

Mobile Home

RESIDENTIAL

6100 E RIVER RUN DR

COTTONWOOD, AZ 86326



529 ft<sup>2</sup>

LIVING AREA

0.22 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$60,000 · Oct 21, 2008

TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$318 (2024) |
| Assessed Value        | \$9,087      |
| Previous Assessed     | \$9,087      |
| Assessor Market Value | \$90,873     |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Mobile Home         |
| County        | Yavapai             |
| Lot (acres)   | 0.22                |
| Construction  | Steel Frame         |
| Roof          | Composition Shingle |
| Heating       | Yes                 |
| Cooling       | Yes                 |
| Pool          | No                  |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|---------------|----------|--------------------|-------|
| Aug 29, 2008 | Resale | Warranty Deed | \$60,000 | \$113              | \$50K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Mingus Union High School            | High       | 9–12   | 2.8 mi   |
| Dr. Daniel Bright Elementary School | Elementary | KG–8   | 4.0 mi   |

District: Mingus Union High School 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 86326**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>26,265</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>86%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|