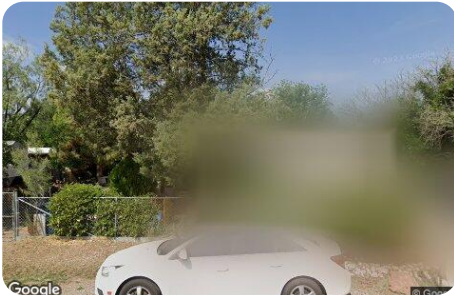


Mobile Home

RESIDENTIAL

6199 E RIVER RUN DR
COTTONWOOD, AZ 86326



598 ft²

LIVING AREA

0.19 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$85,000 · Jan 30, 2004

TAX & ASSESSMENT

Property Tax	\$689 (2024)
Assessed Value	\$14,289
Previous Assessed	\$14,289
Assessor Market Value	\$142,888

PROPERTY FACTS

Property Type	Mobile Home
County	Yavapai
Lot (acres)	0.19
Construction	Steel Frame
Roof	Metal
Heating	Floor/Wall Furnace
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2004	Resale	Grant Deed	\$85,000	\$142	
May 15, 2003	Resale	Grant Deed	\$75,000	\$125	\$65K
Oct 1, 2002	Resale	Grant Deed	\$16,000	\$27	
Mar 22, 2002	Non-arms-length	Trustees Deed	\$59,500	\$99	
Nov 5, 1996	Financing	Grant Deed			\$52K
Jun 6, 1996	Resale	Grant Deed	\$56,500	\$94	\$49K
Jun 2, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mingus Union High School	High	9–12	2.9 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

118 CRIME INDEX	92 AIR POLLUTION	26,265 POPULATION	\$57K MEDIAN IN-COME	58°F AVG TEMP	86% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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