

	Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	N/A	N/A	N/A	\$243,000	01/16/2024
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	986,198	N/A	FOREST	

OWNER INFORMATION			
Owner Name (LN FN)	Arakelian Alison F	Tax Billing Zip	85260
Owner Name 2 (LN FN)		Tax Billing Zip+4	
Tax Billing Address	15555 N Frank Lloyd Wright Blvd A pt 30	Owner Vesting	Unmarried
Tax Billing City & State	Scottsdale, AZ	Owner Occupied	No

LOCATION INFORMATION			
Zip Code	98502	Range/Township/Section/Quarter	3W-18N-05-NE
Subdivision		Map#	
School District Name	Griffin	Condo Floor	
School District Code	345	Street Type	
Census Tract		Waterfront Footage	
Neighborhood Code	No Description-1880	Waterfront View Type	
Carrier Route		Within 250 Feet of Multiple Flood Zone	No
Zoning	RRR1/5	Flood Zone Code	X
Location Influence			

TAX INFORMATION			
Tax-ID	138-05-110200	% Improved	
Alt. Tax-ID		Tax Area	345
Parcel ID	13805110200	Legal Book/Page	
Legal Description	SECTION 05 TOWNSHIP 18 RANGE 3W BLA-1421 TR B DOCUMENT 9309270133 AND RE-RECORDED UNDER DOCUMENT 5033063		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$3,240	\$3,270	\$3,220
Assessed Value - Land	\$3,240	\$3,270	\$3,220
Assessed Value - Improved			
Market Value - Total	\$3,240	\$3,270	\$3,220
Market Value - Land	\$3,240	\$3,270	\$3,220
Market Value - Improved			
YOY Assessed Change (\$)	-\$30	\$50	
YOY Assessed Change (%)	-0.92%	1.55%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Total Tax	Tax Year	Change (\$)	Change (%)
\$44	2024		
\$45	2025	\$1	2.19%
\$49	2026	\$3	7.67%
Jurisdiction	Tax Type	Tax Amount	Tax Rate

CHARACTERISTICS			
Lot Frontage		Condo Amenities	
Lot Depth		Condition	
Lot Acres	22.64	Quality	
Lot Area	986,198	Water Source	
Land Use	Forest	Sewer	
County Land Use	Designated Forest	Heat Type	

State Land Use	Residences	Cooling Type	
Style		Porch	
Lot Shape		Porch Type	
Year Built		Patio Type	
Effective Year Built		Patio/Deck 1 Area	
Total Living Sq Ft		Garage Type	
Above Gnd Sq Ft		Parking Type	
Gross Area		Garage Capacity	
Ground Floor Sq Ft		Attached Garage SF	
Main Area		Carport Area	
2nd Floor Area		Bsmt Garage SF	
Basement Sq Feet		Roof Type	
Finished Basement Area		Roof Material	
Unfinished Basement Area		Roof Frame	
Basement Type		Roof Shape	
Stories		Construction	
Total Rooms		Interior Wall	
Bedrooms		Exterior	
Total Baths		Floor Cover	
MLS Total Baths		Foundation	
Full Baths		Pool	
Half Baths		Pool Size	
3/4 Baths		Topography	Rolling/Hilly
Bath Fixtures		Other Impvs	
Fireplaces		Other Rooms	
Total Units		Equipment	

SELL SCORE			
Rating		Value As Of	2026-07-26 08:33:45
Sell Score			

ESTIMATED VALUE			
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(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	2168193	Closing Price	\$243,000
MLS Status	Sold	Closing Date	01/16/2024
MLS DOM	28	MLS Listing Agent	777916-Mike Fisk
MLS Status Change Date	01/16/2024	MLS Listing Broker	VAN DORM REALTY, INC.
MLS Listing Date	10/03/2023	MLS Selling Agent	92352-Lupea Federmack
MLS List Price	\$249,900	MLS Selling Broker	DUPONT REALTY & PROPERTY M GMT
MLS Orig. List Price	\$249,900		

MLS Listing #	
MLS Status	
MLS Listing Date	
MLS Listing Price	
MLS Orig Price	
MLS Sold Date	
MLS Sold Price	

LAST MARKET SALE & SALES HISTORY			
Recording Date	01/16/2024	Auditor No	5002901
Settle Date	Tax: 01/10/2024 MLS: 01/16/2024	Deed Type	Warranty Deed
Sale Price		Owner Name (LN FN)	Arakelian Alison F
Price Per Square Feet		Owner Name 2 (LN FN)	
Cash Down		Seller Name (LN FN)	Keating John E

Recording Date	01/16/2024	05/12/2003	08/06/2002
Sale/Settlement Date	01/10/2024	05/12/2003	07/26/2002
Sale Price		\$220,000	\$195,755
Nominal			

Buyer Name	Arakelian Alison F	Keating John E	Capital Management Group Inc
Buyer Name 2			
Seller Name	Keating John E	Capital Management Group Inc	Fine Bruce
Auditor No	5002901	3530756	3452669
Hist. Document No.	36813	311494	302597
Document Type	Warranty Deed	Bargain & Sale Deed	Trustee Deed

MORTGAGE HISTORY			
Mortgage Date	01/16/2024	05/12/2003	
Mortgage Amount	\$170,100	\$170,000	
Mortgage Lender	148998	Capital Mgmt Grp	
Mortgage Type	Conventional	Conventional	

FORECLOSURE HISTORY			
Document Type	Notice Of Trustee's Sale	Notice Of Trustee's Sale	
Default Date			
Foreclosure Filing Date			
Recording Date	10/24/2001	07/27/2001	
Document Number	3387481	3368512	
Book Number			
Page Number			
Default Amount			
Final Judgment Amount			
Original Doc Date	03/06/1996	02/02/2001	
Original Document Number	3017694		
Original Book Page			
Lien Type			

