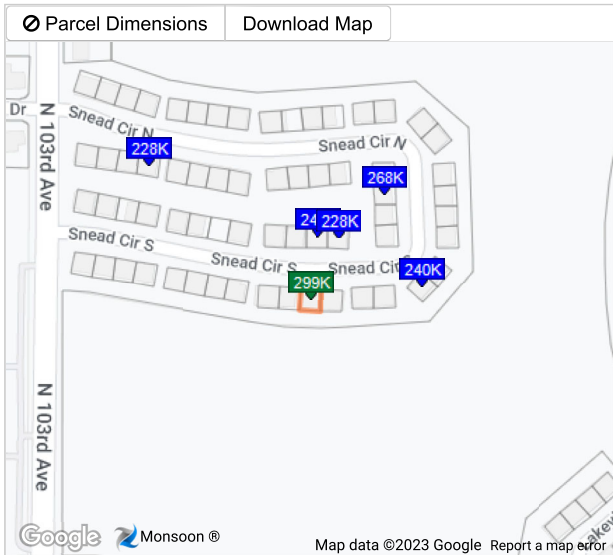


Maricopa Assessor Parcel # 142-63-828



Property Information

Property Owner 42 ANGELS LLC

Property Address 10227 W Snead Cir S
Sun City, AZ 85351-4203
Maricopa County

Tax Mailing Address 42 Angels LLC
15411 W Waddell Rd # 106
Surprise, AZ 85379

Property Type (0735) CONDO/TH GRADE
070-3, COMM AREA NOT
PRCLD

Legal Class (04-02) RENTAL
RESIDENTIAL

Lot/Block/Tract -/-/10

MCR Number 010045

Area Information

Subdivision SUN CITY 4 TRACT 2-25 &
33-38 UNITS A-D

Section/Town/Range 20/3N/1E

Census Tract 071801

Census Block 6005

Latitude 33.5847687506895

Longitude -112.279289600535

Tax Area 150007

Tax Municipality Maricopa - COUNTY

School Districts School District Not Defined#

Legal Description

Abbr. Legal Description N/A

Full Legal Description SUN CITY 4 TRACTS 2-25, 33-38 TR 10 PAR C & UNDIV 1/4
INT IN COM AREA

- Sold
- Pending
- Off Market
- Active
- Cancelled
- Foreclosure
- UCB
- Expired
- Coming Soon

Land Areas

Lot	County Zone	City Zone
Size: 0.005 acres / 218 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF): 100%	[R-3] MULTI-FAMILY, HIGH DENSITY (UP TO 2,499 SF): 100%
• Golf		

Structure:

(0735) CONDO/TH GRADE 070-3, COMM AREA NOT PRCLD Class.: CLASS R3, AVERAGE

Structure Information

Rooms: 5

Bathroom Fixtures: 6

Living Area: 1,466 sqft

Year Built: 1962

Stories: S

Builder Name: DEL WEBB

Construction

Roof Material: BUILT-UP

Heat: YES

Construction: 8" PAINTED BLOCK

Added Attached: 400 sqft

Additional Features

A/C: REFRIGERATION

Patio: SLAB

Covered Parking: CARPORT - 1

Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
09/22/2023	42 ANGELS LLC	NANCY THOMPSON	\$180,000	\$180,000	\$0	Warranty		NON MLS	20230498026
03/03/1999	EMMA M KAVALLIAUSKAS	EMMA M KAVALLIAUSKAS	\$0	\$0	\$0	Quit Claim			1999 0203803
07/18/1990	EMMA M KAVALLIAUSKAS	CARROLL	\$54,000	\$5,000	\$0	Deed			1990 0320364

No Loan History: \$

Subdivision - SUN CITY 4 TRACT 2-25 & 33-38 UNITS A-D

Subdivision Details

Improved Lots: 112

Year Built Range: 1962 - 1963

With Pool: 0 (0%)

Stories

Single Story: 112

Multiple Story: 0

Average House

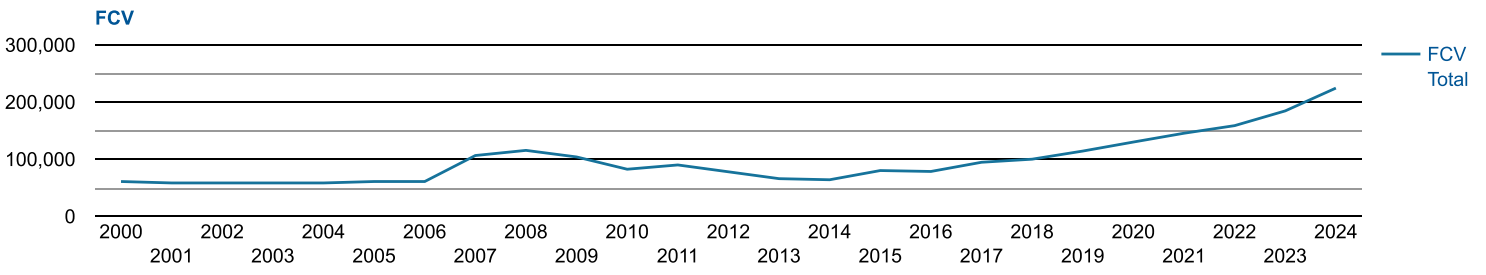
Sqft: 1,268

Lot Sqft: 887

Fixtures: 6

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)				
	2020 Final	2021 Final	2022 Final	2023 Final	2024 Prelim
FCV Improvement	\$104,100	\$116,400	\$127,100	\$147,700	\$179,600
FCV Land	\$26,000	\$29,100	\$31,700	\$36,900	\$44,900
FCV Total	\$130,100	\$145,500	\$158,800	\$184,600	\$224,500
FCV YoY Change	14%	12%	9%	16%	22%
Assessed FCV	\$13,010	\$14,550	\$15,880	\$18,460	\$22,450
LPV Total	\$85,901	\$90,196	\$94,706	\$99,441	\$104,413
State Aid	\$0	\$0	\$0	\$0	\$0



Flood Information

Map Number: 04013C1685M
 Map Date: 2020-09-18
 Panel: 1685M
 FEMA Zone: X

(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.