

Residential - Vacant Land

RESIDENTIAL

NEW RIVER, AZ 85087



2.5

BATHS

2,147 ft<sup>2</sup>

LIVING AREA

4.7 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

Last Sale

\$196,000 · Dec 13, 2024

TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$915 (2025) |
| Assessed Value        | \$15,345     |
| Previous Assessed     | \$11,100     |
| Assessor Market Value | \$102,300    |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Maricopa                  |
| Lot (acres)   | 4.70                      |
| Heating       | None                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE                | TYPE             | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|------------------|---------------------|-----------|--------------------|--------|
| <b>Dec 13, 2024</b> | Resale           | Warranty Deed       | \$196,000 | \$91               |        |
| <b>Oct 21, 2016</b> | Quitclaim        | Quit Claim Transfer |           |                    |        |
| <b>Sep 12, 2008</b> | Foreclosure sale | Trustees Deed       | \$316,889 | \$148              |        |
| <b>Apr 21, 2005</b> | Financing        | Warranty Deed       |           |                    | \$300K |
| <b>Jan 20, 2005</b> | Resale           | Warranty Deed       | \$225,000 | \$105              | \$200K |
| <b>Feb 18, 2004</b> | Quitclaim        | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Gavilan Peak School</b>         | Middle     | KG–8   | 3.6 mi   |
| <b>Boulder Creek High School</b>   | High       | 9–12   | 4.9 mi   |
| <b>New River Elementary School</b> | Elementary | KG–6   | 5.2 mi   |

District: Deer Valley Unified District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

**NEIGHBORHOOD · ZIP 85087**

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>68</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>10,218</b><br>POPULATION | <b>\$123K</b><br>MEDIAN IN-COME | <b>68°F</b><br>AVG TEMP | <b>86%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|