesa Unified District High School: Skyline High School	

Cross Streets: S Noble and E Jerome Ave **Directions:** Baseline to S Noble Ave, Right on E Javelina Ave, Left on S Talbot Ave Left on E Jerome Ave, property is immediately on right

Public Remarks: If you're looking for move-in-ready this is the home for you! Meticulously cared for inside and out, located near shopping, dining, golf, Saguaro Lake and much more. This spacious floor plan boasts natural light and great room concept Relax under the covered patio or swim under the stars in the private backyard pool & spa with water feature. Low maintenance desert landscaping in front and back. Just steps from community pool, spa & park that offers tennis and basketball! New roof in 2014 easy access to 60 freeway Come fall in love today this one won't last!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: Pool - Private Spa: Spa - Heated Horses: N Fireplace: No Fireplace Landscaping: Desert Front, Desert Back Exterior Features: Covered Patio(s) Community Features: Children's Playgrnd: Comm Tennis Court(s); Community Pool Add'l Property Use: None Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave Master Bathroom: Full Bth Master Bdrm; Double Sinks Master Bedroom: Split Laundry: Wash/Dry HookUp Only Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 107 SIERRA RANCH 2 MCR 044941 AN: 220-80-799 Lot Number: 107 Town-Range-Section: 1N-7E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$1,392/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Assum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$80 / Monthly	HOA Name: Mesa Sierra Ranch 2	HOA Telephone: 480-5514300
HOA Transfer Fee: \$155	HOA Prop Man Co Name: First Service Reside	HOA Prop Man Co Tele: 480-551-4300
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks)		Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
		Ttl Mthly Fee Equiv: \$80 Cap Imprv/Impact Fee: \$ 160 \$ Cap Impv/Impt Fee 2:\$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 45 / 45 List Date: 04/08/2017 Status Change Date: 05/24/2017 Under Contract Date: 04/27/2017 Close of Escrow Date: 05/23/2017 Off Market Date: 05/23/2017	Original List Price: \$257,000 List Price: \$257,000 Sold Price: \$251,860 Sold Price/SqFt: \$154.52 Loan Type: FHA Loan Years: 30 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Back on Market could not perform One Hour notice for showings Please lock all doors when leaving Statues around pool do not convey Call listing agent for Appl- 1 hour notice needed 602-909-3029

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Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Spcl Inst/Priv Rmrks; Lister Perm Req'd; Notify Lister; Contact via Phone; Contact via Text; Occupied; Lkbox - ARMLS Occupant - DND2: Owner Ownr/Occ Name - DND2: JOHN D & DANA L RAY						Lockbox Location: front hose bib Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Rachel L. Hugenschmidt rh549 SA657593000	Rattler Realty, LLC ratt01 LC630912000	602-909-3029	602-687-7803	rachel@sonorandesertliving.com	602-909-3029	602-288-0428
SA	Jeff Scott Beede jb788	HomeSmart cril02 LC506032003		480-443-7400			
CSA	Jaime D. Beede jb2065						

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Agent Report (31)

9454 E KIVA AVE, Mesa, AZ 85209

\$265,000

	<table><tr><td>5597294</td><td>Residential</td><td>Single Family - Detached</td><td>Closed</td></tr><tr><td colspan="2">Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,763 / County Assessor Price/SqFt: \$150.31 Year Built: 2000 Pool: Private Only Encoded Features: 32RXPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td><td colspan="2">Approx Lot SqFt: 6,900 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: AUGUSTA RANCH Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Augusta Ranch Model: Blazing Star Builder Name: Ryland Hun Block: 2200 S Map Code/Grid: S43 Bldg Number:</td></tr><tr><td colspan="2">Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High</td><td colspan="2">High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High</td></tr></table>	5597294	Residential	Single Family - Detached	Closed	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,763 / County Assessor Price/SqFt: \$150.31 Year Built: 2000 Pool: Private Only Encoded Features: 32RXPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 6,900 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: AUGUSTA RANCH Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Augusta Ranch Model: Blazing Star Builder Name: Ryland Hun Block: 2200 S Map Code/Grid: S43 Bldg Number:		Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High		High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High	
5597294	Residential	Single Family - Detached	Closed										
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,763 / County Assessor Price/SqFt: \$150.31 Year Built: 2000 Pool: Private Only Encoded Features: 32RXPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 6,900 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: AUGUSTA RANCH Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Augusta Ranch Model: Blazing Star Builder Name: Ryland Hun Block: 2200 S Map Code/Grid: S43 Bldg Number:											
Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High		High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High											

Cross Streets: Ellsworth & Baseline Directions: South to Lansing, East to Turnabout, East on Kiva to Duval, Left to Kiva, Right to Home

Public Remarks: Situated on a N/S Lot within the Prestigious Augusta Ranch Golf Course Community Featuring Popular Split Great Room Floor Plan, Lots of 18" Tile, Crown Molding, 2" Blinds, Accent Paint, Surround Sound Pre-Wire, Eat-In Kitchen with Island/Breakfast Bar, Pantry, Tile Counters, Smooth-Top Range & Built-In Microwave, R/O System, Additional Cabinets in Laundry Room, Gas Fireplace in Great Room, Separate Shower/Tub, Dual Sinks, and Walk-In Closet in Master Bath, Extended Covered Patio with 2 Fans, Refreshing Pebble-Tec Pool, Nicely Landscaped, Garage Cabinets and More. Elementary School in Subdivision

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Front; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 8+ Flat Ceilings; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Golf Course Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-In Microwave; Reverse Osmosis; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-In Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 65 AUGUSTA RANCH PARCEL 3 MCR 046902 AN: 312-01-273 Lot Number: 65 Town-Range-Section: 1S-7E-3 Cty Bk&Pg: Plat: Taxes/Yr: \$1,478/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$167.96 / Quarterly	HOA Name: First Service Res	HOA Telephone: 480-551-4300
HOA Transfer Fee: \$155		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$55.99
Assoc Rules/Info: NoVsbble TrkTrlrVt; Rental OK (See Rmks); Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 300.00 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impact Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 34 / 34 List Date: 04/28/2017 Status Change Date: 06/01/2017 Under Contract Date: 05/01/2017 Close of Escrow Date: 05/31/2017 Off Market Date: 06/01/2017	Original List Price: \$269,900 List Price: \$265,000 Sold Price: \$265,000 Sold Price/SqFt: \$150.31 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	
Private Rmks - DND2: -Saturday all day & Sunday until 3pm Treat as Vacant, No Call Necessary, Show Anytime, After that **MUST Call or Text Angie to Show 480-326-6438** - TO CHECK STATUS of LISTING PLEASE CONTACT CO-LIST AGENT ONLY-EMAIL OFFERS TO CO-LIST AGENT ONLY- **HOA Addendum & SPDS in Docs Section, Review Offer Info Form in Docs Section Prior to Writing/Submitting Offers -	
Semi-Private Remarks: *REALTORS, Please Fill out the Feedback Form You'll Receive via Email After Showing, Click on the Link, it Only takes 2 mins. & Your Feedback is Valuable, Appreciated & Goes Directly to the Seller**--**Title Alliance of Arizona, Jennifer Eaton (480) 471-6986 Please**--**PLEASE INCLUDE W9 WITH OFFERS**--**Allow 24 Hours to Respond to Offers Monday-Friday, 48hrs on Weekends & Holidays **	
Office Remarks:	
Show Instruct - DND2: Occupied; Lkbx - ARMLS; ByrBrkr - Use Lkbx Occupant - DND2: Owner Ownr/Occ Name - DND2: Brian & Angie Owner/Occ Phn - DND2: 480-326-6438	
Lockbox Location: Hose bib Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Kenny Klaus kk061 SA515503000	Keller Williams Integrity First kwilf10 LC634731004	480-354-7344	480-354-7344	Kenny@KlausTeam.com		480-889-1478
CLA Brian Hill bh400 SA647539000		602-380-2210	480-354-7344	Brian@KlausTeam.com		
SA Kenny Klaus kk061 SA515503000	Keller Williams Integrity First kwilf10 LC634731004	480-354-7344	480-354-7344	Kenny@KlausTeam.com		480-889-1478

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 customers or clients in any manner whatsoever.

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Agent Report (2)

1940 S TALBOT CIR, Mesa, AZ 85209

\$222,500

	5487731 Residential Single Family - Detached Closed Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,452 / County Assessor Price/SqFt: \$153.24 Year Built: 1999 Pool: Community Only Encoded Features: 32R02G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Approx Lot SqFt: 7,492 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SIERRA RANCH Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Beazer Hun Block: Map Code/Grid: R43 Bldg Number: Ele Sch Dist: 004 - Mesa Unified District Elementary School: Patterson Elementary - Mesa Jr. High School: Smith Junior High School High School Dist #: 004 - Mesa Unified District High School: Skyline High School
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Cross Streets: Baseline & Crismon Directions: West on Baseline to Noble, North to Javelina, East to Talbot, Right to home.

Public Remarks: AMAZING Home with HUGE GREAT ROOM. Kitchen and dining are open to the great room so this is a very open floor plan with a Large Master Bedroom which holds a King Sized Bed and has a Full Master Bath with separate Tub and Shower. Large Master Walk-in Closet. The light and bright kitchen has granite, stainless steel appliances and lots of counter space and storage. Sink is in front of large window overlooking the grassy back yard. Lots of over-sized tile along with wood laminate flooring. Covered back patio with trees and landscaped edges with rock and plants. Awesome neighborhood and close to schools, shopping, movie theaters, grocery stores and restaurants!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Flooring: Laminate; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intnt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): SIERRA RANCH 2 MCR 449-41 AN: 220-80-815 Lot Number: 123 Town-Range-Section: 1N-7E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$1,165/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$73 / Monthly HOA Transfer Fee: \$155	HOA Name: First Residential HOA Telephone: 480-551-4300
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / Ttl Mthly Fee Equiv: \$73 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: % 0 %

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 175 / 176 List Date: 08/22/2016 Status Change Date: 02/14/2017 Under Contract Date: 01/02/2017 Close of Escrow Date: 02/14/2017 Off Market Date: 02/14/2017	Original List Price: \$232,500 List Price: \$227,000 Sold Price: \$222,500 Sold Price/SqFt: \$153.24 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Must have an appointment to show. PLEASE PRINT DOCUMENTS FROM MLS TO PRESENT WITH YOUR OFFER. Escrow already opened with Kerry Hemphill, Security Title, 480-345-6345, kerry.hemphill@securitytitle.com, 1630 S. Stapley Drive, #125, Mesa, AZ 85204. Call

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?602>

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with questions and thanks for showing!

Semi-Private Remarks:
Office Remarks:

Show Instruct - DND2: Spcl Inst/Priv Rmks; Lister Perm Req'd; Occupied

Occupant - DND2: Owner

Ownr/Occ Name - DND2: Client of KWIF

Lockbox Location:

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Cindy Flowers cf010 BR006158000	Keller Williams Integrity First kwif13 LC634731008	480-545-9300	480-545-9300	cindyflowersbroker@gmail.com	602-692-7205	480-626-6381
SA	William Johannes wj030 SA560809000	DPR Realty LLC dvpt03 LC530900002	480-358-7242	480-826-2727	bjohannes1@gmail.com	480-358-7242	480-214-3095

 Prepared by Sarah
 Campbell

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Agent Report (14)

10262 E Keats CIR, Mesa, AZ 85209

\$223,000

 2017 ARMLS	5603542 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,522 / County Assessor Price/SqFt: \$146.52 Year Built: 2003 Pool: None Encoded Features: 32R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 6,232 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Villages of Eastridge Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Greystone Hun Block: Map Code/Grid: S43 Bldg Number:
	Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Augusta Ranch Elementary Jr. High School: Desert Ridge Jr. High
	High School Dist #: 041 - Gilbert Unified District High School: Desert Ridge High

Cross Streets: Guadalupe/Crismon Directions:

Public Remarks: Cul-de-sac lot!! This VIBRANT single level home features: 3 bedrooms & 2 baths, open great room, eat-in kitchen, beautiful tile throughout, maple cabinets, RV gate, low maintenance front and backyard, neutral paint, walking distance to children's play area. This home has been well maintained and is move in ready!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Yrd Wring Sys Front; Yrd Wring Sys Back Exterior Features: Covered Patio(s) Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar; Dining In LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmnt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): AN: 312-11-767 Lot Number: 0 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,067/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$210 / Quarterly	HOA Name: Renaissance Comm	HOA Telephone: 480-813-6788
HOA Transfer Fee: \$175		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$70
Assoc Rules/Info: Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 30 / 30 List Date: 05/10/2017 Status Change Date: 06/09/2017 Under Contract Date: 05/11/2017 Close of Escrow Date: 06/09/2017 Off Market Date: 06/09/2017	Original List Price: \$226,000 List Price: \$226,000 Sold Price: \$223,000 Sold Price/SqFt: \$146.52 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2:

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Use ShowingTime; Lister Perm Req'd; Vacant; Lkbx - ARMLS

Lockbox Location:

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?31>

27/326

4/13/2018

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Occupant - DND2: Vacant Owner/Occ Name - DND2: Client of Jernigan Realty Owner/Occ Phn - DND2: 602-367-5337					Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:		
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sarah Morales sm398	Jernigan Realty jere001 LC638033000	602-367-5337	480-215-3170			480-634-1106
SA	Amy Pikula ar175 SA545324000	Keller Williams Integrty First kwf10 LC634731004	480-399-2013	480-354-7344	amypikula@cox.net	480-399-2013 623-386-6477	

Prepared by Sarah Campbell
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MLS Sheets for Paired Sale Analysis – Sub-Area D

4/13/2018

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Agent Report (18)

2903 E Janelle WAY, Gilbert, AZ 85298

\$370,000

 2017 ARMLS	<table><tr><th>5633732</th><th>Residential</th><th>Single Family - Detached</th><th>Closed</th></tr><tr><td colspan="2">Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,162 / County Assessor Price/SqFt: \$117.01 Year Built: 2006 Pool: None Encoded Features: 43.5FRDO2G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td><td colspan="2">Approx Lot SqFt: 10,806 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: SHAMROCK ESTATES PHASE 2A Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Laurel Builder Name: Taylor Morrison Hun Block: 6375 S Map Code/Grid: V41 Bldg Number:</td></tr><tr><td colspan="2">Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Willie & Coy Payne Jr. High</td><td colspan="2">High School Dist #: 080 - Chandler Unified District High School: Perry High School</td></tr></table>	5633732	Residential	Single Family - Detached	Closed	Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,162 / County Assessor Price/SqFt: \$117.01 Year Built: 2006 Pool: None Encoded Features: 43.5FRDO2G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 10,806 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: SHAMROCK ESTATES PHASE 2A Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Laurel Builder Name: Taylor Morrison Hun Block: 6375 S Map Code/Grid: V41 Bldg Number:		Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Willie & Coy Payne Jr. High		High School Dist #: 080 - Chandler Unified District High School: Perry High School	
5633732	Residential	Single Family - Detached	Closed										
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Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Willie & Coy Payne Jr. High		High School Dist #: 080 - Chandler Unified District High School: Perry High School											

Cross Streets: Chandler Heights & Higley Directions:

Public Remarks: Beautiful spacious home with split floor plan on perfect corner lot. Oversized master with split vanities and great closet and storage in master bath. Spacious Jack and Jill bedrooms with private bath, forth guestroom also offers a private bathroom for a 2nd master option. Large versatile formal dining currently being used as game room. Great theater room just off the garage. Upgraded built in cabinets in large two car garage. Expanded drive way for additional parking with double gates leading to extended patio in back yard. Added security of upgraded iron gate at spacious courtyard adds a beautiful outdoor entertainment area. This beautiful floor plan is perfect for large families and versatile enough to fit any living arrangements. Walking distance to retail, grocery and dining.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 4 Parking Features: Aitch'd Gar Cabinets; RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Ctryd(s) Features: Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Tile Windows: Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: 2 Master Bdrms; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Bonus/Game Room	Architecture: Ranch Const - Finish: Painted; Stucco; Stone Construction: Block; Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intmt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): SHAMROCK ESTATES PHASE 2A MCR 799-38 AN: 304-77-646 Lot Number: 305 Town-Range-Section: 2S-6E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,740/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$165 / Quarterly	HOA Name: Shamrock Estates	HOA Telephone: 480 813 6788
HOA Transfer Fee: \$400	HOA Prop Man Co Name: Renaissance	
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$55
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbIt; Rental OK	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
(See Rmrks); Prof Managed	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 52 / 52 List Date: 07/15/2017 Status Change Date: 09/14/2017 Under Contract Date: 07/29/2017 Close of Escrow Date: 09/13/2017 Off Market Date: 09/05/2017	Original List Price: \$375,000 List Price: \$370,000 Sold Price: \$370,000 Sold Price/SqFt: \$117.01 Loan Type: Conventional Loan Years: 30	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?835>

35/58

4/13/2018

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	Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 % Closing Cost Split: Normal - N																													
Private Rmks - DND2: Home is on lock box, located on courtyard gate. Dogs are crated. There is a cat so please don't shut any doors in home. PLEASE DO NOT lock garage entrance to home. All offers will be considered, looking for Quick Close.																														
Semi-Private Remarks: Escrow has been opened with: Tamarae Proctor Escrow Officer Fidelity National Title Agency 3570 S. Val Vista Dr. Suite 105 Gilbert, AZ 85297 (480) 481-6302 Direct (480) 481-6301 Office (480) 917-0608 Fax tamarae.proctor@fnf.com																														
Office Remarks:																														
Show Instruct - DND2: Lister Perm Req'd; Contact via Email; Contact via Text; Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Owner Ownr/Occ Name - DND2: TRAVIS NEFF		Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Name</th> <th>Office</th> <th>Primary Phone</th> <th>Office Phone</th> <th>E-mail</th> <th>Mobile and Home</th> <th>Fax</th> </tr> </thead> <tbody> <tr> <td>LA Rachel G. Mitchell rm700 SA634779000</td> <td>Realty ONE Group reog01 CO578024003</td> <td>602-705-9845</td> <td>480-315-1240</td> <td>ciaorachel@hotmail.com</td> <td></td> <td></td> </tr> <tr> <td>SA Jason Zhang qz001 BR107120000</td> <td>Gold Trust Realty gdt01 CO554272000</td> <td>602-526-1189</td> <td>480-722-9888</td> <td>Jason@goldtrustrealty.com</td> <td>602-526-1189</td> <td>480-722-9888</td> </tr> <tr> <td>CSA Ping Koan pk116 SA647101000</td> <td></td> <td>480-652-7888</td> <td>480-652-7888</td> <td>ping73@gmail.com</td> <td>480-652-7888</td> <td></td> </tr> </tbody> </table>	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax	LA Rachel G. Mitchell rm700 SA634779000	Realty ONE Group reog01 CO578024003	602-705-9845	480-315-1240	ciaorachel@hotmail.com			SA Jason Zhang qz001 BR107120000	Gold Trust Realty gdt01 CO554272000	602-526-1189	480-722-9888	Jason@goldtrustrealty.com	602-526-1189	480-722-9888	CSA Ping Koan pk116 SA647101000		480-652-7888	480-652-7888	ping73@gmail.com	480-652-7888		
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SA Jason Zhang qz001 BR107120000	Gold Trust Realty gdt01 CO554272000	602-526-1189	480-722-9888	Jason@goldtrustrealty.com	602-526-1189	480-722-9888																								
CSA Ping Koan pk116 SA647101000		480-652-7888	480-652-7888	ping73@gmail.com	480-652-7888																									
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Agent Report (87)

3154 E TONTO DR, Gilbert, AZ 85298
\$398,480

	5514104 Residential Single Family - Detached Closed Beds/Baths: 5 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,546 / County Assessor Price/SqFt: \$112.37 Year Built: 2006 Pool: None Encoded Features: 53.5FRD4G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Willie & Coy Payne Jr. High	Approx Lot SqFt: 10,000 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SHAMROCK ESTATES PHASE 1 Tax Municipality: Gilbert Marketing Name: Planned Cmty Name: Model: Builder Name: ELEMENT Hun Block: Map Code/Grid: V41 Bldg Number: High School Dist #: 080 - Chandler Unified District High School: Perry High School
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Cross Streets: HIGLEY & E CHANDLER HEIGHTS RD. **Directions:** From AZ 202 Loop W take exit 38 for Higley Rd., South on S Higley Rd to Right Into Shamrock Estates, Left on E Coconino to Tonto Drive.

Public Remarks: Fabulous 5 bedroom, 3.5 bath property is a perfect home! This gorgeous home features great curb appeal, private gated courtyard entrance with Koi pond & fruit trees, low maintenance desert front landscaping, 3 car entry with 4 garage spaces, RV gate, designer paint, formal living and dining area, real wood, tile flooring. Huge Great room that spills into Gourmet kitchen offers matching stainless steel appliances, pantry, ample cabinet and counter space, breakfast bar, granite counter tops & lovely island with centered sink. The lavish master suite features an sitting room, upgraded his & her sinks, separate tub and step-in shower & fabulous walk-in closet. The spacious backyard is perfect for creating your own dream resort oasis.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 4 Carport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 0 Parking Features: Electric Door Opener, Extended Lngth Garage, RV Gate, Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Dirt Back; Desert Front Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile; Wood	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs: Mstr Bdr Walkin Clst Laundry: Gas Dryer Hookup; 220 V Dryer Hookup: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2009; Floor Partial/Full: Partial	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SVW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intmt Avail; Ntwrk Wng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 46 SHAMROCK ESTATES PHASE 1 MCR 071436 AN: 304-77-060 Lot Number: 46 Town-Range-Section: 2S-RF-22 City Bk&Pg: Plat: Taxes/Yr: \$2,456/2015 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Assum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$170 / Quarterly HOA Transfer Fee: \$175	HOA Name: Shamrock Estates	HOA Telephone: 480-813-6788
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$58.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impst Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 268 / 268 List Date: 10/20/2016 Status Change Date: 07/26/2017 Under Contract Date: 06/19/2017 Close of Escrow Date: 07/26/2017 Off Market Date: 07/15/2017	Original List Price: \$425,000 List Price: \$398,000 Sold Price: \$398,480 Sold Price/SqFt: \$112.37 Loan Type: Conventional Loan Years: 30 Payment Type: Other Buyr Concess to Sell: 0 % Sellr Concess to Buy: 2 %	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?151>

173/254

4/13/2018

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Closing Cost Split: Seller Assist - A							
Private Rmks - DND2: Please call Donna for Showing Instructions! 602-309-9339. NEED GATE CODE TO ACCESS FRONT COURTYARD AND LOCKBOX!! DO NOT GET LOCKED IN COURTYARD! PROP DOOR OPEN WITH BRICK NEXT TO GATE!!! Please include Redfin Offer Instructions in Docs Tab with your offer to agent.							
Semi-Private Remarks: **Photos by www.rockettlister.com** GATE CODE REQUIRED FOR FRONT COURTYARD ACCESS! LOCKBOX IS BEHIND GATED COURTYARD FENCE!!! DO NOT GET LOCKED IN COURTYARD!							
Office Remarks:							
Show Instruct - DND2: Spcl Inst/Priv Rmks; Notify Lister; Notify Co-Lister; Contact via Email; Contact via Phone; Contact via Text; Lkbox - ARMLS Occupant - DND2: Vacant Ownr/Occ Name - DND2: Client of Redfin						Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Donna Candiotti dc514	Redfin Corporation flre001 CO635107000	602-309-9339	602-483-4919		602-309-9339	(623) 399-1113
SA	Stephanie Ross sr473 SA649662000	JK Realty jkjl01 LC585087000	480-720-3007	480-733-8500	rossmailbox@aol.com		

 Prepared by Sarah
 Campbell

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4/13/2018

flexmls Web

Agent Report (20)

3008 E VERNON ST, Gilbert, AZ 85298

\$389,900

	5686735 Residential Single Family - Detached Closed Beds/Baths: 4 / 2.5 Bedrooms Plus: 6 Approx SqFt: 2,985 / County Assessor Price/SqFt: \$130.57 Year Built: 2008 Pool: Private Only Encoded Features: 42.5FRDPO2G2C2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Approx Lot SqFt: 8,050 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SHAMROCK ESTATES PHASE 1 Tax Municipality: Gilbert Marketing Name: Shamrock Estates Planned Cmty Name: Shamrock Estates Model: Builder Name: Taylor Woodrow Hun Block: Map Code/Grid: V41 Bldg Number: NONE Ele Sch Dist: 080 - Chandler Unified District Elementary School: Freedom Elementary School Jr. High School: Dr Camille Casteel High School High School Dist #: 080 - Chandler Unified District High School: Dr Camille Casteel High School
---	---

Cross Streets: Higley & Chandler Heights **Directions:** N on Higley to Palmer, West to S Banning Street - South to Vernon - West to Home on the right.

Public Remarks: Beautiful Traditional Home Sale. Meticulously maintained home in the prestigious Shamrock Estates. Walking distance to the Award Winning Chandler Traditional Academy Freedom Campus. This wonderful Home backs the lush greenbelt - Sparkling Pebble-Tec Pool stunning kitchen with upgraded staggered cabinetry, granite counters. Stainless steel appliances adjoining Butler's Pantry. Breakfast room-Formal DR-Oversized Family Room, Separate Den/Office, 4BR 2.5 Bath-Custom shutters throughout-pvt. Balcony off master BR. Fully cover patio, double car garage. This Lovely Home is the one you've been waiting for! Call for your private appointment today!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 2 Carport Spaces: 2 Total Covered Spaces: 4 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Grass Front; Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s): Balcony/Deck(s) Features: 9+ Flat Ceilings; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Gas Stub for Range; Disposal; Dishwasher; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Cst; Othr Bdr Walkin Cst Laundry: Wshr/Dry HookUp Only; Upstairs Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Bonus/Game Room	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intmnt Avail Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 171 SHAMROCK ESTATES PHASE 1 MCR 071438 AN: 304-77-185 Lot Number: 171 Town-Range-Section: 2S-6E-6E Cty Bk&Pg: Plat Taxes/Yr: \$2,411/2017 Ownership: Fee Simple New Financing: Conventional Total Assm Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$175 / Quarterly HOA Transfer Fee: \$400	HOA Name: Shamrock Estates HOA Prop Man Co Name: HOMCO HOA Telephone: 4809944479
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / Ttl Mthly Fee Equiv: \$58.33 Cap Imprv/Impact Fee: \$ ZERO \$ Cap Imprv/Imp Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 21 / 22 List Date: 11/10/2017 Status Change Date: 12/29/2017 Under Contract Date: 12/01/2017 Close of Escrow Date: 12/28/2017	Original List Price: \$389,900 List Price: \$389,900 Sold Price: \$389,900 Sold Price/SqFt: \$130.58 Loan Type: Conventional	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: Owner/Agent

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?835>

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4/13/2018

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Off Market Date: 12/02/2017		Loan Years: 30			
		Payment Type: Fixed			
		Buyr Concess to Sell: 0 \$			
		Sellr Concess to Buy: 5,000 \$			
		Closing Cost Split: Normal - N			
Private Rmks - DND2: Call Gaby with Questions on Home - Owner Agent - Please consider Premier Title - Angela Fritz					
Semi-Private Remarks:					
Office Remarks:					
Show Instruct - DND2: Contact via Text; Call Occup (OCC); Occupied				Lockbox Location: East Side Water	
Occupant - DND2: Owner				Alarm Code - DND2:	
Ownr/Occ Name - DND2: PARRISH D SPEH GABRIELLA G MAR				Gate Code - DND2:	
				Mech-box Code - DND2:	
				Other Code - DND2:	

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Gabriella G Martinez Cesena gm304 SA672662000	HomeSmart Lifestyles cabr01 LC675960000	805-895-4990	480-390-6683	gabyspeh@yahoo.com	805-895-4990	480-720-0941
CLA	Stephanie Sandoval ss601 BR577094000		480-390-6683	480-390-6683	broker@homesmartlifestyles.com	480-390-6683	
SA	Gina Donnelly gd129 BR536005000	ProSmart Realty psmt04 LC626117003	480-206-6826	480-792-9700	ginasellisaz@cox.net	480-206-6826 480-792-9700	480-603-3603

 Prepared by Sarah
 Campbell

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Agent Report (76)

5976 S ROCKWELL CT, Gilbert, AZ 85298

\$381,800

 2017 ARMLS	5578728	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,986 / County Assessor Price/SqFt: \$127.86 Year Built: 2007 Pool: Private Only Encoded Features: 42.5FRDPSO3G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached			Approx Lot SqFt: 9,636 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SHAMROCK ESTATES Tax Municipality: Gilbert Marketing Name: Planned Cmty Name: Model: Builder Name: Taylor Morrison Hun Block: Map Code/Grid: V41 Bldg Number:
	Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Willie & Coy Payne Jr. High			High School Dist #: 080 - Chandler Unified District High School: Dr Camille Casteel High School

Cross Streets: Higley & Chandler Heights Directions: West on Chandler Heights to Shamrock Estates Blvd. Head North. West on Anika/Tucana Lane, Immediate Right on Rockwell Ct to property on West.

Public Remarks: Beautiful 4 bedroom & 2.5 bath home in Gilbert with salt water pool and 3 car garage. Private cul-de-sac corner lot! Spacious and open concept floor plan. Large gourmet kitchen features butler's pantry, granite countertops, huge center island and much more. Oversized master suite with sitting area, outdoor deck with incredible views, separate tub & shower, & dual walk-in closets! Check out the resort like backyard with spa, salt-water pool, water features, large cover patio and lush landscaping. Perfect Gilbert home with top rated schools. Welcome Home!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; RV Gate; Tandem Garage Pool - Private: Pool - Private Spa - Private; Above Ground Spa Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot: Corner Lot Landscaping: Desert Front; Grass Front; Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Cst; Othr Bdr Walkin Cst; Mstr Bdrm Sitting Rm Laundry: Washer Included; Dryer Included; Inside Laundry; Upstairs Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 139 SHAMROCK ESTATES PHASE 2B MCR 087448 AN: 304-77-875 Lot Number: 139 Town-Range-Section: 2S-6E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,397/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$175 / Quarterly	HOA Name: Shamrock Estates	HOA Telephone: 480-994-4479
HOA Transfer Fee: \$200		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$58.33
Assoc Rules/Info: Rental OK (See Rmks); Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: % 0 %
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:% 0 %
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 55 / 55 List Date: 03/17/2017 Status Change Date: 05/12/2017 Under Contract Date: 04/01/2017 Close of Escrow Date: 05/11/2017 Off Market Date: 05/12/2017 Fallthrough Date: 05/04/2017	Original List Price: \$385,000 List Price: \$379,000 Sold Price: \$381,800 Sold Price/SqFt: \$127.86 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

<https://armis.flexmls.com/cgi-bin/mainmenu.cgi?151>

151/254

4/13/2018

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Closing Cost Split: Normal - N							
Private Rmks - DND2: OCCUPIED: Please give 2 hour notice. Schedule with SHOWING TIME.							
Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Use ShowingTime; Spcl Inst/Priv Rmks; Notify Lister; Occupied; Lkbox - ARMLS; ByrBkr - Use Lkbox Occupant - DND2: Owner Owner/Occ Name - DND2: Client of RE/MAX Professionals						Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Matt Parker mp295 SA563273000	RE/MAX Professionals rmax02 LC529224007	602-708-9700	623-362-3000	matt@mattparkerrealtor.com	602-708-9700 602-864-7047	623-362-3100
CLA	Timothy Ryan Parker tp240		602-377-8318	623-362-3000		602-708-9700	
SA	Jeremy Solem js1094 SA585119000	Metro Realty meto01 LC633666000	602-327-7538	602-687-9933	jeremy@jeremysolem.com	623-234-0262	602-492-9410

 Prepared by Sarah
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Agent Report (25)

2870 E FLOWER ST, Gilbert, AZ 85298

\$414,000

	5582277 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,938 / County Assessor Price/SqFt: \$140.91 Year Built: 2006 Pool: Private Only Encoded Features: 43.5FRDPS3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 13,411 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: SHAMROCK ESTATES PHASE 2A Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Shamrock Estates Model: Laurel Builder Name: Taylor Woodrow Hun Block: Map Code/Grid: V41 Bldg Number:
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Willie & Coy Payne Jr. High	High School Dist #: 080 - Chandler Unified District High School: Dr Camille Casteel High School	

Cross Streets: Higley Rd & Chandler Heights **Directions:** West on Chandler Heights, North on Rockwell St, Right on Flower St, Home on the Left.

Public Remarks: Gorgeous 4 Bedroom 3.5 Family Home Features Over Sized Lot w/Stacked Stone Trim,Aggregate Stone Courtyd,Spacious Kitchen w/Granite Slab Counters,Tiled Backsplash,Stainless Steel Appl,Electric Cooktop,Huge Walk In Pantry,Center Island,Pendant Lights,Double Convection Ovens,R/O,Blk Refrig,Staggard Cabinets w/Crown Molding,Open Family Rm w/New Carpet,LG Dining Rm,Tiled Floors,2nd Bdrm w/Own Bathrm,3 & 4th Bdrm w/Jack n Jill Bath,New Exterior Paint,LG Master,Plantation Shutters,Bay Window,Private Bath w/LG Tub,His/Her's Granite Counters,Huge Walk In Closet,Tiled Shower,Glass Block,Enjoy Sparkling Pebble Sheen Pool w/Water Feature,Tiki Ramada w/Hot Tub,2 Covered Paver Stone Patio's,BBQ,New Hayward Var Speed Pump,Storage Shed,Fruit Trees,Double RV Gates,New Soft Water,Hot Water Heater,Util Sink

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener; Tandem Garage Pool - Private: Pool - Private; Play Pool; Variable Speed Pump Spa: Above Ground Spa; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wring Sys Front; Yrd Wring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Gazebo/Ramada; Storage Shed(s); Pvt Yrd(s)/CrtYrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Walk-In Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: 2 Master Bdrms; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intmnt Avail Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 302 SHAMROCK ESTATES PHASE 2A MCR 079938 AN: 304-77-643 Lot Number: 302 Town-Range-Section: 2S-6E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,612/2016 Ownership: Fee Simple New Financing: Cash; CTL; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$175 / Quarterly HOA Transfer Fee: \$225	HOA Name: HOAMCO HOA Telephone: 480-994-4479 X1506
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmks); Rental OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / Ttl Mthly Fee Equiv: \$58.33 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$ Com Facilities Distr: N

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4/13/2018

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Listing Dates		Pricing and Sale Info		Listing Contract Info		
CDOM/ADOM:	59 / 59	Original List Price:	\$419,500	SA: N / BB: Y / % 3 % Var: Y Type: ER		
List Date:	03/29/2017	List Price:	\$419,500	Other Compensation:		
Status Change Date:	05/27/2017	Sold Price:	\$414,000	Special Listing Cond: Owner/Agent		
Under Contract Date:	04/15/2017	Sold Price/SqFt:	\$140.91			
Close of Escrow Date:	05/26/2017	Loan Type:	Cash			
Off Market Date:	05/27/2017	Loan Years:	0			
		Payment Type:	Other			
		Buyr Concess to Sell:	0 \$			
		Sellr Concess to Buy:	0 \$			
		Closing Cost Split:	Normal - N			
Private Rmks - DND2: East to Show, Call Agent First For Appointment, Then Use L/B on Front Door, Please Leave Cards so Owner Knows You Came. Owner is a Licensed Real Estate Broker. The Magnified make-up mirror does not convey.						
Semi-Private Remarks: Just fell out of escrow, buyer's contingency house fell through- open house Saturday 11.3-4:00!						
Office Remarks:						
Show Instruct - DND2: Lister Perm Req'd; Occupied; Lkbox - ARMLS Occupant - DND2: Owner Ownr/Occ Name - DND2: JAMES A & GAIL D IACOBazzi				Lockbox Location: Front Door Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:		
Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Deanna Calkins dc376 SA549262000	Revelation Real Estate warr01 LC569850000	480-707-2085	480-722-9800	ddcalkins@yahoo.com	480-707-2085	877-881-2334
SA Kirsten M Norling kn036	Coldwell Banker Residential cbrb07 LC627335001		480-291-1600			

 Prepared by Sarah
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Agent Report (46)

3024 E ARIS DR, Gilbert, AZ 85298

\$337,000

	<table><tr><td>5581852</td><td>Residential</td><td>Single Family - Detached</td><td>Closed</td></tr><tr><td colspan="4">Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 2,862 / County Assessor Price/SqFt: \$117.74 Year Built: 2007 Pool: Private Only Encoded Features: 43.5FRDPC2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td></tr><tr><td colspan="4">Approx Lot SqFt: 6,804 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SHAMROCK ESTATES Tax Municipality: Gilbert Marketing Name: Shamrock Estates Planned Cmty Name: Shamrock Estates Model: Builder Name: TM HOMES OF ARIZONA INC Hun Block: Map Code/Grid: V41 Bldg Number:</td></tr><tr><td colspan="2">Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Dr Camille Casteel High School</td><td colspan="2">High School Dist #: 080 - Chandler Unified District High School: Dr Camille Casteel High School</td></tr></table>	5581852	Residential	Single Family - Detached	Closed	Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 2,862 / County Assessor Price/SqFt: \$117.74 Year Built: 2007 Pool: Private Only Encoded Features: 43.5FRDPC2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached				Approx Lot SqFt: 6,804 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SHAMROCK ESTATES Tax Municipality: Gilbert Marketing Name: Shamrock Estates Planned Cmty Name: Shamrock Estates Model: Builder Name: TM HOMES OF ARIZONA INC Hun Block: Map Code/Grid: V41 Bldg Number:				Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Dr Camille Casteel High School		High School Dist #: 080 - Chandler Unified District High School: Dr Camille Casteel High School	
5581852	Residential	Single Family - Detached	Closed														
Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 2,862 / County Assessor Price/SqFt: \$117.74 Year Built: 2007 Pool: Private Only Encoded Features: 43.5FRDPC2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached																	
Approx Lot SqFt: 6,804 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SHAMROCK ESTATES Tax Municipality: Gilbert Marketing Name: Shamrock Estates Planned Cmty Name: Shamrock Estates Model: Builder Name: TM HOMES OF ARIZONA INC Hun Block: Map Code/Grid: V41 Bldg Number:																	
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Dr Camille Casteel High School		High School Dist #: 080 - Chandler Unified District High School: Dr Camille Casteel High School															

Cross Streets: HIGLEY AND CHANDLER HEIGHTS Directions: From Higley, West on Crescent Way, North on Joslyn Dr, West on Aris Dr to home.

Public Remarks: PRICED \$10,000 Below Appraisal! This is a very rare chance to own an absolute show stopper in the sought after subdivision of Shamrock Estates. This home has a ton of style and charm. Soaring vaulted ceilings, upgraded flooring, soothing color palette and much more. Pride of ownership and the attention to detail is apparent in the design of this property. The kitchen boasts stylish white cabinets, subway tile backsplash, quartz countertops, recessed lighting, walk in pantry and black appliances.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; RV Gate Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Back; Grass Front; Yrd Wtrng Sys Front; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Carpet; Laminated; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Downstairs Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Cist Laundry: Wshn/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft Items Updated: Kitchen Yr Updated: 2016; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2016; Bath(s) Partial/Full: Partial	Architecture: Contemporary Unit Style: Two Levels; Three Common Walls Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intmt Avail; Ntwk Wtrng Multi Rms Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 378 SHAMROCK ESTATES PHASE 1 MCR 071438 AN: 304-77-392 Lot Number: 378 Town-Range-Section: 2S-6E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,004/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$175 / Quarterly	HOA Name: Shamrock	HOA Telephone: 480-813-6788
HOA Transfer Fee: \$200		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$58.33
Assoc Rules/Info: Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impst Fee 2: \$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 77 / 78 List Date: 03/27/2017 Status Change Date: 06/13/2017 Under Contract Date: 04/28/2017 Close of Escrow Date: 06/12/2017	Original List Price: \$355,000 List Price: \$349,900 Sold Price: \$337,000 Sold Price/SqFt: \$117.75 Loan Type: Conventional	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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91/254

4/13/2018

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Off Market Date: 06/13/2017		Loan Years: 30				
		Payment Type: Fixed				
		Buyr Concess to Sell: 0 \$				
		Sellr Concess to Buy: 0 \$				
		Closing Cost Split: Buyer - B				
Private Rmks - DND2: Seller Prefers to Use Clear Title Stephanie Fields 480-278-8435 SFields@ClearTitleaz.com Please use Showing Time to schedule all showings All offers received after 5:00 pm on Friday will be responded to by 5:00 on the following Monday.						
Semi-Private Remarks: **Photos by List-Logix.com**						
Office Remarks:						
Show Instruct - DND2: Use ShowingTime; Notify Lister; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Owner Ownr/Occ Name - DND2: Client of Keller Williams				Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:		
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home
LA	Marshall Hancock mh450	Keller Williams Realty Phoenix kwrp001 LC650549000	480-707-2991	480-768-9333		480-707-2991
SA	Michael Hansen mh696 SAB54118000	Alm Realty almr001 LC654061000	602-872-6418	801-726-4321	mike.hansen@raineyhomes.com	

Prepared by Sarah Campbell

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Agent Report (9)

2976 E MEADOWVIEW DR, Gilbert, AZ 85298

\$315,000

	5625858 Residential Single Family - Detached Closed Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 2,645 / County Assessor Price/SqFt: \$119.09 Guest House SqFt: 0 Year Built: 2012 Pool: Community Only Encoded Features: 43R03G2C2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 080 - Chandler Unified District Elementary School: Patterson Elementary School - Gilbert Jr. High School: Willie & Coy Payne Jr. High Approx Lot SqFt: 6,727 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Seville Tax Municipality: Gilbert Marketing Name: Seville Planned Cmty Name: Seville Model: Builder Name: Richmond American Hun Block: Map Code/Grid: V41 Bldg Number: High School Dist #: 080 - Chandler Unified District High School: Basha High School
---	--

Cross Streets: Higley and Chandler Heights **Directions:** From Higley & Chandler Heights, WEST on Chandler Heights. SOUTH (First Left) on Seville Blvd. EAST (First Left) on Claiborne. NORTH (First Left) on Citadel. Home on Left After Curve.

Public Remarks: This move-in ready 4 bed/3 bath home with upstairs loft and contemporary finishes is a Seville gem that wont last long! Den and bathroom downstairs were recently converted into a bedroom and full bath for added flexibility. Plus new carpet was added throughout the home! Cozy kitchen features granite counters, black cabinets, stainless steel appliances and eat in area. Upstairs is a large loft, bathroom and three generous sized bedrooms. Master retreat has a walk in closet, dual sinks and separate shower and tub. Spacious backyard is desert rock for low maintenance and features a small grassy area for play and pets. Enjoy the privacy of no neighbors behind you and large greenbelt buffer from Chandler Heights Road. Home is walking distance to Fry's, shopping and community park.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 2 Total Covered Spaces: 5 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Back; Yrd Wiring Sys Back Exterior Features: Patio Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E; Vinyl Frame	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-In Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-In Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Loft Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Partial; Bath(s) Partial/Full: Full	Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; Programmable Thermostat Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intnt Aval	County Code: Maricopa Legal Description (Abbrev): LOT 7 SEVILLE PARCEL 37B MCR 074542 AN: 313-08-659 Lot Number: 7 Town-Range-Section: 2S-6E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$2,132/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Assum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discd Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$400 / Semi-Annually	HOA Name: AAM	HOA Telephone: 602-957-9191
HOA Transfer Fee: \$0		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$66.67
Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile TrkTrlrVbBt; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 34 / 42 List Date: 08/20/2017 Status Change Date: 08/01/2017 Under Contract Date: 07/01/2017 Close of Escrow Date: 07/31/2017 Off Market Date: 08/01/2017	Original List Price: \$312,000 List Price: \$312,000 Sold Price: \$315,000 Sold Price/SqFt: \$119.09 Loan Type: Conventional Loan Years: 20 Payment Type: Fixed	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?835>

17/58

4/13/2018

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Buyr Concess to Sell: 0 \$		Sellr Concess to Buy: 0 \$		Closing Cost Split: Normal - N		
Private Rmks - DND2: TWO hour notice required for all showings. WFG National Title, Veronica Morningstar, (480) 330-9214, vmorningstar@wfgnationaltitle.com, 4838 E Baseline Rd #101, Mesa, AZ 85206 Seller is AZ licensed real estate agent.						
Semi-Private Remarks:						
Office Remarks:						
Show Instruct - DND2: Use ShowingTime; Lister Perm Req'd; Notify Lister; Contact via Phone; Contact via Text; Occupied; Lkbox - ARMLS Occupant - DND2: Owner Ownr/Occ Name - DND2: Client of ROG				Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:		
Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Julie A. Brown jb2078 SA650707000	Realty ONE Group reog02 CO578024006	480-529-8932	480-321-8100	realestatewithjulie@yahoo.com		
SA Shawn Hastings sh091 BR118342000	H&M Arizona Real Estate Brokerage, LLC hmra001 LC650563000	480-205-9558	480-205-9558	shawnhastings@aol.com		

Prepared by Sarah Campbell

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4/13/2018

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Agent Report (81)

2457 E ARIS DR, Gilbert, AZ 85298

\$389,900

 2017 ARMLS	5595584 Residential Single Family - Detached Closed Beds/Baths: 4 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,692 / County Assessor Price/SqFt: \$144.84 Guest House SqFt: 0 Year Built: 2012 Pool: None Encoded Features: 42.5RO3G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Dr Camille Casteel High School	Approx Lot SqFt: 8,400 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: FREEMAN FARMS PHASE 3 PARCEL 3 Tax Municipality: Maricopa - COUNTY Marketing Name: Freeman Farms Planned Cmty Name: Freeman Farms Model: Builder Name: FULTON HOMES Hun Block: Map Code/Grid: U41 Bldg Number: High School Dist #: 080 - Chandler Unified District High School: Dr Camille Casteel High School
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Cross Streets: GREENFIELD AND CHANDLER HEIGHTS **Directions:** Greenfield and Chandler Heights, North to Brooks Farm Road, Right (East) to Aris Drive, Right (South) on Aris Drive to home.

Public Remarks: Welcome Home! 4 bedroom 2.5 bathroom Fulton home Gilbert Arizona Move In Ready! This single level move in ready home in the Freeman Farms Subdivision Gilbert Arizona is a must see. Walk through the courtyard and through the front door of this 4 bedroom 2.5 bathroom home in Gilbert Arizona you will notice open concept floor plan that features a gourmet kitchen with gas cook top, island and walk in pantry. Other features of this 4 bedroom 2.5 bathroom home in Gilbert Arizona include split floor plan, den, 3 car garage, RV gate, and low maintenance front yard with artificial turf. Located in the award winning Chandler Unified School District, Casteel High School and Chandler Traditional - Freedom. This one will not last!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extdnd Lngth Garage; RV Gate; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Grass Back; Synthetic Grass Frnt; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Children's Playgrnd Flooring: Carpet; Tile Windows: Dual Pane; Low-E; Vinyl Frame	Kitchen Features: Range/Oven Gas; Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Reverse Osmosis; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split; Downstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: WshnDry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Basement Y/N: N Sep Den/Office Y/N: Y	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 531 FREEMAN FARMS PHASE 3 PARCEL 3 MCR 090115 AN: 304-81-808 Lot Number: 531 Town-Range-Section: 2S-8E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,479/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Assum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$255 / Quarterly HOA Transfer Fee: \$200	HOA Name: Freeman Farms HOA Prop Man Co Name: Sentry Management	HOA Telephone: 480-345-0046
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	TU Mthly Fee Equiv: \$85 Cap Imprv/Impact Fee: \$ 255.00 \$ Cap Imprv/Impst Fee 2: \$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info

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4/13/2018

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CDOM/ADOM:	119 / 119	Original List Price:	\$405,000	SA: N / BB: Y / % 3 % Var: N Type: ER
List Date:	04/25/2017	List Price:	\$395,000	Other Compensation: 0
Status Change Date:	08/22/2017	Sold Price:	\$389,900	Special Listing Cond: N/A
Under Contract Date:	07/18/2017	Sold Price/SqFt:	\$144.84	
Close of Escrow Date:	08/22/2017	Loan Type:	Conventional	
Off Market Date:	08/22/2017	Loan Years:	30	
		Payment Type:	Fixed	
		Buyr Concess to Sell:	0 \$	
		Sellr Concess to Buy:	0 \$	
		Closing Cost Split:	Normal - N	

Private Rmks - DND2: +++Title pre-opened at Fidelity National Title/Traci Greenhow/ 480-214-4559/Traci.greenhow@fnf.com, Escrow #56000345++All facts and figures must be verified by the buyer+++Please use ShowingTime to schedule appointment+++

Semi-Private Remarks: +++Title pre-opened at Fidelity National Title/Traci Greenhow/ 480-214-4559/Traci.greenhow@fnf.com, Escrow #56000345++All facts and figures must be verified by the buyer+++Please use ShowingTime to schedule appointment+++

Office Remarks:

Show Instruct - DND2: Use ShowingTime; Spol Inst/Priv Rmks; Lister Perm Req'd; Occupied; Lkbox - Not
 ARMLS
Occupant - DND2: Vacant
Ownr/Occ Name - DND2: STONE
Owner/Occ Phn - DND2: 0

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Gordon Hageman gh189 SA646315000	My Home Group Real Estate myhg02 LC562698001	602-552-6421		gordon@az1homesearch.com		
SA	Mary Frazier mf071 SA022648000	West USA Realty wusa04 CO001154004	480-232-3111	480-820-3333	maryfrazier@westusa.com	480-232-3111 480-232-3111	

Prepared by Sarah
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Agent Report (7)

6479 S TUCANA LN, Gilbert, AZ 85298

\$306,000

	5651361	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,645 / County Assessor Price/SqFt: \$115.69 Year Built: 2012 Pool: Community Only Encoded Features: 32.5RDNO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 7,126 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: SEVILLE PARCEL 37B Tax Municipality: Gilbert Marketing Name: Planned Cmty Name: Model: Cottonwood Builder Name: Richmond American Hun Block: 2900 E Map Code/Grid: V41 Bldg Number:	
	Ele Sch Dist: 080 - Chandler Unified District Elementary School: Riggs Elementary Jr. High School: Willie & Coy Payne Jr. High		High School Dist #: 080 - Chandler Unified District High School: Basha High School	

Cross Streets: Higley and Chandler Heights **Directions:** West on Chandler Heights Rd to Seville Blvd. South to Citadel Dr., Left to S Tucana Ln, Left to home

Public Remarks: This move in ready 2-story home features 3 beds + Den, 2.5 Baths, Loft and a THREE car garage!! Upgrades GALORE! Features include granite countertops, 42" cabs, SS appliances - incl Fridge! Decorative interior casing around windows, 6" baseboards, neutral 18" tile, and 2 tone paint just to name a few. Feast your eyes on the lush backyard complete with fire pit & covered patio. No neighbors behind is great for privacy. One owner home well maintained! Situated in the highly desirable Seville community. Close to shops, freeways, restaurants, & all the amenities that Seville has to offer - parks, gym, community pool, waterpark, golf course, etc.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Grass Back; Yrd Wiring Sys Front; Yrd Wiring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Concierge; Golf Course; Handball/Racquetball Flooring: Carpet, Tile	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Loft	Const - Finish: Painted; Stucco Construction: Frame - Wood Construction Status: Under Construction Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmnt Aval	County Code: Maricopa Legal Description (Abbrev): LOT 17 SEVILLE PARCEL 37B MCR 074542 AN: 313-08-669 Lot Number: 17 Town-Range-Section: 2S-6E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$2,566/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Disc Req Auction: No Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$400 / Semi-Annually	HOA Name: Seville	HOA Telephone: 802-957-9191
HOA Transfer Fee: \$400	HOA Prop Man Co Name: Assoc Asset Mgmt	
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$66.67
Assoc Rules/Info: Pets OK (See Rmrks); Club, Membership Opt; VA Approved Prjct; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / \$0 /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: - 148 / 148 List Date: 08/25/2017 Status Change Date: 02/05/2018 Under Contract Date: 01/09/2018 Close of Escrow Date: 02/05/2018	Original List Price: \$349,900 List Price: \$313,900 Sold Price: \$306,000 Sold Price/SqFt: \$115.69 Loan Type: Conventional	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

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4/13/2018

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Off Market Date: 01/20/2018		Loan Years: 30					
		Payment Type: Fixed					
		Buyr Concess to Sell: 0 \$					
		Sellr Concess to Buy: 0 \$					
		Closing Cost Split: Normal - N					
Private Rmks - DND2: Motivated Seller! Buyer and Buyers agent to verify all facts and figures including HOA and School info. Thanks so much for showing!							
Semi-Private Remarks: Tv on patio and refrigerator convey. Contents in shed will be removed by Seller and therefore, do not convey. Please go to www.sevilegccc.com to get information on the Membership options for use of Club amenities. This is an optional membership.							
Office Remarks:							
Show Instruct - DND2: Use ShowingTime; Contact via Text; Vacant; Lkx - ARMLS; ByrBrkr - Use Lkx				Lockbox Location: Right side of house			
Occupant - DND2: Vacant				Alarm Code - DND2:			
Ownr/Occ Name - DND2: Client of Homesmart				Gate Code - DND2:			
				Mech-box Code - DND2:			
				Other Code - DND2:			
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Elizabeth Lisanti el058 SA539411000	HomeSmart cril11 LC506032013	480.296.4446	602-230-7600	lisantie@hotmail.com	480.296.4446	480.639.6433
SA	Katheleen Balint kb408	Keller Williams Realty East Valley kwevt01 LC659180000		480-839-6600			

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Agent Report (73)

2507 E ARIS DR, Gilbert, AZ 85298

\$379,900

	5635671 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,758 / County Assessor Price/SqFt: \$137.74 Year Built: 2012 Pool: None Encoded Features: 42.5RD03G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 060 - Higley Unified District Elementary School: Coronado Elementary School Jr. High School: Cooley Middle School Approx Lot SqFt: 8,400 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: FREEMAN FARMS PHASE 3 PARCEL 3 Tax Municipality: Gilbert Marketing Name: Planned Cmty Name: Model: Builder Name: FULTON Hun Block: Map Code/Grid: U41 Bldg Number: High School Dist #: 060 - Higley Unified District High School: Williams Field High School

Cross Streets: GREENFIELD AND OCOTILLO Directions: SOUTH TO BROOKS FARMS, EAST TO PICO, SOUTH TO ARIS, EAST TO HOME

Public Remarks: TONS OF UPGRADES IN THIS FAMILY FRIENDLY FULTON HOME COMMUNITY***WIDE OPEN GREAT ROOM FLOOR PLAN***TWO HUGE KITCHEN ISLANDS***REFRIGERATOR, WASHER AND DRYER INCLUDED***GATED COURTYARD***GLASS ENTRY***JUST STEPS TO THE NEW (TO BE BUILT) GILBERT REGIONAL PARK***SPLIT MASTER***20X20 TILE THROUGHOUT EXCEPT THE BEDROOMS***FLEX SPACE FOR FORMAL DINING, DEN, OR BONUS PLAY ROOM***AMAZING COMMUNITY PARKS WITH BBQ'S***LIGHTED BASKETBALL***TOT LOTS***COMMUNITY LAKES

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Lake Subdivision Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Built-in Microwave; Refrigerator; Wall Oven(s); Walk-in Pantry; Granite Countertops Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 526 FREEMAN FARMS PHASE 3 PARCEL 3 MCR 090115 AN: 304-81-801 Lot Number: 526 Town-Range-Section: 2S-6E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,494/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$255 / Quarterly HOA Transfer Fee: \$200	HOA Name: FEEMAN FARMS HOA	HOA Telephone: 480-345-0046
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint Assoc Rules/Info: NoVsbile TrkTrlrRvBt	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$85 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impst Fee 2:\$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 71 / 16 List Date: 07/20/2017 Status Change Date: 10/11/2017 Under Contract Date: 08/24/2017 Close of Escrow Date: 10/10/2017 Off Market Date: 08/24/2017	Original List Price: \$384,900 List Price: \$384,900 Sold Price: \$379,900 Sold Price/SqFt: \$137.74 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: PLEASE GIVE AT LEAST 1 HOUR NOTICE FOR ALL SHOWINGS***SELLER MAY NOT BE AVAILABLE TO SHOW BETWEEN 1 AND 4 PM WEEKDAYS***PLEASE CALL SELLER FOR ALL SHOWING APPOINTMENTS***PLEASE USE GRAND CANYON TITLE (STEVE GOWLER)

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?151>

145/254

4/13/2018

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480-839-4464							
Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Contact via Text; Call Occup (OCC); Occupied; Lkbox - ARMLS Occupant - DND2: Owner Owner/Occ Name - DND2: HEATHER Owner/Occ Phn - DND2: 480-330-7472						Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Randy Duncan rd036 SA015935000	Realty Executives reax15 LC000179009	480-839-2600	480-839-2600	randy@randyjduncan.com	602-377-0896	480-491-0718
SA	Megan Elizabeth Millem mm1064	Realty ONE Group reog13 CO578024013		623-552-3773			

 Prepared by Sarah
 Campbell

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Agent Report (12)

6252 S TUCANA LN, Gilbert, AZ 85298
\$330,000

 2016 APMLS	<table><tr><th>5627438</th><th>Residential</th><th>Single Family - Detached</th><th>Closed</th></tr><tr><td colspan="2">Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,241 / County Assessor Price/SqFt: \$147.26 Year Built: 2013 Pool: None Encoded Features: 42.5R03G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td><td colspan="2">Approx Lot SqFt: 8,934 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SHAMROCK ESTATES PHASE 1 Tax Municipality: Gilbert Marketing Name: SHAMROCK ESTATES Planned Cmty Name: SHAMROCK ESTATES Model: Vintage Builder Name: Taylor Morrison Hun Block: Map Code/Grid: V41 Bldg Number:</td></tr><tr><td colspan="2">Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Willie & Coy Payne Jr. High</td><td colspan="2">High School Dist #: 080 - Chandler Unified District High School: Basha High School</td></tr></table>	5627438	Residential	Single Family - Detached	Closed	Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,241 / County Assessor Price/SqFt: \$147.26 Year Built: 2013 Pool: None Encoded Features: 42.5R03G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,934 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SHAMROCK ESTATES PHASE 1 Tax Municipality: Gilbert Marketing Name: SHAMROCK ESTATES Planned Cmty Name: SHAMROCK ESTATES Model: Vintage Builder Name: Taylor Morrison Hun Block: Map Code/Grid: V41 Bldg Number:		Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Willie & Coy Payne Jr. High		High School Dist #: 080 - Chandler Unified District High School: Basha High School	
5627438	Residential	Single Family - Detached	Closed										
Beds/Baths: 4 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,241 / County Assessor Price/SqFt: \$147.26 Year Built: 2013 Pool: None Encoded Features: 42.5R03G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,934 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SHAMROCK ESTATES PHASE 1 Tax Municipality: Gilbert Marketing Name: SHAMROCK ESTATES Planned Cmty Name: SHAMROCK ESTATES Model: Vintage Builder Name: Taylor Morrison Hun Block: Map Code/Grid: V41 Bldg Number:											
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Willie & Coy Payne Jr. High		High School Dist #: 080 - Chandler Unified District High School: Basha High School											

Cross Streets: Higley & Chandler Heights **Directions:** South on Higley Rd, Turn right on Chandler Heights Rd, Turn right onto Shamrock Estates Rd, Turn right onto Palmer St. Home will be at the corner of Palmer and Tucana.

Public Remarks: HIGHLY DESIRABLE NEIGHBORHOOD!! Stunning home in Shamrock Estates. Corner lot home with no homes directly behind. Upgraded features include: birchwood cabinets, granite, stainless steel appliances, under mount cabinet lighting, bay window in the breakfast nook area and a large pantry closet, 20 inch tile, new neutral paint throughout the home with accent colored walls. Home also includes energy efficient dual pane windows, water heater, ceiling fans and upgraded canned lighting throughout. Pre-wired surround system and alarm system for added protection. Large master bedroom with backyard access, separate toilet room, separate tub & shower, & walking closet. 3 car garage plus an RV gate. This one won't last MUST SEE TODAY!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; RV Gate; RV Parking; Side Vehicle Entry; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Borders Common Area Landscaping: Dirt Back; Desert Front; Yrd Wring Sys Front; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Pantry: Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smrd Snd; Cable TV Avail; HighSpd Intmnt Avail; Security Sys Owned	County Code: Maricopa Legal Description (Abbrev): SHAMROCK ESTATES PHASE 1 MCR 714-36 AN: 304-77-209 Lot Number: 195 Town-Range-Section: 2S-6E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,025/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Non Assumable Disclosures: Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$170 / Quarterly HOA Transfer Fee: \$400	HOA Name: Renaissance	HOA Telephone: 480.813.6788
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$56.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impmt Fee 2:\$0 \$ Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 49 / 49 List Date: 06/30/2017 Status Change Date: 09/14/2017 Under Contract Date: 08/17/2017 Close of Escrow Date: 09/13/2017	Original List Price: \$339,900 List Price: \$336,200 Sold Price: \$330,000 Sold Price/SqFt: \$147.26 Loan Type: Conventional	SA: N / BB: Y / % 2.75 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?835>

23/58

4/13/2018

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Off Market Date: 08/18/2017		Loan Years: 30					
		Payment Type: Fixed					
		Buyr Concess to Sell: 0 \$					
		Sellr Concess to Buy: 3,600 \$					
		Closing Cost Split: Seller Assist - A					
Private Rmks - DND2: Mech-Lockbox 6091							
Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Use ShowingTime; Spcl Inst/Priv Rmks; Notify Lister; Contact via Text; Vacant; Lkbox - Not ARMLS; ByrBrkr - Use Lkbox				Lockbox Location:			
Occupant - DND2: Vacant				Alarm Code - DND2:			
Ownr/Occ Name - DND2: ALEXANDER HOFFMANN				Gate Code - DND2:			
				Mech-box Code - DND2:			
				Other Code - DND2:			
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Jared Hernandez jh900	Glass House International gliho001 LC652509000	480-862-6091	480-336-2822		480-862-6091	888-229-3522
SA	Jared Hernandez jh900	Glass House International gliho001 LC652509000		480-336-2822			

 Prepared by Sarah
 Campbell

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Agent Report (59)

5863 S PARKCREST ST, Gilbert, AZ 85298

\$355,000

 2017 ARMLS	5609025 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,295 / County Assessor Price/SqFt: \$154.88 Year Built: 2012 Pool: None Encoded Features: 42RSO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Dr Camille Casteel High School
Approx Lot SqFt: 6,914 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: FREEMAN FARMS PHASE 3 PARCEL 4 Tax Municipality: Gilbert Marketing Name: Freeman Farms Planned Cmty Name: Freeman Farms Model: Builder Name: Fulton Homes Hun Block: Map Code/Grid: V41 Bldg Number: High School Dist #: 080 - Chandler Unified District High School: Dr Camille Casteel High School	

Cross Streets: Ocotillo Road and Greenfield Road **Directions:** East on Ocotillo from Greenfield Road. Right (south) on Freeman Drive and then left (east) onto Coconino Way; right (south) onto Parkcrest Street to property on the left (east)

Public Remarks: You must bring your clients to this gorgeous move-in ready home that looks like a model! This beautiful home offers 4 bedrooms plus a den and 2 bathrooms. The gourmet kitchen features granite counters, gas cooktop, stainless appliances and beautiful 42" cabinetry. Kitchen has a breakfast bar, and a large walk-in pantry. The great room floor plan has split bedrooms with 20" diagonal tile in all the right places. Sliding door opens to a covered patio with a beautiful yard, artificial grass for easy maintenance and above ground spa w/mountain views. The master retreat also has access to the backyard. Master bath has double sinks, large walk-in shower and walk-in closet. The home also features surround sound, brand new r/o system, water softener, 2 car extended garage, RV gate and much more

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extned Lngh Garage; RV Gate Pool - Private: No Pool Spa: Above Ground Spa Horses: N Fireplace: No Fireplace Property Description: Mountain View(s) Landscaping: Natural Desert Front; Natural Desert Back; Synthetic Grass Back; Yrd Wiring Sys Front; Yrd Wiring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Ctryd(s); Childrens Play Area Features: 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Lake Subdivision; Near Bus Stop Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Gas Dryer Hookup; Inside Laundry Dining Area: Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Bath(s) Yr Updated: 2017; Bath(s) Partial/Full: Partial	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; Programmable Thmstat Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Cable TV Avail Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 672 FREEMAN FARMS PHASE 3 PARCEL 4 MCR 090116 AN: 304-81-619 Lot Number: 672 Town-Range-Section: 2S-6E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$1,982/2015 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$255 / Quarterly HOA Transfer Fee: \$200	HOA Name: Freeman Farms HOA Prop Man Co Name: Sentry Mgmt	HOA Telephone: 480-345-0046
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$85 Cap Imprv/Impact Fee: \$ 255 \$ Cap Imprv/Impt Fee 2: \$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info

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4/13/2018

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CDOM/ADOM: 70 / 70 List Date: 05/22/2017 Status Change Date: 07/31/2017 Under Contract Date: 06/27/2017 Close of Escrow Date: 07/28/2017 Off Market Date: 07/31/2017	Original List Price: \$370,000 List Price: \$359,900 Sold Price: \$355,000 Sold Price/SqFt: \$154.68 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Buyer - B	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A
Private Rmks - DND2: Please text Eloise at 602-541-7500 when you would like to show.		
Semi-Private Remarks:		
Office Remarks:		
Show Instruct - DND2: Contact via Phone; Contact via Text; Vacant; Lkbx - Not ARMLS Occupant - DND2: Vacant Ownr/Occ Name - DND2: JOANN E AMMIRATI TRUST		Lockbox Location: Gas valve left side Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Eloise Schwartzkopf es192 SA548002000	Keller Williams Arizona Realty kwaz10 LC534270000	602-541-7500	480-767-3000	eschwartzkopf@cox.net	602-541-7500	480-659-8379
SA	Hilarie M DeCesare hd247	United Brokers Group unbr005 CO631484004		480-539-4775			

 Prepared by Sarah
 Campbell

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Agent Report (4)

6521 S Tucana LN, Gilbert, AZ 85298

\$298,000

	<table><tr><td>5531639</td><td>Residential</td><td>Single Family - Detached</td><td>Closed</td></tr><tr><td colspan="2">Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,000 / County Assessor Price/SqFt: \$149 Year Built: 2012 Pool: Community Only Encoded Features: 32R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td><td colspan="2">Approx Lot SqFt: 8,106 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SEVILLE PARCEL 37B Tax Municipality: Gilbert Marketing Name: Granada at Seville Planned Cmty Name: Seville Model: Aurora Builder Name: Beazer Homes Hun Block: Map Code/Grid: V41 Bldg Number:</td></tr><tr><td colspan="2">Ele Sch Dist: 080 - Chandler Unified District Elementary School: Riggs Elementary Jr. High School: Willie & Coy Payne Jr. High</td><td colspan="2">High School Dist #: 080 - Chandler Unified District High School: Basha High School</td></tr></table>	5531639	Residential	Single Family - Detached	Closed	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,000 / County Assessor Price/SqFt: \$149 Year Built: 2012 Pool: Community Only Encoded Features: 32R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,106 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SEVILLE PARCEL 37B Tax Municipality: Gilbert Marketing Name: Granada at Seville Planned Cmty Name: Seville Model: Aurora Builder Name: Beazer Homes Hun Block: Map Code/Grid: V41 Bldg Number:		Ele Sch Dist: 080 - Chandler Unified District Elementary School: Riggs Elementary Jr. High School: Willie & Coy Payne Jr. High		High School Dist #: 080 - Chandler Unified District High School: Basha High School	
5531639	Residential	Single Family - Detached	Closed										
Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,000 / County Assessor Price/SqFt: \$149 Year Built: 2012 Pool: Community Only Encoded Features: 32R02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,106 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SEVILLE PARCEL 37B Tax Municipality: Gilbert Marketing Name: Granada at Seville Planned Cmty Name: Seville Model: Aurora Builder Name: Beazer Homes Hun Block: Map Code/Grid: V41 Bldg Number:											
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Riggs Elementary Jr. High School: Willie & Coy Payne Jr. High		High School Dist #: 080 - Chandler Unified District High School: Basha High School											

Cross Streets: Higley and Chandler Heights **Directions:** South on Higley from San Tan 202, one street south of Chandler Heights, make a right on Palmdale, right on Ridgewood to Tucans, home on corner.

Public Remarks: Stunning upgraded home 3 Bedroom, 2 Bath plus Den located in desirable Seville. This home offers spacious formal living room w/arches. Large entertainers great room open to kitchen. Custom flooring with outlets, wired for surround sound. Open to the kitchen which has upgraded staggered 40 inch cabinets, custom granite, center island w/breakfast bar, sink and reverse osmosis, tile backsplash, gas range, matching appliances, designer pendants over island and dining area. Large master suite with bath offering separate tub and shower, dual sinks and walk-in closet. Custom designer paint throughout, garage has a walkout door to the backyard, upgraded water softener, cabinets with work bench and ceiling storage. Custom slider takes you out to your covered patio and lush backyard. A must see!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtrng Sys Front; Yrd Wiring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/CrtYrd(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Golf Course Add'l Property Use: None Flooring: Carpet; Tile; Vinyl Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clist Laundry: Wshr/Dry HookUp Only; Gas Dryer Hookup; 220 V Dryer Hookup; Inside Laundry Dining Area: Eat-In Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cncl Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intmt Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 22 SEVILLE PARCEL 37B AN: 313-08-674 Lot Number: 22 Town-Range-Section: 2S-6E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$1,917/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$400 / Semi-Annually	HOA Name: Seville	HOA Telephone: 480-279-4863
HOA Transfer Fee: \$0	HOA Prop Man Co Name: AAM	HOA Prop Man Co Tele: 602-857-9191
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$66.67
Assoc Rules/Info: Pets OK (See Rmks); Club, Membership Opt; FHA	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: % 0 %
Approved Prcjt; VA Approved Prcjt; Prof Managed	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2: % 0 %
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 84 / 85	Original List Price: \$300,000	SA: N / BB: Y / % 3 % Var: N Type: ER
List Date: 12/01/2016	List Price: \$300,000	Other Compensation:

<https://armis.flexmls.com/cgi-bin/mainmenu.cgi?835>

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4/13/2018

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Status Change Date: 03/01/2017	Sold Price: \$298,000	Special Listing Cond: N/A
Under Contract Date: 12/30/2016	Sold Price/SqFt: \$149	
Close of Escrow Date: 02/28/2017	Loan Type: Conventional	
Off Market Date: 02/24/2017	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Private Rmks - DND2:

Semi-Private Remarks: EASY TO SHOW! Please contact Listing Agent to schedule showing. Frances 480-433-1522 or Rick 480-570-8047. Please give owner 2 hour notice. Once you have scheduled a showing, if you hear a barking dog, don't be alarmed, owned has crated dog.

Office Remarks:

Show Instruct - DND2: Spcl Inst/Priv Rmks; Lister Perm Req'd; Notify Lister; Co-List Perm Req'd; Notify Co-Lister; Occupied; Lkbox - ARMLS

Occupant - DND2: Owner

Owner/Occ Name - DND2: Client of Lori Blank and Assoc

Owner/Occ Phn - DND2: 480-307-4040

Lockbox Location:

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Frances Miller fm212 SA627529000	Lori Blank & Associates, LLC blnk02 LC628735001	480-433-1522	480-983-8383	francesmilleraz@outlook.com	480-433-1522	
CLA	Richard Klosinski rk323 SA637090000		480-570-8047	480-983-8383	partners@goldcanyonre.com	480-570-8047	
SA	Deanna Calkins dc376 SA549262000	Revelation Real Estate wsr01 LC569850000	480-707-2085	480-722-9800	ddcalkins@yahoo.com	480-707-2085	877-881-2334

Prepared by Sarah
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Agent Report (31)

2982 E IRONSIDE LN, Gilbert, AZ 85298

\$300,000

 2016 ARMLS	5530963 Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,964 / County Assessor Price/SqFt: \$152.75 Year Built: 2009 Pool: None Encoded Features: 32RNO2G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Traditional Academy - Freedom Jr. High School: Willie & Coy Payne Jr. High	Residential Single Family - Detached Closed Approx Lot SqFt: 8,649 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SHAMROCK ESTATES Tax Municipality: Gilbert Marketing Name: Planned Cmty Name: Model: Quest Builder Name: TM HOMES OF ARIZONA Hun Block: 5800 S Map Code/Grid: V41 Bldg Number: High School Dist #: 080 - Chandler Unified District High School: Perry High School
---	--	---

Cross Streets: Higley & Ocotillo Directions: W on Ocotillo, S on Banning, W on Ironside to home.

Public Remarks: Immaculate 3 bedroom 2 bath home in Shamrock Estates in Gilbert. Large open kitchen great room floorplan! Kitchen has new refrigerator, new double oven 5 burner gas range, quartz counters, kitchen island, lots of cabinets, and pantry. Freshly painted interior and exterior! New blinds through out and LED canned lighting in living room. Oversized lot nicely manicured landscaping with lime, peach and orange trees and plenty of room to put in a pool. Large master bedroom and bathroom with dual vanities, separate tub/shower and walk-in closet. Close to CTA school, shopping at San Tan Village, Top Golf, Loop 202, and restaurants.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 3 Parking Features: Electric Door Opener, RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: Firepit Property Description: North/South Exposure Landscaping: Grass Front; Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Features: 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Near Bus Stop Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-In Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Construction Status: Under Construction Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intntl Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 41 SHAMROCK ESTATES PHASE 2B AN: 304-77-777 Lot Number: 41 Town-Range-Section: 2S-6E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$1,751/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: VA Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$170 / Quarterly	HOA Name: Shamrock Estates HOA	HOA Telephone: 602-642-3930
HOA Transfer Fee: \$400	HOA Prop Man Co Name: HOAMCO	HOA Prop Man Co Tele: 480-894-4479
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$56.67
Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile TrkTrdrVbB; Rental OK (See Rmrks); Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / \$0 /	Cap Imprv/Impt Fee 2: %0 %
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 5 / 5 List Date: 12/01/2016 Status Change Date: 01/22/2017 Under Contract Date: 12/05/2016 Close of Escrow Date: 01/20/2017 Off Market Date: 12/06/2016	Original List Price: \$315,000 List Price: \$315,000 Sold Price: \$300,000 Sold Price/SqFt: \$152.75 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: Relo/Corp Aprvl Reqd

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Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	
Private Rmks - DND2: Saturday 12/3 TREAT AS VACANT from 10-4:00- show anytime. Otherwise Call co-lister for appointment. Items that do NOT convey- Living room entertainment center, curtains in all bedrooms, and refrigerator in garage.	
Semi-Private Remarks:	
Office Remarks:	
Show Instruct - DND2: Alarm Activated; Co-List Perm Reqd; Notify Co-Lister; Contact via Phone; Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Owner Owner/Occ Name - DND2: STEPHEN J & MARIETTA EVENER Owner/Occ Phn - DND2: 480-274-3097	
Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Shanna Day sd673 SA629265000	Keller Williams Realty East Valley kwevt01 LC659180000	480-274-3097	480-839-6600	info@shannaday.com	480-415-7616	480-233-4299
CLA Christina Paramore cp201 SA575271000		480-274-3097	480-839-6600	paramoreazre@gmail.com	480-274-3097	480-452-0735
SA Justin Cook jc267 BR520620000	RE/MAX Solutions resol001 LC638994000	602-405-2665	480-610-6500	justincook@remax.net	602-405-2665 480-655-7592	480-503-8132

Prepared by Sarah Campbell

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Agent Report (11)

6521 S TUCANA LN, Gilbert, AZ 85298

\$325,000

	5716609 Residential Single Family - Detached Closed Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,000 / County Assessor Price/SqFt: \$162.5 Year Built: 2012 Pool: None Encoded Features: 32FRDO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 080 - Chandler Unified District Elementary School: Charlotte Patterson Elementary Jr. High School: Willie & Coy Payne Jr. High	Approx Lot SqFt: 8,106 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: SEVILLE PARCEL 37B Tax Municipality: Maricopa - COUNTY Marketing Name: Seville Planned Cmty Name: Seville Golf & Country Club Model: Builder Name: Beazer Hun Block: Map Code/Grid: V41 Bldg Number: High School Dist #: 080 - Chandler Unified District High School: Basha High School
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Cross Streets: Chandler Heights & Higley Rd **Directions:** South on Higley Rd, west on Palmdale Ln, right on Balboa Dr., left on Ridgewood Lane, right on Tucana Ln. Home on your right corner.

Public Remarks: Absolutely Gorgeous Family Home Features 3 bedrooms, 2 Baths + a Den w/Closet Located Just a Block From a beautiful Park in Seville! Love The Wood Plank Tile Floors, New Carpet in Bedrooms! Designer Interior Colors! Open Kitchen w/Granite Counters on Center Island, Tiled Backsplash, Gas Stove, Modern Pendant Lights, EXT Cherry Color Cabinets w/Crown Molding, Pantry, Breakfast Bar, & Refrig/Dining Area w/Modern Light Fixture Off Nice Size Family Rm, Separate LR Up Front includes an Area For Dining Too! Master Suite w/New carpet, New Window Treatments, Ceiling Fan, Private Bath w/Separate Tub & Shower, Double Sinks, Walk In Closet & Private Toilet Rm. 2nd & 3rd Bdrms w/New carpet, Ceiling Fans. Guest Bathrm w/Tub/Shower Combo, Double Sinks, New Mirrors & Light Fixtures! Laundry Rm w/Utility Sink & Cabinets.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets: Dlr Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s): Borders Common Area Landscaping: Desert Front; Desert Back: Grass Back; Auto Timer H2O Front: Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s): Pvt Yrd(s)/Ctryrd(s) Features: 9+ Flat Ceilings; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrn; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshn/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smd Snd; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intmt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 22 SEVILLE PARCEL 37B MCR 074542 AN: 313-08-674 Lot Number: 22 Town-Range-Section: 2S-6E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$1,982/2017 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA: Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$400 / Semi-Annually HOA Transfer Fee: \$397	HOA Name: Seville HOA HOA Prop Man Co Name: AAM	HOA Telephone: 602-957-9191
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$66.67 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 34 / 34 List Date: 01/31/2018 Status Change Date: 03/06/2018 Under Contract Date: 01/31/2018	Original List Price: \$328,000 List Price: \$328,000 Sold Price: \$325,000 Sold Price/SqFt: \$162.5	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

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Close of Escrow Date: 03/05/2018	Loan Type: Conventional
Off Market Date: 03/06/2018	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Private Rmks - DND2: Easy to Show, Call Agent 1st For Appointment, L/B on Front Door. Please Leave cards. Seville Golf & Country is a Private Club, Separate Membership is Required. Please Ask Agent For Details.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Lister Perm Req'd; Occupied; Lkbox - ARMLS

Occupant - DND2: Owner

Owner/Occ Name - DND2: JAMIE SOUCY

Lockbox Location: Front Door

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Deanna Calkins dc376 SA548262000	Revelation Real Estate wsm01 LC569850000	480-707-2085	480-722-9800	ddcalkins@yahoo.com	480-707-2085	877-881-2334
SA	Darryl A Thompson dt244 SA658096000	My Home Group Real Estate myhg02 LC562698001	480-369-5146		DT@DarrylsellsAZ.com	480-369-5146	

Prepared by Sarah
Campbell

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Agent Report (51)

3412 E PLUM ST, Gilbert, AZ 85298

\$348,000

		5657588 Residential Single Family - Detached Closed	
Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,079 / County Assessor Price/SqFt: \$167.39 Year Built: 2014 Pool: None Encoded Features: 32RDO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 6,609 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: MARBELLA VINEYARDS PHASE 2A REPLAT Tax Municipality: Gilbert Marketing Name: Planned Cmty Name: Model: Builder Name: Shea Hun Block: Map Code/Grid: V41 Bldg Number:	
Ele Sch Dist: 080 - Chandler Unified District Elementary School: Dr Gary and Annette Auxier Elementary School Jr. High School: Dr Camille Casteel High School		High School Dist #: 080 - Chandler Unified District High School: Dr Camille Casteel High School	
Cross Streets: Ocotillo and Higley Directions: Heading south on Higley, turn east on South Marbella Blvd. Turn north on South Hemet St and then west on E Plum St. House is on the north side of street.			
Public Remarks: Beautiful Shea home in Marbella Vineyards of Gilbert! Step inside to find an open concept floorplan featuring upgraded faux wood porcelain tile flooring and carpeted bedrooms. This spacious home is perfect for entertaining. Surround sound in living room. A cooks dream kitchen features a stunning granite island with built in gas range, stainless appliances, and custom cabinets with under cabinet lighting. Open to the living area is a flex room that can be used for a formal dining room, office, den, or perhaps converted to a fourth bedroom. Master suite is separate from the other bedrooms. Inside the master bathroom you will find more upgraded white cabinetry, double sinks, and a walk in shower.			
Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Desert Front; Grass Back; Yrd Wtring Sys Front; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s) Features: No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Laundry: Wshn/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y	Architecture: Contemporary Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smd Snd	County Code: Maricopa Legal Description (Abbrev): LOT 96 MARBELLA VINEYARDS PHASE 2A REPLAT MCR 114002 AN: 304-88-253 Lot Number: 96 Town-Range-Section: 2S-6E-23 Cty Bk&Pg: Plat: Taxes/Yr: \$2,382/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail Auction: No Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$210 / Quarterly HOA Transfer Fee: \$175		HOA Name: marbella vinyards HOA Telephone: (480)813-6788	
HOA 2 Y/N: N / /			
HOA 3 Y/N: / /			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed		Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$70 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2:\$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 111 / 111 List Date: 09/08/2017 Status Change Date: 12/28/2017 Under Contract Date: 11/21/2017 Close of Escrow Date: 12/27/2017 Off Market Date: 12/28/2017	Original List Price: \$359,880 List Price: \$354,900 Sold Price: \$348,000 Sold Price/SqFt: \$167.39 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 2,500 \$ Closing Cost Split: Seller Assist - A	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A	

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Private Rmks - DND2: Please use Claire Holland at Magnus Title Agency Claire.holland@magnustitle.com 480-339-7011. Refrigerator, washer, dryer, and wall mount television brackets do not convey.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Use ShowingTime; Spcl Inst/Priv Rmks; Lister Perm Reqd; Notify Lister; Contact via Email; Contact via Phone; Contact via Text; Occupied; Lkbox - ARMLS

Occupant - DND2: Owner

Owner/Occ Name - DND2: JAMES P & KELLIE J ZUNIGA

Lockbox Location:

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Brent Perkins bp202 SA662507000	Century 21 Arizona Foothills core104 CO507415006	602-284-4620	480-505-4646	baperkinsaz@gmail.com	602-284-4620	480-505-4647
SA	Ronald Krystofik rk101 BR511706000	Realty ONE Group reog02 CO578024006	602-527-7912	480-321-8100	ronkrystofik1@gmail.com	602-527-7912	480-393-2624

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MLS Sheets for Paired Sale Analysis – Sub-Area E

4/14/2018

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Agent Report (8)

22406 N 36TH WAY, Phoenix, AZ 85050

\$767,500

	5735975 Residential Single Family - Detached Closed Beds/Baths: 4 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,407 / Appraiser Price/SqFt: \$174.15 Year Built: 2006 Pool: Both Private & Community Encoded Features: 43.5FRDXPO3G2C4S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Explorer Middle School Approx Lot SqFt: 12,800 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: VILLAGE 10 AT AVIANO Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Toll Brothers Hun Block: Map Code/Grid: J35 Bldg Number: High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: Tatum Blvd. & Deer Valley **Directions:** West on Deer Valley to 36th Run. North on 36th Run to Louise, east on Louise to Los Gatos, north on Los Gatos to 36th Way and east to home

Public Remarks: Elegant Toll Brothers home on oversized lot backing to open space for privacy and spectacular sunsets. Well-appointed home features 4 bedroom, 3.5 bath, formal living, dining, family room with stack stone gas fireplace, office/den and bonus/media room. The interior courtyard with access directly into the gourmet kitchen, with island, breakfast bar, walk-in pantry, gas cook top and wall oven, stainless appliances and breakfast nook. Expansive master suite with walkin shower, roman tub and plenty of counter space. Additional bedroom with ensuite bath, and two bedrooms share Jack and Jill bath with dual sinks. Spectacular backyard for entertaining with hard to find dive pool with water features. Large covered patio paver patio, built in BBQ with seating area, gas fire place and gas fire pit

Master Bedroom	21 18	Bedroom 2	14 11	Bedroom 3	13 11	Bedroom 4	13 12	Living Room	16 14
Den	13 12	Family Room	20 18	Kitchen	23 15	Dining Room	13 12	Other	9 8
Bonus/Game Room	19 18					Breakfast Room	11 9		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 2 Total Covered Spaces: 5 Slab Parking Spaces: 4 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Tandem Garage Pool - Private: Pool - Private; Diving Pool Spa: None Horses: N Fireplace: 2 Fireplace; Gas Fireplace; Exterior Fireplace; Firepit Property Description: North/South Exposure: Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Childrens Play Area; Built-in BBQ Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Workout Facility Flooring: Carpet; Stone; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Range/Oven Gas; Disposal; Dishwasher; Built-In Microwave; Refrigerator; Engy Star (See Rmks); Wall Oven(s); Pantry; Walk-In Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split; Upstairs Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Bonus/Game Room Items Updated: Floor Yr Updated: 2018; Floor Partial/Full: Partial	Architecture: Spanish Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srmd Snd; Cable TV Avail; HighSpd Intrnt Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 696 VILLAGE 10 AT AVIANO MCR 074521 AN: 212-42-111 Lot Number: 696 Town-Range-Section: 4N-3E-13 Cty Bk&Pg: Plat: Taxes/Yr: \$6,842/2017 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Total Asum Mnth Pmts: \$20 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$183 / Monthly	HOA Name: Aviano	HOA Telephone: 480-538-2800
HOA Transfer Fee: \$350	HOA Prop Man Co Name: CCMC	HOA Prop Man Co Tele: 480-921-7500
HOA 2 Y/N: Y / \$186 / Semi-Annually	HOA 2 Name: Desert Ridge	HOA 2 Telephone: 480-551-4300
HOA 2 Transfer Fee: \$400	HOA2 Prp Man Co Name: First Service Res	
HOA 3 Y/N: N / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$214
	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 600 \$

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Assoc Rules/info: Pets OK (See Rmks); NoVsble TrkTrlrVb; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed		Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /		Cap Impv/Impt Fee 2:\$0 \$		
Listing Dates		Pricing and Sale Info		Listing Contract Info		
CDOM/ADOM: 13 / 13 List Date: 03/13/2018 Status Change Date: 04/13/2018 Under Contract Date: 03/14/2018 Close of Escrow Date: 04/12/2018 Off Market Date: 03/26/2018		Original List Price: \$778,500 List Price: \$778,500 Sold Price: \$767,500 Sold Price/SqFt: \$174.15 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N		SA: N / BB: Y / % 2.5 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A		
Private Rmks - DND2: Please use showing time. Limited SPDS available owner has never occupied the property. Assessor sq ft did not include bonus room, see documents tab. Please consider using Diann McNelly with Chicago Title 623-434-9205 mcnellyd@ctt.com SPDS/additional documents in documents tab.						
Semi-Private Remarks: Owner had no knowledge of Water Softener & Alarm system covey as is.						
Office Remarks:						
Show Instruct - DND2: Use ShowingTime; Lister Perm Req'd; Vacant; Lkbox - ARMLS Occupant - DND2: Vacant Owner/Occ Name - DND2: Client of Lister				Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:		
Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Theresa Crampton tc291 BR578742000	HomeSmart cril01 LC506032000	480-209-9997	602-230-7600	tcrampton@hamove.com	480-209-9997	602-889-2155
SA Laura Reynoso Ir170 SA554262000	HomeSmart cril01 LC506032000	602-618-1119	602-230-7600	ljreynoso@cox.net	602-618-1119	602-749-6809

 Prepared by Sarah
 Campbell

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4/14/2018

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Agent Report (114)

3935 E PARKSIDE LN, Phoenix, AZ 85050

\$775,999

 2017 MMLS	<table><tr><th>5684007</th><th>Residential</th></tr><tr><td colspan="2">Beds/Baths: 6 / 4.5 Bedrooms Plus: 6 Approx SqFt: 4,465 / Builder Price/SqFt: \$173.8 Year Built: 2004 Pool: Both Private & Community Encoded Features: 64.5FRXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</td></tr><tr><td colspan="2">Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Wildfire Elementary School</td></tr></table>	5684007	Residential	Beds/Baths: 6 / 4.5 Bedrooms Plus: 6 Approx SqFt: 4,465 / Builder Price/SqFt: \$173.8 Year Built: 2004 Pool: Both Private & Community Encoded Features: 64.5FRXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Wildfire Elementary School		<table><tr><th>Single Family - Detached</th><th>Closed</th></tr><tr><td colspan="2">Approx Lot SqFt: 9,647 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGE 1 AT AVIANO Tax Municipality: Maricopa - COUNTY Marketing Name: Aviano Planned Cmty Name: Aviano Model: Builder Name: Toll Brothers Hun Block: Map Code/Grid: J36 Bldg Number:</td></tr><tr><td colspan="2">High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School</td></tr></table>	Single Family - Detached	Closed	Approx Lot SqFt: 9,647 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGE 1 AT AVIANO Tax Municipality: Maricopa - COUNTY Marketing Name: Aviano Planned Cmty Name: Aviano Model: Builder Name: Toll Brothers Hun Block: Map Code/Grid: J36 Bldg Number:		High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School	
5684007	Residential													
Beds/Baths: 6 / 4.5 Bedrooms Plus: 6 Approx SqFt: 4,465 / Builder Price/SqFt: \$173.8 Year Built: 2004 Pool: Both Private & Community Encoded Features: 64.5FRXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached														
Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Wildfire Elementary School														
Single Family - Detached	Closed													
Approx Lot SqFt: 9,647 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGE 1 AT AVIANO Tax Municipality: Maricopa - COUNTY Marketing Name: Aviano Planned Cmty Name: Aviano Model: Builder Name: Toll Brothers Hun Block: Map Code/Grid: J36 Bldg Number:														
High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School														

Cross Streets: Tatum and Deer Valley **Directions:** From Tatum and Deer Valley, go West on Deer Valley to 40th St. North on 40th to Cashman. West on Cashman to 39th Pl. South on 39th to Parkside LN. West on Parkside to second house from end on left.

Public Remarks: This beautiful one story home with basement is your new dream home! Fabulous upgrades in the highly desired location within the Aviano community. You'll love the cozy courtyard, stainless steel appliances and double ovens. The back yard is a dream with a covered patio, pool with rock waterfall and north/south exposure. The added perks include 3 car, side by side, garage with built-in cabinets and great storage throughout. This home is located just steps from the community park, elementary school and neighborhood parks and is within walking distance to the community center.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Desert Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Pvt Yrd(s)/Ctryd(s) Features: Vaulted Ceiling(s); 9+ Flat Ceiling; Fire Sprinklers; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Hld; Community Spa Hld; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone; Tile; Wood Windows: Dual Pane; Low-E Accessibility Feat.: Hallways 36in+ Wide; Mltpl Entries/Exits	Kitchen Features: Range/Oven Elec; Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built- in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Not Split Additional Bedroom: Mstr Bdr Walkin Cst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; 220 V Dryer Hookup; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: Y Basement Description: Finished; Full Sep Den/Office Y/N: N Other Rooms: Family Room	Architecture: Contemporary; Santa Barbara/Tuscan Architect: Toll Brothers Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile; Sub Tile Ventilation Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Recirculation Pump; Engy Star Ht Wtr Htr Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intmt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 56 VILLAGE 1 AT AVIANO MCR 064132 AN: 212-38-080 Lot Number: 56 Town-Range-Section: 4N-4E-18 City Bk&Pg: Plat: Taxes/Yr: \$6,479.82/2017 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Other (See Remarks) Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$186 / Semi-Annually	HOA Name: Desert Ridge HOA	HOA Telephone: 480-551-4300
HOA Transfer Fee: \$0		
HOA 2 Y/N: Y / \$183 / Monthly	HOA 2 Name: Aviano Community Ass	HOA 2 Telephone: 480-921-7500
HOA 2 Transfer Fee: \$982		
HOA 3 Y/N: N / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$214
Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
Managed	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N / /	

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227/244

4/14/2018

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Listing Dates		Pricing and Sale Info		Listing Contract Info		
CDOM/ADOM:	94 / 94	Original List Price:	\$819,000	SA: N / BB: Y / % 3 % Var:	N Type: ER	
List Date:	11/05/2017	List Price:	\$819,000	Other Compensation:		
Status Change Date:	03/24/2018	Sold Price:	\$775,999	Special Listing Cond:	N/A	
Under Contract Date:	02/07/2018	Sold Price/SqFt:	\$173.8			
Close of Escrow Date:	03/27/2018	Loan Type:	Conventional			
Off Market Date:	02/07/2018	Loan Years:	30			
		Payment Type:	Fixed			
		Buyr Concess to Sell:	0 \$			
		Sellr Concess to Buy:	8,500 \$			
		Closing Cost Split:	Normal - N			
Private Rmks - DND2: Realtor is related to seller. Listing agent will lock and unlock property. Notify listing agent via text when leaving property. Pets in home include 2 cats and one tortoise is in the backyard. Do not leave back door open when viewing yard as tortoise may try to enter house.						
Semi-Private Remarks: Showing by appointment. Mirror in basement bathroom and 2 wall mounted desks in dining room do not convey.						
Office Remarks:						
Show Instruct - DND2: Spcl Inst/Priv Rmks; Lister Perm Req'd; Notify Lister; Contact via Phone; Contact via Text; Occupied				Lockbox Location:		
Occupant - DND2: Owner				Alarm Code - DND2:		
Ownr/Occ Name - DND2: BRENT A SHUSTER				Gate Code - DND2:		
				Mech-box Code - DND2:		
				Other Code - DND2:		
Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Candice M deSaintAntoine cd595 SA661648000	HomeSmart crl01 LC506032000	602-481-8264	602-230-7600	cdsaint@qwestoffice.net	602-481-8264 480-473-0999	602-889-2155
SA Candice M deSaintAntoine cd595 SA661648000	HomeSmart crl01 LC506032000	602-471-8264	602-230-7600	cdsaint@qwestoffice.net	602-471-8264 480-473-0999	

 Prepared by Sarah
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Agent Report (7)

3613 E ROBIN LN, Phoenix, AZ 85050

\$743,500

	5632908 Residential Single Family - Detached Closed Beds/Baths: 4 / 3.5 Bedrooms Plus: 6 Approx SqFt: 4,012 / Appraiser Price/SqFt: \$185.31 Year Built: 2006 Pool: Community Only Encoded Features: 43.5FRDXQ03G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 059 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Explorer Middle School	Approx Lot SqFt: 12,282 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: AVIANO Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Toll Brothers Hun Block: Map Code/Grid: J35 Bldg Number: High School Dist #: 059 - Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: Tatum/Deer Valley **Directions:** West on Deer Valley, North on Aviano Way, West on Rough Rider Rd, South on 36th St, East (left) on Robin Lane.

Public Remarks: Location, Location, Location. Located in Aviano, a highly desired Toll Brothers neighborhood in North Phoenix, with easy access to Hwy 51, 101, and Desert Ridge for dining and shopping. Home has 4 bedrooms, 3.5 baths, spacious office and game room/den. There is an attached 1 bedroom and bath casita with exterior entry only. Exterior finishes include Stacked Stone facing, pavers on rear patio with built in Fireplace and Wolf BBQ. Interior has Travertine flooring in all the right places, new wood (2015) look tile in Master bedroom and Master Bath. Jetted Spa tub and and travertine shower. Kitchen has Stainless Steel appliances, granite counter tops, Alder Cabinetry and Built in cabinetry in Family Room. Home has 12 ft ceilings and a leak detection system on all plumbing fixtures.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Corner Lot; North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wring Sys Front; Yrd Wring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Separate Guest House; Covered Patio(s); Pvt Yrd(s)/Ctryrd(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Workout Facility Flooring: Carpet; Stone; Tile Windows: Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room; Guest Qtrs-Sep Entrn Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2010; Bath(s) Partial/Full: Partial	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration; Programmable Thnstat Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 820 VILLAGE 11 AT AVIANO MCR 074519 AN: 212-38-804 Lot Number: 820 Town-Range-Section: 4N-3E-13 Cty Bk&Pg: Plat: Taxes/Yr: \$6,328/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discr Avail; Agency Discr Req Auction: No Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$183 / Monthly HOA Transfer Fee: \$0	HOA Name: CCMC HOA Telephone: 480-538-2800
HOA 2 Y/N: Y / \$186 / Semi-Annually HOA 2 Transfer Fee: \$0	HOA 2 Name: First Service Reside HOA 2 Telephone: 480-551-4300
HOA 3 Y/N: N / /	

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Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$214
Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrVbGt;	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 600 \$
Clubhouse/Rec Center; Prof Managed	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 20 / 20	Original List Price: \$749,500	SA: N / BB: Y / % 3 % Var: N Type: ER
List Date: 07/13/2017	List Price: \$749,500	Other Compensation:
Status Change Date: 09/08/2017	Sold Price: \$743,500	Special Listing Cond: N/A
Under Contract Date: 07/19/2017	Sold Price/SqFt: \$185.32	
Close of Escrow Date: 09/07/2017	Loan Type: Conventional	
Off Market Date: 09/02/2017	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Private Rmks - DND2:	
Semi-Private Remarks:	
Office Remarks:	
Show Instruct - DND2: Alarm Activated; Use ShowingTime; Lister Perm Req; Notify Lister; Contact via Phone; Contact via Text; Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox	Lockbox Location:
Occupant - DND2: Owner	Alarm Code - DND2:
Owner/Occ Name - DND2: Client of HomeSmart	Gate Code - DND2:
Owner/Occ Phn - DND2: 480-703-8511	Mech-box Code - DND2:
	Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Ron Zuber rz007 BR117521000	HomeSmart crl01 LC506032000	480-703-8511	602-230-7600	ronaldzuber@gmail.com	480-703-8511 480-703-8511	602-749-5836
SA	Veronica Miller vm100 SA571889000	Realty ONE Group reog14 CO578024014	480-236-7061	480-285-0000	veronicamiller1989@gmail.com	480-236-7061	

 Prepared by Sarah
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Agent Report (84)

21215 N 38TH PL, Phoenix, AZ 85050

\$635,000

	5571623 Residential Single Family - Detached Closed Beds/Baths: 5 / 4.5 Bedrooms Plus: 7 Approx SqFt: 4,055 / Appraiser Price/SqFt: \$156.59 Year Built: 2008 Pool: Community Only Encoded Features: 54.5FRDXQ03G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Fireside Elementary School Jr. High School: Explorer Middle School	Approx Lot SqFt: 6,600 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Fireside Tax Municipality: Phoenix Marketing Name: Fireside at Desert Ridge Planned Cmty Name: Desert Ridge Model: CHATTANOOGA B Builder Name: Pulte Hun Block: 21215 N Map Code/Grid: K38 Bldg Number: High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: Deer Valley and 40th Street **Directions:** From Deer Valley, south on 40th Street, west (right) on Ringtail, south (left) and follow Ringtail around to 38th Place. Left on 38th Place to home on left.

Public Remarks: Nestled in the highly desirable Desert Ridge neighborhood of Fireside, this floor plan offers 5 bedrooms, including guest bed/bath with a separate entrance, and 4.5 baths. This home is both intimate and spacious! Gourmet kitchen with high end appliances, opens to large family room and private outdoor patio with wonderful play area, including an incredible splash pad which is ideal for younger children! Downstairs bedroom and bath are ideal for guests, but also make a perfect office. Beautiful formal living and dining, as well as large loft provide lots of living space. Luxurious master suite includes a large sitting room/office, and a private balcony.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener; Extned Lngth Garage; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Gas Fireplace; Exterior Fireplace Landscaping: Desert Front; Synthetic Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Pvt Yrd(s)/Ctryd(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split; Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Loft; Guest Qtrs-Sep Entrn; Separate Workshop	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 179 DESERT RIDGE SUPERBLOCK 11 PARCEL 3 MCR 086201 AN: 212-39-898 Lot Number: 179 Town-Range-Section: 4N-4E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$5,004/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$110 / Monthly HOA Transfer Fee: \$400	HOA Name: Fireside HOA Telephone: 602-906-4940
HOA 2 Y/N: Y / \$186 / Semi-Annually HOA 2 Transfer Fee: \$400	HOA 2 Name: Desert Ridge HOA 2 Telephone: 480-551-4300
HOA 3 Y/N: N / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 / Ttl Mthly Fee Equiv: \$141 Cap Imprv/Impact Fee: \$ 620 \$ Cap Imprv/Impmt Fee 2: \$0 \$

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?591>

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4/14/2018

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Listing Dates		Pricing and Sale Info		Listing Contract Info		
CDOM/ADOM:	170 / 170	Original List Price:	\$740,000	SA: N / BB: Y / % 3 % Var: N Type: ER		
List Date:	03/08/2017	List Price:	\$650,000	Other Compensation:		
Status Change Date:	09/30/2017	Sold Price:	\$635,000	Special Listing Cond: Relo/Corp Apvt Req'd		
Under Contract Date:	08/25/2017	Sold Price/SqFt:	\$158.8			
Close of Escrow Date:	09/29/2017	Loan Type:	Conventional			
Off Market Date:	08/25/2017	Loan Years:	30			
		Payment Type:	Fixed			
		Buyr Concess to Sell:	0 %			
		Sellr Concess to Buy:	0 %			
		Closing Cost Split:	Normal - N			
Private Rmks - DND2: Please contact listing agent before submitting an offer as additional disclosures are required (see documents tab). Please use Linda Francis with Stewart Title, 2930 E Camelback Road, Suite 210, 480-557-4564. Code for storage room off courtyard is 2532.						
Semi-Private Remarks: Seller has never used fountain in backyard and has no knowledge of working order. Play set in backyard conveys with home.						
Office Remarks:						
Show Instruct - DND2: Notify Lister; Vacant; Lkbox - ARMLS; ByrBrkr - Use Lkbox Occupant - DND2: Vacant Ownr/Occ Name - DND2: Clients of RLSIR				Lockbox Location: Left side of home Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:		
Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Mary Jane Fridley mh469 SA559915000	Russ Lyon Sotheby's International Realty lyon25 LC646682006	480-239-6708	480-585-7070	maryjane.fridley@russlyon.com	480-239-6708	480-634-6760
SA Paul E Schneider ps291 BR535962000	RMA-Mountain Properties rmap02 CO112473005	928-899-1008	928-775-8888	pau4prescott@gmail.com	928-899-1008	928-441-9331

 Prepared by Sarah
 Campbell

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Agent Report (6)

22320 N 36TH WAY, Phoenix, AZ 85050

\$715,000

	5572860 Residential Single Family - Detached Closed Beds/Baths: 4 / 3.5 Bedrooms Plus: 6 Approx SqFt: 3,841 / Appraiser Price/SqFt: \$186.15 Year Built: 2006 Pool: Both Private & Community Encoded Features: 43.5FRDXPO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Explorer Middle School	Approx Lot SqFt: 9,214 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: AVIANO Tax Municipality: Maricopa - COUNTY Marketing Name: Aviano Planned Cmty Name: Village At Aviano Model: Savino Builder Name: Toll Brothers Hun Block: Map Code/Grid: J35 Bldg Number: High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: Tatum and Deer Valley **Directions:** From Tatum: West on Deer Valley, North on Aviano Way, West on Rough Rider Rd, South on 37th Way, West on Maffeo Rd, South on 36th Way to house on Right.

Public Remarks: It's not every day the most popular Toll Brothers floor plan comes on the market in North Phoenix's most coveted neighborhood, Aviano. This Savino model boasts a spacious kitchen with large granite island, 5 burner gas stove top, double ovens, walk-in pantry and 42" stacked cabinets. The large master bedroom has a fireside reading area in addition to its own office/niche with walk-out to the back yard. Separate master walk-in closets, separate sinks, independent shower and jet tub make up the large master bath. Entertain in the back yard desert oasis which includes pebble tech pool, built in BBQ island/bar, outdoor living room and fire pit. After entertaining poolside, treat yourself and guests with a fireside night cap in the center open-air courtyard.

Master Bedroom 26 24	Bedroom 2 12 12	Bedroom 3 12 12	Bedroom 4 14 12	Living Room 14 20
Bonus/Game Room 18 10	Family Room 21 18	Kitchen 30 18	Dining Room 14 20	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 3+ Fireplace; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace; Firepit Property Description: Borders Common Area Landscaping: Gravel/Stone Front; Grass Back; Synthetic Grass Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Intercom; No Interior Steps; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Hld; Community Spa; Community Spa Hld; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposat; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshn/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room	Architecture: Contemporary Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exst Tele Lines; Cable TV Avail; HighSpd Intmnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 698 VILLAGE 10 AT AVIANO MCR 074521 AN: 212-42-113 Lot Number: 698 Town-Range-Section: 4N-3E-13 Cty Bk&Pg: Plat: Taxes/Yr: \$6,168/2016 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$183 / Monthly	HOA Name: Aviano	HOA Telephone: 480-538-2800
HOA Transfer Fee: \$0	HOA Prop Man Co Name: CCMC	HOA Prop Man Co Tele: 866-244-2262
HOA 2 Y/N: Y / \$186 / Semi-Annually	HOA 2 Name: Desert Ridge	HOA 2 Telephone: 480-551-4300
HOA2 Transfer Fee: \$0	HOA2 Prp Man Co Name: First Service Reside	HOA2 Prp Man Co Tele: 480-551-4300
HOA 3 Y/N: N / /		

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?795>

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4/14/2018

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Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed		Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$214 Cap Imprv/Impact Fee: \$ 600 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 113 / 113 List Date: 03/09/2017 Status Change Date: 06/30/2017 Under Contract Date: 05/04/2017 Close of Escrow Date: 06/30/2017 Off Market Date: 06/30/2017	Original List Price: \$739,000 List Price: \$739,000 Sold Price: \$715,000 Sold Price/SqFt: \$186.15 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: Easy to show with 1 hour notice. Please call for showings. Seller has established a relationship with Toni Romano @ Security Title 408-448-7079 toni.romano@securitytitle.com, and is asking buyer to consider Security Title.

Semi-Private Remarks: Listing agent is related to the seller.

Office Remarks:

Show Instruct - DND2: Lister Perm Req'd; Notify Lister; Contact via Phone; Occupied; Lkbox - ARMLS Occupant - DND2: Owner Ownr/Occ Name - DND2: Client of HomeSmart	Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:
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Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Dave Pries dp338 SA624429000	HomeSmart crl18 LC506032019	602-481-8414	602-230-7600	DPries@hotmail.com	602-481-8414	602-230-7666
SA Jill I Gerber jg018 SA029569000	Coldwell Banker Residential Brokerage cbrb10 LC627335003	623-344-4000	623-344-4000	gerbersgossip@earthlink.net	602-697-8038 602-995-4159	602-843-7095

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4/14/2018

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Agent Report (94)

3675 E LOUISE DR, Phoenix, AZ 85050

\$690,000

	5569089 Residential Single Family - Detached Closed Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 3,583 / Appraiser Price/SqFt: \$187.35 Year Built: 2008 Pool: Both Private & Community Encoded Features: 53.5RDXPO3G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Approx Lot SqFt: 10,441 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: VILLAGE 10 AT AVIANO Tax Municipality: Phoenix Marketing Name: Aviano Planned Cmty Name: Aviano Model: Builder Name: Toll Brothers Hun Block: Map Code/Grid: J36 Bldg Number: Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Explorer Middle School High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: 36th Run and Deer Valley **Directions:** 101 to Tatum, North on Tatum to Deer Valley, West on Deer Valley to 36th Run, North on 36th Run to Louise, East on Louise, House on Right

Public Remarks: Highly desired expanded San Mateo floor plan in the coveted neighborhood of Aviano situated directly across from the 2nd largest park in Aviano! Enter through the large courtyard to this beautifully updated one story, 5 bedroom, 3 1/2 bath home with a large bonus room! This home boasts a neutral color palette with gorgeous provenza hand scraped engineered hardwood floors, upgraded baseboards, stunning 24 inch tile as well as granite throughout. The backyard is an oasis with private pebble tec pool, built in seating and BBQ. Make sure to check out the clubhouse featuring a fitness center, tennis courts and large pool with beach entry and lap swimming when you visit! Close to the 101, 51, and shopping and eating at Desert Ridge Marketplace! This home is a must see!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 4 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Grass Back; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Ctryd(s); Built-in BBQ Features: Central Vacuum; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Hid; Community Spa Hid; Workout Facility Flooring: Carpet; Tile; Wood Windows: Dual Pane	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Cist Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Bonus/Game Room Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Partial	Architecture: Ranch Const - Finish: Stucco Construction: Block Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: Sat Dish TV Ownd; HighSpd Intmt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 589 VILLAGE 10 AT AVIANO MCR 074521 AN: 212-42-004 Lot Number: 589 Town-Range-Section: 4N-3E-13 Cty Bk&Pg: Plat: Taxes/Yr: \$5,477/2016 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$183 / Monthly HOA Transfer Fee: \$0	HOA Name: Aviano HOA Prop Man Co Name: CCMC	HOA Telephone: 480-538-2800 HOA Prop Man Co Tele: 866-244-2262
HOA 2 Y/N: Y / \$186 / Semi-Annually HOA 2 Transfer Fee: \$0	HOA 2 Name: Desert Ridge HOA2 Prp Man Co Name: First Service Reside	HOA 2 Telephone: 480-551-4300 HOA2 Prp Man Co Tele: 480-551-4300
HOA 3 Y/N: N / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$214 Cap Imprv/Impact Fee: \$ 600.00 \$ Cap Imprv/Impf Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 29 / 29	Original List Price: \$719,900	SA: N / BB: Y / % 3 % Var: N Type: ER

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187/244

4/14/2018

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List Date:	03/02/2017	List Price:	\$719,900	Other Compensation:	
Status Change Date:	03/31/2017	Sold Price:	\$890,000	Special Listing Cond:	Owner/Agent
Under Contract Date:	03/06/2017	Sold Price/SqFt:	\$187.35		
Close of Escrow Date:	03/31/2017	Loan Type:	Conventional		
Off Market Date:	03/31/2017	Loan Years:	30		
		Payment Type:	Fixed		
		Buyr Concess to Sell:	0 \$		
		Sellr Concess to Buy:	0 \$		
		Closing Cost Split:	Normal - N		

Private Rmks - DND2: To show using showing time or call/text agent 480-766-3118.

Semi-Private Remarks: Square footage noted is the square footage from the appraisal when we purchased the home. The county assessor website does not include "Expanded" floor plan. Buyer to verify all facts important to them. Owner/Agent please disclose in contract.

Office Remarks:

Show Instruct - DND2: Alarm Activated; Use ShowingTime; Spcl Inst/Priv Rmrks; Contact via Email; Contact via Text

Occupant - DND2: Owner

Ownr/Occ Name - DND2: NICHOLAS & HEATHER DYER

Lockbox Location:

Alarm Code - DND2:

Gate Code - DND2:

Mech-box Code - DND2:

Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Heather Dyer hd242 SA651199000	HomeSmart cril01 LC506032000	480-766-3118	602-230-7600	heather.e.dyer@gmail.com	480-766-3118 480-767-3737	602-889-2155
SA	Frank Scarpone fs240 SA577107000	West USA Realty wusa02 CO001154001	480-656-6369	480-948-5554	fscarpone@westusa.com	480-540-8460	+1 602-863-4679

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Agent Report (2)

3712 E ROBIN LN, Phoenix, AZ 85050

\$549,900

	5620464 Residential Single Family - Detached Closed Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 3,413 / County Assessor Price/SqFt: \$161.12 Year Built: 2007 Pool: Community Only Encoded Features: 53.5FRDXQO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Explorer Middle School	Approx Lot SqFt: 6,500 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: AVIANO Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Toll Brothers Hun Block: Map Code/Grid: J36 Bldg Number: High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: Tatum and Deer Valley **Directions:** West on Deer Valley to North on Aviano Way, around the roundabout to West on Rough Rider, Right on 37th Way, Left on Donald Drive and Left on Robin Lane to address.

Public Remarks: Check out the amazing community video in the photo tab. Beautiful semi-custom Toll Brothers home w/casita located in prestigious Aviano on a cul-de-sac. . Upgrades include travertine tile, custom built in entertainment center, upgraded kitchen w/tons of cabinets, granite countertops, gas stove. Fully wired for all entertainment options. Amazing entrance w/courtyard area & gas fire pits. 3 car garage w/additional golf cart parking. Front driveway & back patio area have brick pavers. Entertainment ready backyard w/built in BBQ, grass lawn w/putting green & built in custom seating area w/fire pit. Conveniently located near Desert Ridge shopping & the 10

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Firepit Landscaping: Desert Front; Grass Back; Synthetic Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Separate Guest House; Covered Patio(s); Balcony/Deck(s); Pvt Yrd(s)/Ctryrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Workout Facility Add'l Property Use: None Flooring: Carpet; Stone; Wood Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Engy Star (See Rmks); Inside Laundry Dining Area: Formal; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Bonus/Game Room; Guest Qtrs-Sep Entrm	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intmt Aval; Ntwrk Wng Multi Rms Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 840 VILLAGE 12 AT AVIANO MCR 075209 AN: 212-38-846 Lot Number: 840 Town-Range-Section: 4N-3E-13 Cty Bk&Pg: Plat: Taxes/Yr: \$4,867/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Assum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Agency Discl Req Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$183 / Monthly HOA Transfer Fee: \$0	HOA Name: Aviano HOA Telephone: 866 244-2262
HOA 2 Y/N: Y / \$186 / Semi-Annually HOA 2 Transfer Fee: \$0	HOA 2 Name: Desert Ridge Comm HOA 2 Telephone: 480 551-4300
HOA 3 Y/N: N / /	
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / Ttl Mthly Fee Equiv: \$214 Cap Imprv/Impact Fee: \$ 600 \$ Cap Imprv/Impt Fee 2: \$0 \$
Listing Dates	Pricing and Sale Info
	Listing Contract Info

<https://armls.flexmls.com/cgi-bin/mainmenu.cgi?7795>

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4/14/2018

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CDOM/ADOM: 99 / 99 List Date: 06/15/2017 Status Change Date: 10/18/2017 Under Contract Date: 09/08/2017 Close of Escrow Date: 10/18/2017 Off Market Date: 09/22/2017	Original List Price: \$585,000 List Price: \$549,900 Sold Price: \$549,900 Sold Price/SqFt: \$161.12 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 11,000 \$ Closing Cost Split: Seller Assist - A	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: Relo/Corp Aprvl Reqd
Private Rmks - DND2: All offers must be submitted on the Weichert Contract of Sale. Offer must include a valid financial pre-qualification or verification of funds letter, a copy of the Buyers' earnest money check, and a signed copy of the Inspection Release. Buyer must initial all pages of all inspections.		
Semi-Private Remarks: The outdoor fabric in the front courtyard do not convey.		
Office Remarks:		
Show Instruct - DND2: Use ShowingTime; Occupied; Lkbox - ARMLS Occupant - DND2: Owner Ownr/Occ Name - DND2: Owner Withheld		Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Colleen Olson co064 SA550841000	Arizona Best Real Estate best03 CO001467000	602 989-8641	480-948-4711	colson@arizonabest.com	602 989-8641	480 483-7439
SA	Doug Ingersoll di022 SA543972000	Realty Executives reax40 LC000179012	480-330-0735	480-585-0101	Doug@dougingersoll.com		

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 Campbell

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Agent Report (79)

3837 E Patrick LN, Phoenix, AZ 85050

\$620,000

	5596294	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 3.5 Bedrooms Plus: 5 Approx SqFt: 3,511 / Builder Price/SqFt: \$176.58 Year Built: 2006 Pool: Community Only Encoded Features: 43.5RDXSO3G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 7,321 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: AVIANO at Desert Ridge Tax Municipality: Phoenix Marketing Name: Aviano at Desert Ridge Planned Cmty Name: Aviano at Desert Ridge Model: Blanca Expanded Builder Name: Toll Brothers Hun Block: Map Code/Grid: J37 Bldg Number:	
	Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Explorer Middle School		High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School	

Cross Streets: Tatum & Pinnacle Peak **Directions:** West on Pinnacle Peak to Cashman, left on Cashman, then right on Freemont. Left again on Nocona, then right on 38th Pl. Left on Patrick Ln to home on right.

Public Remarks: NEW PRICE! perfect opportunity in coveted Aviano at Desert Ridge! Expanded Blanca floor plan (see documents tab) includes first floor formal living & dining, beautifully appointed kitchen with lux finishes open to family room with Cantera fireplace, den/study with custom built-ins, & half bath. Inviting tumbled travertine floors & a warm neutral palette surround the charming center courtyard with stone fireplace for a relaxing evening. The second floor provides expansive master retreat with soaking tub & walk-in shower, plus 3 spacious bedrooms & 2 baths. Outside, enjoy your private back yard with turf & large paver patio areas, built in BBQ island, above-ground spa, custom stone water feature & fire pit. All of this just a walk from Aviano's fantastic neighborhood amenities. Welcome Home.

Master Bedroom 17'4" 16'	Bedroom 2 14' 13'6"	Bedroom 3 14'3" 12'2"	Bedroom 4 14'4" 11'8"	Living Room 18'4" 12'4"
Den 15'4" 12'6"	Family Room 23'4" 21'	Kitchen 16'6" 11'	Dining Room 15'8" 14'8"	Breakfast Room 8' 8'

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets: Dir Entry frm Garage; Electric Door Opener; Tandem Garage Pool - Private: No Pool Spa: Above Ground Spa; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace; Firepit Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Stone Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intrnt Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 533 VILLAGE 7 AT AVIANO MCR 068309 AN: 212-38-649 Lot Number: 533 Town-Range-Section: 4N-4E-18 Cty Bk&Pg: Plat: Taxes/Yr: \$5,096/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$183 / Monthly	HOA Name: Aviano	HOA Telephone: 480-921-7500
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157/244

4/14/2018

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HOA Transfer Fee: \$0		HOA 2 Name: Desert Ridge		HOA 2 Telephone: 480-551-4300			
HOA 2 Y/N: Y / \$186 / Semi-Annually		HOA2 Prp Man Co Name: First Service Res					
HOA 2 Transfer Fee: \$0							
HOA 3 Y/N: N / /							
Association Fee Incl: Common Area Maint		Rec Center Fee Y/N: N / /		Ttl Mthly Fee Equiv: \$214			
Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrVbT; Rental OK		Rec Center Fee 2 Y/N: N / /		Cap Imprv/Impact Fee: \$ 600 \$			
(See Rmrks); Prof Managed		Land Lease Fee Y/N: N / /		Cap Imprv/Impt Fee 2:\$0 \$			
PAD Fee Y/N: N / /							
Listing Dates		Pricing and Sale Info		Listing Contract Info			
CDOM/ADOM: 158 / 168		Original List Price: \$689,000		SA: N / BB: Y / % 3 % Var: N Type: ER			
List Date: 04/26/2017		List Price: \$629,000		Other Compensation:			
Status Change Date: 10/26/2017		Sold Price: \$620,000		Special Listing Cond: Relo/Corp Aprvl Reqd			
Under Contract Date: 09/05/2017		Sold Price/SqFt: \$176.59					
Close of Escrow Date: 10/25/2017		Loan Type: Conventional					
Off Market Date: 10/01/2017		Loan Years: 30					
		Payment Type: Fixed					
		Buyr Concess to Sell: 0 %					
		Sellr Concess to Buy: 0 %					
		Closing Cost Split: Normal - N					
Private Rmrks - DND2: Please contact lister for special instructions prior to submitting a contract. Thank you for showing!							
Semi-Private Remarks:							
Office Remarks:							
Show Instruct - DND2: Use ShowingTime; Spcl Inst/Priv Rmrks; Lister Perm Req; Co-List Perm Req;				Lockbox Location:			
Contact via Phone; Contact via Text; Occupied				Alarm Code - DND2:			
Occupant - DND2: Owner				Gate Code - DND2:			
Ownr/Occ Name - DND2: Clients of RLSIR				Mech-box Code - DND2:			
Other Code - DND2:							
	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Sally Cashman sc584 SA632227000	Russ Lyon Sotheby's International Realty lyon25 LC646682006	602-339-2680	480-585-7070	sally.cashman@russlyon.com		480-794-1935
CLA	Karen Nychay kn099 BR645090000		630-826-0134	480-585-7070	karen.nychay@russlyon.com	630-826-0134	
SA	Brenda Bowlin bb440 BR559573000	Redfin Corporation fire001 CO635107000	602-769-6284	602-483-4919	brendakbowlin@gmail.com	602-769-6284	

 Prepared by Sarah
 Campbell

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Agent Report (4)

3530 E ROBIN LN, Phoenix, AZ 85050
\$616,500

	5641570 Residential Single Family - Detached Closed Beds/Baths: 4 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,856 / County Assessor Price/SqFt: \$215.86 Year Built: 2008 Pool: Both Private & Community Encoded Features: 43.5FRDXPQ2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Explorer Middle School	Approx Lot SqFt: 11,572 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: AVIANO Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Toll Brothers Hun Block: Map Code/Grid: J35 Bldg Number: High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: Deer Valley Road & Tatum Boulevard **Directions:** West to Aviano Way. North to roundabout. West to Rough Rider Road. Continue west to 36th Street. South to Robin Lane. West to home in cul-de-sac.

Public Remarks: AVIANO AMBIANCE. A premier location and designer details throughout truly set this elegant home apart. Wonderfully situated in a quiet cul-de-sac and nestled adjacent to a gorgeous greenbelt, there's no neighbor to one side! A gated courtyard invites you in to discover natural stone flooring, 12' ceilings, graceful arches, stylish lighting and dual-pane windows. A marvelous culinary space, the eat-in island kitchen is dressed in gleaming granite and stainless appliances. The generous plan features a light-and-bright living room, cozy family room, formal dining room and sunlit breakfast room. Master suite and bonus private-entry suite. The backyard oasis has mountain views, a sparkling pool, lush landscape, paver patios, a fire pit and a built-in BBQ. Spectacular Aviano community amenities.

Master Bedroom 20 14	Bedroom 2 13 12	Bedroom 3 12 12	Bedroom 4 14 11	Living Room 19 15
	Family Room 15 14	Kitchen 22 13	Dining Room 11 9	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm: Gas Fireplace; Firepit Property Description: Cul-De-Sac Lot: Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back: Yrd Wtrng Sys Front; Yrd Wtrng Sys Back: Auto Timer H2O Front: Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s): Pvt Yrd(s)/Ctryrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Wet Bar(s): Water Softener Owned Community Features: Biking/Walking Path: Children's Playgrnd: Clubhouse/Rec Room; Comm Tennis Court(s): Community Media Room: Community Pool; Community Pool Htd: Community Spa: Community Spa Htd; Workout Facility Windows: Sunscreen(s); Dual Pane	Kitchen Features: Cook Top Elec; Dishwasher; Built-in Microwave; Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Metr Bdr Walkin Cst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Guest Qtrs-Sep Entrm	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intmt Avail Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 827 VILLAGE 11 AT AVIANO MCR 074519 AN: 212-39-811 Lot Number: 827 Town-Range-Section: 4N-3E-13 Cty Bk&Pg: Plat: Taxes/Yr: \$4,842/2016 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$183 / Monthly	HOA Name: Aviano	HOA Telephone: 480-538-2800
HOA Transfer Fee: \$0	HOA Prop Man Co Name: CCMC	
HOA 2 Y/N: Y / \$15.5 / Monthly	HOA 2 Name: Desert Ridge	HOA 2 Telephone: 480-551-4300
HOA 2 Transfer Fee: \$0	HOA2 Prp Man Co Name: First Service Res	
HOA 3 Y/N: N / /		

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Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbBt; Prof Managed		Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //		Ttl Mthly Fee Equiv: \$198.5 Cap Imprv/Impact Fee: \$ 600 \$ Cap Impv/Impt Fee 2:\$0 \$	
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 56 / 56 List Date: 08/03/2017 Status Change Date: 09/28/2017 Under Contract Date: 09/31/2017 Close of Escrow Date: 09/28/2017 Off Market Date: 09/28/2017	Original List Price: \$845,000 List Price: \$635,000 Sold Price: \$616,500 Sold Price/SqFt: \$215.86 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 3 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

Private Rmks - DND2: IGNORE DAYS ON MARKET, CURRENT PRICE SINCE 8/23/17. Please call Those Callaways at 480-596-5751 to schedule showings.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Notify Lister; Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox
 Occupant - DND2: Owner
 Owner/Occ Name - DND2: Clients of Those Callaways
 Owner/Occ Phn - DND2: 480-596-5751

Lockbox Location:
 Alarm Code - DND2:
 Gate Code - DND2:
 Mech-box Code - DND2:
 Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	JoAnn Callaway jc181 SA116490000	Those Callaways cala01 LC641324000	480-596-5751	480-596-5751	contracts@thosecallaways.com	480-596-5751 480-596-5751	480-483-2947
SA	Douglas Young dy038	TCT Real Estate casc01 CO645141000		623-738-1477			

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Agent Report (73)

3667 E LOUISE DR, Phoenix, AZ 85050
\$604,000

	5669145	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,841 / County Assessor Price/SqFt: \$212.6 Year Built: 2008 Pool: Both Private & Community Encoded Features: 33.5FRDXPO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 7,870 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: AVIANO Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Toll Brothers Hun Block: Map Code/Grid: J35 Bldg Number:	
	Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Explorer Middle School		High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School	

Cross Streets: Deer Valley Road & Tatum Boulevard **Directions:** West to 36th Run. North to home on left.

Public Remarks: EFFORTLESS ELEGANCE. This Aviano beauty, nestled on a corner lot, is stunning with all en-suite bedrooms, tremendous Travertine, low-E dual-pane windows, soaring 12' ceilings, arched passageways and stately columns. A refined country-chic kitchen, the generous culinary space features honey-hued slab granite, custom hardwood cabinets, walk-in pantry and stainless appliances. A wall of sliding glass exits showcases the colorful alfresco amenities in the grand family room, perfect for entertaining with surround sound and a cozy fireplace. Built-in workstation in the den. Sitting-room master has a private exit and jetted tub. A true oasis, the back yard is reminiscent of a luxurious resort with a 45'x12' heated pool, covered & open-air patios and a built-in BBQ. Spectacular Aviano amenities.

Master Bedroom	19 14	Bedroom 2	12 11	Bedroom 3	12 12	Dining Room	14 10
Den	14 10	Family Room	17 14	Kitchen	26 12		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Workout Facility Windows: Dual Pane; Low-E	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Cist; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in FR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Pool Yr Updated: 2012; Pool Partial/Full: Full	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srmd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 765 VILLAGE 10 AT AVIANO MCR 074521 AN: 212-42-180 Lot Number: 765 Town-Range-Section: 4N-3E-13 Cty Bk&Pg: Plat: Taxes/Yr: \$4,883/2016 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Assum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$183 / Monthly	HOA Name: Aviano	HOA Telephone: 480-921-7500
HOA Transfer Fee: \$0	HOA Prop Man Co Name: CCMC	
HOA 2 Y/N: Y / \$31 / Monthly	HOA 2 Name: Desert Ridge	HOA 2 Telephone: 480-551-4300
HOA 2 Transfer Fee: \$0	HOA2 Prp Man Co Name: First Service Res	
HOA 3 Y/N: N / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$214
	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 600 \$

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Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbBt; Prof Managed		Land Lease Fee Y/N: N / /		Cap Impv/Impt Fee 2:\$0 \$		
PAD Fee Y/N: N / /						
Listing Dates		Pricing and Sale Info		Listing Contract Info		
CDOM/ADOM: 159 / 88		Original List Price: \$625,000		SA: N / BB: Y / % 3 % Var: N Type: ER		
List Date: 10/04/2017		List Price: \$615,000		Other Compensation:		
Status Change Date: 12/11/2017		Sold Price: \$604,000		Special Listing Cond: N/A		
Under Contract Date: 10/26/2017		Sold Price/SqFt: \$212.6				
Close of Escrow Date: 12/08/2017		Loan Type: Conventional				
Off Market Date: 12/11/2017		Loan Years: 30				
		Payment Type: Fixed				
		Buyr Concess to Sell: 0 \$				
		Sellr Concess to Buy: 0 \$				
		Closing Cost Split: Normal - N				
Private Rmrks - DND2: Please call Those Callways at 480-596-5751 to schedule showings.						
Semi-Private Remarks:						
Office Remarks:						
Show Instruct - DND2: Notify Lister; Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox				Lockbox Location:		
Occupant - DND2: Owner				Alarm Code - DND2:		
Ownr/Occ Name - DND2: Clients of Those Callways				Gate Code - DND2:		
Owner/Occ Phn - DND2: 480-596-5751				Mech-box Code - DND2:		
Other Code - DND2:						
Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA JoAnn Callaway jc181 SA116490000	Those Callways call01 LC641324000	480-596-5751	480-596-5751	contracts@thosecallways.com	480-596-5751 480-596-5751	480-483-2947
SA Lori Bain lb329 BR539227000	RE/MAX Excalibur reex02 CO002532002	480-737-7222	480-355-3500	lori@loribainhomes.com	480-737-7222	

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Agent Report (3)

3538 E ROBIN LN, Phoenix, AZ 85050

\$555,000

	5513929 Residential Single Family - Detached Closed Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,790 / County Assessor Price/SqFt: \$198.92 Year Built: 2006 Pool: Community Only Encoded Features: 33.5RDXO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Explorer Middle School	Approx Lot SqFt: 7,642 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: VILLAGE 11 AT AVIANO Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Aviano Model: Solaria Builder Name: Toll Brothers Hun Block: Map Code/Grid: J35 Bldg Number: High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: 40th Street & Deer Valley **Directions:** North on 40th Street, West (left) on Rough Rider, South (left) on 36th Street, West (right) on Robin to property on Right

Public Remarks: Immaculate, highly upgraded & extremely popular Solaria model in Aviano community of Desert Ridge, shows like a new home. 3 bed and 3.5 Baths. Carpet recently replaced in all bedrooms. Beautiful kitchen with built in GE Profile fridge, stainless steel appliances, wine fridge, double ovens & electric cooktop. Separate formal dining room plus great den with built in shelves and closet for storage. Master features his & hers closets, spa tub & huge walk in shower with tile surround. Plantation shutters throughout & soft water system. Adjacent to a small park with play ground. Enjoy all the amenities of Aviano including clubhouse, fitness center, tennis & basketball courts, family pool and lap pool. Easy access to new black mountain 101 interchange & great schools. Priced below recent

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm: Gas Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wring Sys Front; Yrd Wring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Near Bus Stop; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane; Low-E	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Floor Yr Updated: 2016; Floor Partial/Full: Partial; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intmt Aval; Ntwrk Wng Multi Rms Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): VILLAGE 11 AT AVIANO MCR 745-19 AN: 212-38-813 Lot Number: 829 Town-Range-Section: 4N-3E-13 Cty Bk&Pg: Piat: Taxes/Yr: \$4,833/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$183 / Monthly HOA Transfer Fee: \$0	HOA Name: Aviano HOA Prop Man Co Name: CCMC	HOA Telephone: 480-921-7500 HOA Prop Man Co Tele: 480-921-7500
HOA 2 Y/N: Y / \$186 / Semi-Annually HOA 2 Transfer Fee: \$0	HOA 2 Name: Desert Ridge HOA2 Prp Man Co Name: First Service	HOA 2 Telephone: 480-551-4300 HOA2 Prp Man Co Tele: 480-551-4300
HOA 3 Y/N: N / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVslbe TrkTrlrVbT; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed		Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / Ttl Mthly Fee Equiv: \$214 Cap Imprv/Impact Fee: \$ 600 \$ Cap Imprv/Imp Fee 2:\$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info

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CDOM/ADOM:	93 / 93	Original List Price:	\$574,000	SA: N / BB: Y / % 3 % Var: N Type: ER
List Date:	10/20/2016	List Price:	\$569,000	Other Compensation:
Status Change Date:	01/21/2017	Sold Price:	\$555,000	Special Listing Cond: N/A
Under Contract Date:	12/18/2016	Sold Price/SqFt:	\$188.92	
Close of Escrow Date:	01/20/2017	Loan Type:	Conventional	
Off Market Date:	01/21/2017	Loan Years:	30	
		Payment Type:	Fixed	
		Buyr Concess to Sell:	0 \$	
		Sellr Concess to Buy:	0 \$	
		Closing Cost Split:	Normal - N	

Private Rmks - DND2: Vacant on ARMLS lockbox.

Semi-Private Remarks:

Office Remarks:

 Show Instruct - DND2: Contact via Email; Contact via Phone; Contact via Text; Vacant; Lkbox - ARMLS;
 ByrBrkr - Use Lkbox
 Occupant - DND2: Vacant
 Owner/Occ Name - DND2: BARRY & CYNTHIA DONAHER

 Lockbox Location: Front Door
 Alarm Code - DND2:
 Gate Code - DND2:
 Mech-box Code - DND2:
 Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Kimberly K Anderson ka039	West USA Realty wusa85 CO001154024	480-201-4185	602-942-1410		480-201-4185	
SA	Jim Lewallen jl273 SA536834000	Capri Realty crsr01 LC584731000	602-510-0808	602-206-4258	jlm@thelewallengroup.com	602-510-0808 602-510-0808	

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Agent Report (45)

3926 E ROCKINGHAM RD, Phoenix, AZ 85050

\$514,000

	5531605 Residential Single Family - Detached Closed Beds/Baths: 4 / 2 Bedrooms Plus: 5 Approx SqFt: 2,556 / County Assessor Price/SqFt: \$200.93 Year Built: 2009 Pool: Community Only Encoded Features: 42FRDQ2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Fireside Elementary School Jr. High School: Explorer Middle School	Approx Lot SqFt: 6,600 / County Assessor Apex Lot Size Range: 1 - 7,500 Subdivision: DESERT RIDGE SUPERBLOCK 11 PARCEL 3 Tax Municipality: Phoenix Marketing Name: Fireside Planned Cmty Name: Fireside at Desert Ridge Model: Juniper Builder Name: Del Webb Hun Block: Map Code/Grid: K36 Bldg Number: High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: Deer Valley and 40th St Directions: South on 40th St. Right on Ringtail Way. Right on 39th Way. Left on Rockingham Road.

Public Remarks: Gorgeous, upgraded, and immaculately maintained single-level with open-concept layout (the popular Juniper model). Tile and wood flooring throughout, except in the 4 bedrooms. Staggered, 42 inch, toffee stained maple cabinets with crown, granite counters in kitchen and master bath, gas stove top, plantation shutters, flush-mounted surround sound speakers, epoxy floor and cabinets in garage (plus extended length). Backyard is a serene escape with grass, pavers, built-in BBQ, and a large shade tree. Home comes equipped with a smart home security system (AT&T Digital Life) that has 4 cameras and remote mobile access to lights, thermostat, and multiple outlets. Exterior was painted in April 2016. No attention to detail has been missed!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets: Electric Door Opener; Extdnd Lngth Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Near Bus Stop; Workout Facility Flooring: Carpet; Tile; Wood Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrn; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 4/16; Floor Partial/Full: Partial	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intmt Avail; Security Sys Owned; Smart Home System Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 134 DESERT RIDGE SUPERBLOCK 11 PARCEL 3 AN: 212-39-853 Lot Number: 134 Town-Range-Section: 4N-4E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$3,700/2106 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$110 / Monthly HOA Transfer Fee: \$400	HOA Name: Fireside HOA Telephone: 602-906-4940
HOA 2 Y/N: Y / \$186 / Semi-Annually HOA 2 Transfer Fee: \$400	HOA 2 Name: Desert Ridge HOA 2 Telephone: 480-551-4300
HOA 3 Y/N: N / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrRvBt; Rental OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
Ttl Mthly Fee Equiv: \$141 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impf Fee 2: \$0 \$ Com Facilities Distr: N	

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CDOM/ADOM:	39 / 40	Original List Price:	\$520,000	SA: N / BB: Y / % 3 % Var: Y Type: ER
List Date:	12/01/2016	List Price:	\$520,000	Other Compensation:
Status Change Date:	03/16/2017	Sold Price:	\$514,000	Special Listing Cond: N/A
Under Contract Date:	01/09/2017	Sold Price/SqFt:	\$200.94	
Close of Escrow Date:	03/15/2017	Loan Type:	Conventional	
Off Market Date:	01/10/2017	Loan Years:	30	
		Payment Type:	Fixed	
		Buyr Concess to Sell:	0 \$	
		Sellr Concess to Buy:	5,000 \$	
		Closing Cost Split:	Seller Assist - A	

Private Rmks - DND2: Use Showing Time to schedule or call or text Listing Agent. Home is occupied and there are two cats, so you need permission to show.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Use ShowingTime; Spcl Inst/Priv Rmks; Lister Perm Req; Contact via Phone;
 Contact via Text; Occupied; Lkbox - ARMLS
Occupant - DND2: Owner
Ownr/Occ Name - DND2: Client of ROG

Lockbox Location:
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Elizabeth Newlin en035 SA559352000	Realty ONE Group reog02 CO578024006	480-861-5425	480-321-8100	homes@elizabethnewlin.com	480-861-5425	
SA	Holly Henbest hh084 SA574028000	Realty ONE Group reog14 CO578024014	480-266-8785	480-285-0000	Holly@Henbest.com	480-266-8785 480-266-8785	480-452-0334

Prepared by Sarah
Campbell

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Agent Report (1)

3525 E ROBIN LN, Phoenix, AZ 85050

\$545,000

 2017 ARMLS	5673563 Residential Single Family - Detached Closed Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,417 / County Assessor Price/SqFt: \$225.49 Year Built: 2007 Pool: Community Only Encoded Features: 32.5RDX02G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Wildfire Elementary School Jr. High School: Explorer Middle School	Approx Lot SqFt: 7,279 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: AVIANO Tax Municipality: Phoenix Marketing Name: Aviano Planned Cmty Name: Village 11 at Aviano Model: Builder Name: Toll Brothers Hun Block: Map Code/Grid: J35 Bldg Number: High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School
---	---	---

Cross Streets: Deer Valley Rd and 40th Street **Directions:** East on Deer Valley Rd, turn right at N Aviano Way, next roundabout take the 3rd exit onto Rough Rider Rd, turn left onto N 36th St, turn right onto Robin Ln., home on the left

Public Remarks: This single level masterpiece, offered by original owners, was meticulously planned, semi-customized at construction and has been meticulously maintained. Please see the Special Features list in the docs tab. This home is elegant yet comfortable and functional. Experience its inviting warmth and optimal design for indoor and outdoor entertaining. The 3rd bedroom can be used as a den/office, as it has built in's for either use. This rare find is perfectly situated on a premiere cul-de-sac lot, thoughtfully and beautifully landscaped to showcase the front approach as well as the botanical garden awaiting you in the back. Quality is noted throughout. All backing to natural area open space providing privacy

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace: Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s) Landscaping: Desert Front; Desert Back Exterior Features: Patio; Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa Hld; Workout Facility Flooring: Carpet; Stone; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Elec; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Contemporary Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intmt Avail Energy/Green Feature: Solar Panels; Ceiling Fan(s); Multi-Zones Solar Panels: Ownership: Leased	County Code: Maricopa Legal Description (Abbrev): LOT 824 VILLAGE 11 AT AVIANO MCR 074519 AN: 212-38-808 Lot Number: 824 Town-Range-Section: 4N-3E-13 Cty Bk&Pg: Plat: Taxes/Yr: \$4,239/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Assm Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$183 / Monthly HOA Transfer Fee: \$400	HOA Name: Aviano HOA Telephone: 480-538-2800
HOA 2 Y/N: Y / \$186 / Semi-Annually HOA 2 Transfer Fee: \$400	HOA 2 Name: Desert Ridge HOA 2 Telephone: 480-538-2800
HOA 3 Y/N: N / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile TrkTrlrVrBI; Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / / Ttl Mthly Fee Equiv: \$214 Cap Imprvlmpact Fee: \$ 0 \$ Cap Imprvlmp Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 122 / 122 List Date: 10/13/2017 Status Change Date: 02/12/2018 Under Contract Date: 01/16/2018	Original List Price: \$599,900 List Price: \$569,999 Sold Price: \$545,000 Sold Price/SqFt: \$225.49	SA: N / BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A

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Close of Escrow Date: 02/12/2018 Off Market Date: 02/12/2018		Loan Type: Cash Loan Years: 0 Payment Type: Balloon Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	
Private Rmks - DND2: See documents tab for HOA addendum, Solar Addendum, Features List, Home warranty To show call or text Cliff at 602-315-3725. You can also use showing time. Please allow 2 hr notice as owners occupy the home. Owners very accomodating for showings.			
Semi-Private Remarks:			
Office Remarks:			
Show Instruct - DND2: Use ShowingTime; Spcl Inst/Priv Rmks; Lister Perm Req'd; Notify Lister; Contact via Text; Occupied Occupant - DND2: Owner Ownr/Occ Name - DND2: Client of Realty Executives		Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:	

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Cliff E Barnewolt cb128 SA515041000	Realty Executives reax40 LC000179012	602-315-3725	480-585-0101	cliff@realtyexecutives.com	602-315-3725	480-585-1571
SA	Keith Gaertner kg012 BR006321000	RE/MAX Excalibur reex04 CO002532000	602-390-1523	480-850-5000	Slideman1@aol.com	602-390-1523	

 Prepared by Sarah
 Campbell

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Agent Report (55)

3918 E ROCKINGHAM RD, Phoenix, AZ 85050
\$537,500

 SP17 MRMLS	5671466 Residential Beds/Baths: 4 / 2 Bedrooms Plus: 6 Approx SqFt: 2,558 / County Assessor Price/SqFt: \$210.13 Year Built: 2009 Pool: Community Only Encoded Features: 42FRDO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Fireside Elementary School Jr. High School: Explorer Middle School <td data-bbox="1013 296 1365 690"> Single Family - Detached Closed Approx Lot SqFt: 7,200 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: DESERT RIDGE SUPERBLOCK 11 PARCEL 3 Tax Municipality: Phoenix Marketing Name: Desert Ridge Planned Cmty Name: Model: Builder Name: Pulte Hun Block: Map Code/Grid: K36 Bldg Number: High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School </td>	Single Family - Detached Closed Approx Lot SqFt: 7,200 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: DESERT RIDGE SUPERBLOCK 11 PARCEL 3 Tax Municipality: Phoenix Marketing Name: Desert Ridge Planned Cmty Name: Model: Builder Name: Pulte Hun Block: Map Code/Grid: K36 Bldg Number: High School Dist #: 069 - Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: Deer Valley & 40th St **Directions:** South on 40th St from Deer Valley to Lone Cactus - West on Lone Cactus to 38th Way. South on 38th Way which wraps to Rockingham - property on North side of street.

Public Remarks: Wow! Top-notch single level in popular Fireside @ Desert Ridge! Professionally and tastefully completed with today's modern finishes and colors. Wonderful floor plan with 4 full bedrooms plus bonus room and den/office. Great upgrades include wood flooring, island kitchen with white cabinets, granite and stainless steel appliances, large family room with built in entertainment center, plantation shutters, surround sound, upgraded baths w/granite counters, French doors lead to covered patio w/pavers, built-in BBQ, grassy area & mature landscaping. All of this, close to world-class community center, with community pools, spas fitness center and more. Near award-winning schools, lots of shopping and Loop 101 Freeway. Home truly shows like new!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd Flooring: Carpet; Tile; Wood Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshn/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room Items Updated: Kitchen Yr Updated: 2015; Kitchen Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smd Snd; Cable TV Avail; HighSpd Intmt Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Description (Abbrev): LOT 132 DESERT RIDGE SUPERBLOCK 11 PARCEL 3 MCR 086201 AN: 212-39-851 Lot Number: 132 Town-Range-Section: 4N-4E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$3,718/2016 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Auction: No Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$110 / Monthly HOA Transfer Fee: \$0		HOA Name: Fireside HOA Telephone: 602-957-9191	
HOA 2 Y/N: Y / \$186 / Semi-Annually HOA 2 Transfer Fee: \$0		HOA 2 Name: Desert Ridge HOA 2 Telephone: 480-551-4300	
HOA 3 Y/N: N / /			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsbile TrkTrlrVtBt; Prof Managed		Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$141 Cap Imprv/Impact Fee: \$ 620 \$ Cap Imprv/Impt Fee 2:\$0 \$
Listing Dates		Pricing and Sale Info	Listing Contract Info

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CDOM/ADOM: 85 / 85	Original List Price: \$570,000	SA: N / BB: Y / % 3 % Var: N Type: ER
List Date: 10/09/2017	List Price: \$550,000	Other Compensation:
Status Change Date: 01/02/2018	Sold Price: \$537,500	Special Listing Cond: N/A
Under Contract Date: 11/30/2017	Sold Price/SqFt: \$210.13	
Close of Escrow Date: 12/29/2017	Loan Type: Cash	
Off Market Date: 01/02/2018	Loan Years: 0	
	Payment Type: Other	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Private Rmks - DND2: NOTE: NO showings from Noon on, on Sundays. Please call or text Mandy at 480-206-7035 with AT LEAST 2 hours notice, before using lockbox. Pets will be crated. Please don't enter without speaking or receiving a reply text back. Thank you.

Semi-Private Remarks: Title work started at Equity Title. 50% Escrow Fee Savings to Buyer and Seller when closed with Equity Title.

Office Remarks:

Show Instruct - DND2: Contact via Text; Call Occup (OCC); Occupied; Lkbox - ARMLS; ByrBrkr - Use Lkbox
Occupant - DND2: Owner
Owner/Occ Name - DND2: KELLY G & MIRANDA W RICHARDS D

Lockbox Location: Water pipe
Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:
Other Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Dale Pavlicek dp060 BR105899000	Coldwell Banker Residential Brokerage cbrb06 LC627335002	602-570-6300	480-951-1010	dpavlicek@cox.net	602-570-6300 480-951-1010	480-483-4917
SA	Leon Dang ld216 SA579884000	Coldwell Banker Residential Brokerage cbrb02 LC627335014	602-571-6121	602-954-6888	leondang@cox.net	602-571-6121	602-954-1562

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Qualifications

CAROLYN VAN HAZEL, MAI

State of Arizona Certified General Real Estate Appraiser, Certificate #31591

PROFESSIONAL EXPERIENCE

2013 to present	Valbridge Property Advisors MJN Enterprises, Inc., Managing Director
1999 to 2012	MJN Enterprises, Inc., Senior Analyst and Consultant

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS

Member of the Appraisal Institute, earning the MAI designation in 2012. The Institute conducts a mandatory program of continuing education for its designated members. Ms. Van Hazel is currently certified under this program.

FORMAL EDUCATION

Bachelor of Science, *cum laude*, in Economics, 1993 – 1995, University of Arizona

PROFESSIONAL EDUCATION

All required classes to obtain and maintain the MAI designation and state certifications.

SCOPE OF PRACTICE

Ms. Van Hazel's appraisal practice is concentrated on valuations for the following purposes: Mortgage loan underwriting, Private negotiations, Legal proceedings, and Consultations.

She specializes in the valuation of most types of commercial real property including:

- single-family residential subdivisions,
- multifamily residential,
- hotels,
- office,
- retail,
- industrial,
- vacant land and
- specialty properties such as cellular towers, event centers, and charter schools.

Assignments include leased fee, leasehold and sandwich leasehold valuations, partial interest valuations, tax credit valuations, eminent domain valuations and UASFLA (Yellow Book) compliant appraisals.

Department of Financial Institutions State of Arizona

CGA - 31591

This document is evidence that:
CAROLYN VAN HAZEL
has complied with the provisions of
Arizona Revised Statutes, relating to the establishment and operation of a:

Certified General Real Estate Appraiser

and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

Certified General Real Estate Appraiser

CAROLYN VAN HAZEL

This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as provided by law.

Expiration Date : **December 31, 2019**

Signed in the Superintendent's office at 2910 North 44th Street, Suite 310,
in the City of Phoenix, State of Arizona, this 16th day of November, 2017.



Robert D. Charlton
Superintendent

Comprehensive Valuation and Advisory Services

Valbridge specializes in appraising all types of property and land:

- Office buildings and properties
- Industrial buildings and properties
- Retail buildings and properties
- Apartments, multifamily, senior living buildings and properties
- Hotel, lodging, hospitality, recreational buildings and properties
- Other special-purpose buildings and properties

SPECIALTY SERVICES

- Portfolio valuation
- Real estate market and feasibility analysis, including rent and demand studies and site analysis and selection
- Property and lease comparables, including lease review
- Due diligence
- Property tax assessment analysis and property tax appeals
- Valuations and analysis of property for right-of-way, eminent domain, easements
- REO and foreclosure evaluation
- Valuations of property for financial reporting, including goodwill impairment, impairment or disposal of long-lived assets, fair value and leasehold valuations
- Valuation of property for insurance, estate planning and trusteeship, including fractional interest valuation for gifting and IRS purposes
- Litigation support, including expert witness testimony
- Business and partnership valuation and advisory services, including partial interests

Company Information on Valbridge Property Advisors

- Valbridge is one of the Top 3 national commercial real estate valuation and advisory services firms based on:
 - Total number of MAIs (200 on staff)
 - Total number of office locations (68 across the U.S.)
 - Total number of staff (650+ strong)
- Valbridge covers the U.S. from coast to coast.
- Valbridge services all property types, including special-purpose properties.
- Valbridge provides independent valuation services. We are not owned by a brokerage firm or investment company.
- Every Valbridge office is led by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by our local office leaders.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market and other bulk-property engagements.





Valbridge
PROPERTY ADVISORS

OFFICE LOCATIONS

ALABAMA

4732 Woodmere Boulevard
Montgomery, AL 36106
334-277-5077

ARIZONA

6061 E. Grant Road
Suite 121
Tucson, AZ 85712
520-321-0000

CALIFORNIA

4915 Calloway Drive
Suite 101
Bakersfield, CA 93312
661-587-1010

1370 N. Brea Boulevard
Suite 255
Fullerton, CA 92835
714-449-0852

2813 Coffee Road
Suite E-2
Modesto, CA 95355
209-569-0450

99 S. Lake Avenue
Suite 21
Pasadena, CA 91101
626-744-0428

10301 Placer Lane
Suite 100
Sacramento, CA 95827
916-361-2509

55 South Market Street
Suite 1210
San Jose, CA 95113
408-279-1520

3160 Crow Canyon Place
Suite 245
San Ramon, CA 94583
925-327-1660

COLORADO

5345 Arapahoe Avenue
Suite 7
Boulder, CO 80303
303-443-9600

562 Highway 133
Carbondale, CO 81623
970-340-1016

CONNECTICUT

6 Central Row
Third Floor
Hartford, CT 06103-2701
860-246-4606

17 High Street
Suite 214
Norwalk, CT 06851
203-286-6520

FLORIDA

2240 Venetian Court
Naples, FL 34109
239-514-4646

FLORIDA (cont'd.)

603 Hillcrest Street
Orlando, FL 32803
407-839-3626

1100 16th Street N
St. Petersburg, FL 33705
727-894-1800

2711 Pinsettia Avenue
West Palm Beach, FL 33407
561-833-5331

GEORGIA

2675 Paces Ferry Road
Suite 145
Atlanta, GA 30339
678-644-4853

IDAHO

1459 Tyrell Lane
Suite B
Boise, ID 83706
208-336-1097

1875 N. Lakewood Drive
Suite 100
Coeur d'Alene, ID 83814
208-292-2965

INDIANA

820 Fort Wayne Avenue
Indianapolis, IN 46204
317-687-2747

KANSAS

10990 Quivira Road
Suite 100
Overland Park, KS 66210
913-451-1451

KENTUCKY

214 South 8th Street
Suite 200
Louisville, KY 40202
502-585-3651

LOUISIANA

512 North Causeway Boulevard
Metairie, LA 70001
504-833-8234

7607 Fern Avenue
Suite 104
Shreveport, LA 71105
318-797-0543

MARYLAND

6240 Old Dobbin Lane
Suite 140
Columbia, MD 21045
410-423-2300

MASSACHUSETTS

21 Muzzey Street
Suite 2
Lexington, MA 02421
781-652-0700

MICHIGAN

1442 Brush Street
Detroit, MI 48226
313-986-3313

2127 University Park Drive
Suite 390
Okemos, MI 48864
517-336-0001

MINNESOTA

120 South 6th Street
Suite 1650
Minneapolis, MN 55402
612-253-0650

NEVADA

3034 S. Durango Drive
Suite 100
Las Vegas, NV 89117
702-242-9369

NEW JERSEY

2740 Route 10 West, Suite 204
Morris Plains, NJ 07950
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