SPECIAL TAXING DISTRICT
IMPACT STATEMENT TO ORGANIZE DISTRICT

Proposed **Rancho Ventura 12** Irrigation Water Delivery District

Pursuant to the provisions of A.R.S. § 48-261, § 48-263 and § 48-3422 the undersigned submit the following as an Impact Statement for the proposed **Rancho Ventura 12** Irrigation Water Delivery District (IWDD).

A. LEGAL DESCRIPTION OF BOUNDARIES OF PROPOSED DISTRICT

Legal Description of the proposed **Rancho Ventura 12** irrigation water delivery district is attached as **Exhibit "A"** hereto.

Also attached to this statement as **Exhibit "B"** is a map, provided by Maricopa County, highlighting the area to be included in the proposed district.

An estimate of the taxable acreage to be included in the district is **39.973** acres.

Pursuant to A.R.S. 48-3422, and included in **Exhibit "C"** the location at which irrigation water will be obtained from the Southwest corner of E Osborn Rd and N 44th St. The water from that point will be carried through approximately 12-15 inch concrete pipe for approximately **9,295** feet.

B. DETAILED LIST OF TAXABLE PROPERTIES

A detailed list of taxable properties, provided by the Maricopa County Assessor is attached as **Exhibit "D"** hereto.

C. ESTIMATED ASSESSED VALUATION IN PROPOSED DISTRICT

The estimated **2019** tax year assessed valuation for the area within the boundaries of the proposed irrigation water delivery district is **$4,959,353.00**

D. ESTIMATED CHANGE IN TAX RATE IF THE DISTRICT IS FORMED

The estimated change in the tax rate of the district, if the district is formed, is **$117.30** per acre. This tax estimate is based on an annual proposed budget of **$4688.84** which includes a 15% anticipated delinquency rate, pursuant to A.R.S. § 48-3473B, leaving an operation and maintenance budget of **$4077.25**

As a result of the proposed district, the change in the property tax liability of a typical resident is as follows:

A typical resident in this district with a **0.232** acre lot at the proposed tax rate of **$117.30** per acre would have an estimated property tax liability of **$27.21** per year as a result of the creation of the proposed district.

E. BENEFITS TO BE DERIVED FROM THE PROPOSED DISTRICT

A water district is a legally-tested structure that will ensure a well maintained system for the long-term future of the **Rancho Ventura 12 IWDD** irrigation system. The benefits include

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via email - LM

- **Consistent Revenue:** A water district will ensure consistent monies are available for the rapid repair and maintenance of the **Rancho Ventura 12 IWDD** water delivery system.

- **Improved Irrigation System and Service:** Everyone will share equally in the maintenance and distribution of water. Everyone will contribute and everyone will profit by the formation of the water district.

- **Open Business:** A water district ensures open conduct of business by the Board of Trustees.

- **Community Involvement:** All residents of the proposed **Rancho Ventura 12** Water Delivery District will benefit from the open communication, organizational transparency and continuing education in the maintaining and sustaining the irrigation delivery system.

F. INJURIES RESULTING FROM THE PROPOSED DISTRICT

As a result of the proposed district, no injuries will result in bringing the system back to fair condition as the current delivery system has been determined to be in fair condition. The following injury will result:

- A property tax increase of **$27.21** per year on a typical **0.232** acre property within the proposed district.

G. THE NAMES, ADDRESS AND OCCUPATIONS OF THE PROPOSED MEMBERS OF THE IRRIGATION WATER DELIVERY DISTRICT'S ORGANIZING BOARD MEMBERS ARE:

Jeff Bloker
4126 E Pinchot Ave
Phoenix, AZ 85018
(480) 283-5522
Architectural Designer

Nathan Hubbell
4138 E Catalina Dr.
Phoenix, AZ 85018
602-301-7025
Development Manager

Laura M. Stover
4039 E. Pinchot Ave.
Phoenix, AZ 85018
602-881-8264
Attorney (Estate Planning)

H. SCOPE OF SERVICES:

A description of the scope of services to be provided by the district during the first five years of operation: At a minimum this description shall include an estimate of anticipated capital expenditures, personnel growth and enhancements to service.

- The proposed **Rancho Ventura 12 IWDD** will develop a plan to repair existing problems in the irrigation system as funds become available.
- The proposed district will arrange for routine maintenance to be performed on the existing irrigation system to minimize future breakdowns.
- The proposed District will determine the necessity of future replacement of the existing irrigation system components due to irreparable portions within the existing system, and based upon available funding.
- The anticipated capital expenditure for irrigation system components is **$1000.00** currently the proposed district does not anticipate increasing any administrative personnel or enhancement of services.

Dated this 23rd day of September, 2019

9/23/19

Organizer (Signature & Date)

9/24/19

Organizer (Signature & Date)

9/24/19

Organizer (Signature & Date

EXHIBIT A

LEGAL DESCRIPTION

Lots 303 through 334 of RANCHO VENTURA TRACT NO. 12, a Subdivision of the South Half of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 52 of Maps, Page 38;

TOGETHER WITH

Lots 335 through 350 of RANCHO VENTURA TRACT NO. 13, a Subdivision of the South Half of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 53 of Maps, Page 50;

TOGETHER WITH

Lots 397 through 420 of RANCHO VENTURA TRACT NO. 15, a Subdivision of the South Half of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 54 of Maps, Page 46;

TOGETHER WITH

Lots 421 through 451 of RANCHO VENTURA TRACT NO. 16, a Subdivision of the South Half of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 55 of Maps, Page 22;

TOGETHER WITH

That portion of the 8 foot abandoned alley as set forth in Resolution No. 18821, as recorded in document No. 1996-0804339, lying South of the South line of Lots 419 and 420, of RANCHO VENTURA TRACT NO. 15, a Subdivision of the South Half of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 54 of Maps, Page 46; and lying North of the Northerly line of Lot 421, of RANCHO VENTURA TRACT NO. 16, a Subdivision of the South Half of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 55 of Maps, Page 22;

TOGETHER WITH

Lots 452 through 475 of RANCHO VENTURA TRACT NO. 17, a Subdivision of the South Half of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 55 of Maps, Page 23;

TOGETHER WITH

Lot 1 OF REPLAT OF LOT 478, AND PORTIONS OF LOTS 476, 477, 479, 480, 481, AND 482 OF RANCHO VENTURA TRACT NO. 17, a Subdivision of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 500 of Maps, Page 6;

TOGETHER WITH

Lots 483 through 510 of RANCHO VENTURA TRACT NO. 18, a Subdivision of the South Half of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 57 of Maps, Page 23;

TOGETHER WITH

Lots 1 through 14 of AVALON CONDOMINIUMS, a Subdivision of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 317 of Maps, Page 49;

TOGETHER WITH

The West 140 feet of the East 631.50 feet of the North 160 feet of the Southeast Quarter of the Southwest Quarter of Section 30, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

TOGETHER WITH

That part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

BEGINNING at a point on the North line of the Southeast Quarter of said Southwest Quarter, being 50.01 feet North 89 degrees, 47 minutes, 33 seconds West, of the Northeast corner thereof, said point also being on the West right-of-way line of 44th Street;

THENCE North 89 degrees, 47 minutes, 33 seconds West, along the North line of the Southeast Quarter of said Southwest Quarter for 253 feet;

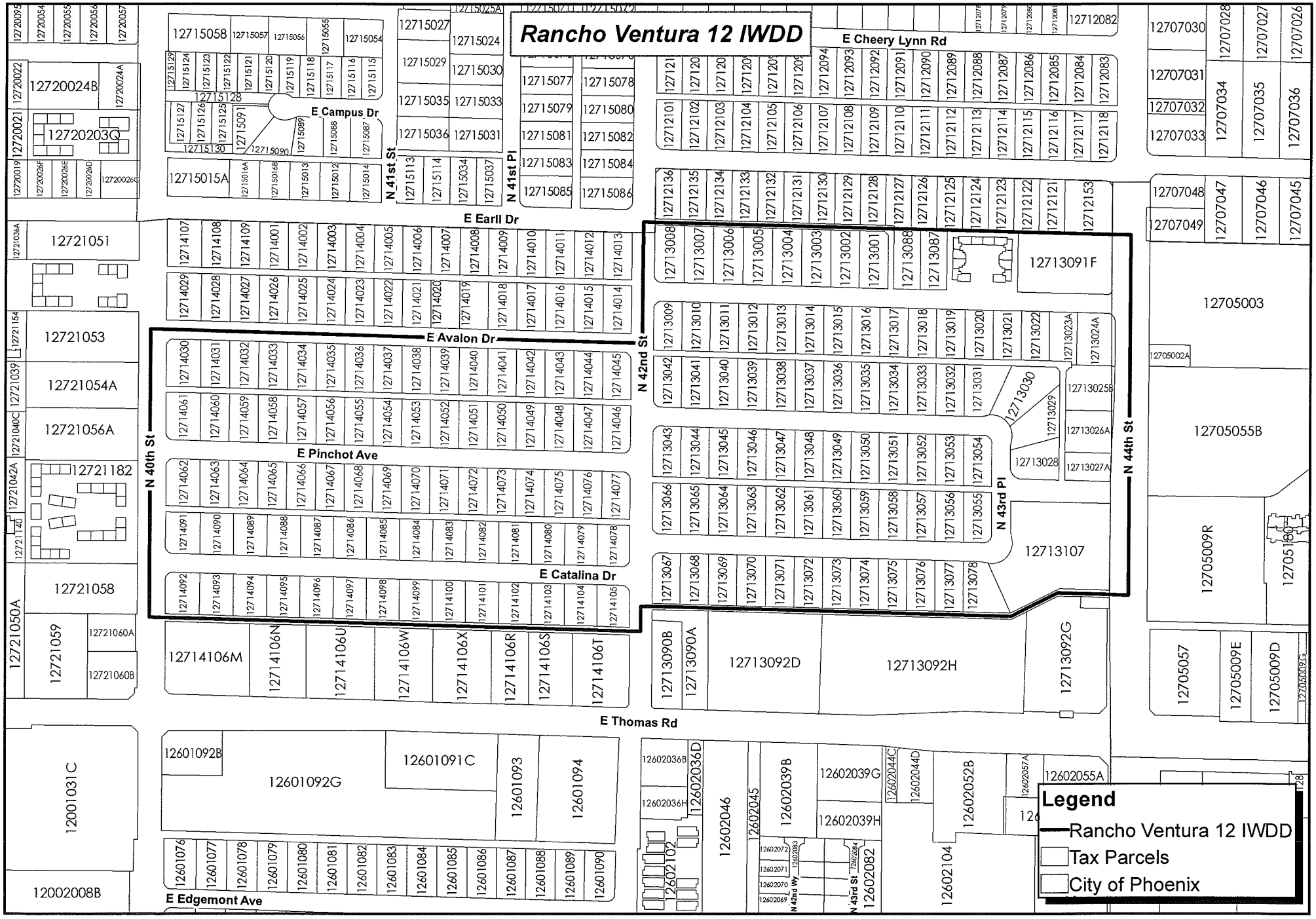
THENCE South 01 degrees, 09 minutes, 48 seconds East, for 159.98 feet to a point on the North right-of-way line of Avalon Drive;

THENCE South 89 degrees, 47 minutes, 54 seconds East, along the North right-of-way line of said Avalon Drive, for 241 feet to the beginning of a tangent curve concave Northwesterly and having a tangent 12 feet;

THENCE along the arc of said curve through a central angle of 91 degrees, 22 minutes, 06 seconds, for a distance of 18.68 feet to a point on the West right-of-way line of said 44th Street;

THENCE North 01 degrees, 09 minutes, 48 seconds West, along the West right-of-way line of said 44th Street, for 147.96 feet to the POINT OF BEGINNING.

EXHIBIT B


Rancho Ventura 12 IWDD
E Cheery Lynn Rd
E Campus Dr
E Earll Dr
E Avalon Dr
E Pinchot Ave
E Catalina Dr
E Thomas Rd
E Edgemont Ave
N 40th St
N 41st St
N 41st Pl
N 42nd St
N 43rd Pl
N 44th St
N 42nd Wy
N 43rd St
Legend
Rancho Ventura 12 IWDD
Tax Parcels
City of Phoenix
0
200
400
800
1,200
1,600
Feet
Date: 6/10/2019

Canal, Lateral, Gate: 1-061-0600

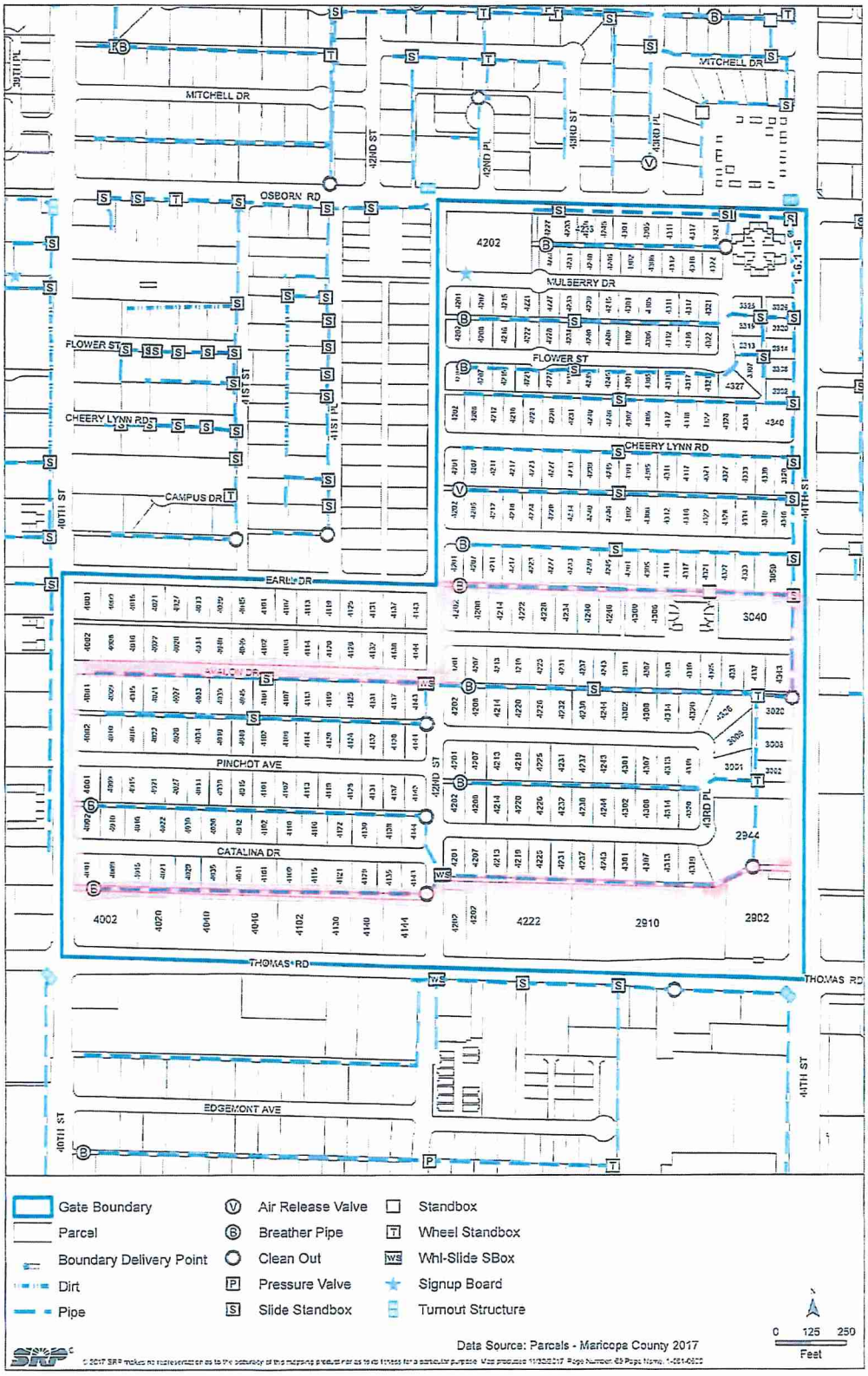


EXHIBIT C

Proposed Rancho Venture 12 IWDD
6/11/2019
EXHIBIT D

Count	Parcel No	Tax Year	Owner Name	In Care Of	Mailing Address	City State Zip	Situs Address	Situs City Zip	Land FCV	Improvement FCV	Total FCV	Total Assessed FCV	Total Net FCV	Total LPV	Total Assessed Value (LPV)	Net Assessed Value (LPV)	Total Acreage
1	127-13-025B	2019	3020 NORTH 44TH LLC		3901 E SOLANO DR	PARADISE VALLEY AZ 85253	3020 N 44TH ST,	PHOENIX 85018	$277,100	$101,500	$378,600	$68,148	$68,148	$215,564	$38,802	$38,802	0.353
2	127-13-107	2019	ALVA PINCHOT LLC		2944 N 44TH ST STE 200	PHOENIX AZ 850180000	2944 N 44TH ST,	PHOENIX 85018	$1,504,200	$1,971,500	$3,475,700	$625,626	$625,626	$2,501,512	$450,272	$450,272	1.778
3	127-13-061	2019	ANDERSON RICHARD M		4530 E VOLTAIRE AVE	PHOENIX AZ 850326439	4232 E CATALINA DR,	PHOENIX 85018	$72,100	$288,700	$360,800	$36,080	$36,080	$276,926	$27,693	$27,693	0.230
4	127-13-022	2019	ANDREWS EMILIE S		4331 E AVALON DR	PHOENIX AZ 85018	4331 E AVALON DR,	PHOENIX 85018	$90,400	$361,600	$452,000	$45,200	$45,200	$350,413	$35,041	$35,041	0.222
5	127-13-104	2019	ARTMANN GENIA K		4316 E AVALON DR 12	PHOENIX AZ 85018	4316 E AVALON DR,12	PHOENIX 85018	$29,600	$118,400	$148,000	$14,800	$14,800	$76,514	$7,651	$7,651	0.017
6	127-13-023A	2019	AVALON CS LLC	STEPHANIE ROWE	4343 E AVALON DRIVE	PHOENIX AZ 85018	4337 E AVALON DR,	PHOENIX 85018	$68,400	$273,900	$342,300	$34,230	$34,230	$227,938	$22,794	$22,794	0.226
7	127-14-089	2019	BADOREK CHAD A/CHRISTA		4016 E CATALINA DR	PHOENIX AZ 85018	4016 E CATALINA DR,	PHOENIX 85018	$75,200	$301,100	$376,300	$37,630	$37,630	$240,911	$24,091	$24,091	0.221
8	127-13-055	2019	BANDISH SARA/NUGENT PATRICK		4320 E CATALINA DR	PHOENIX AZ 85018	4320 E CATALINA DR,	PHOENIX 85018	$75,500	$302,000	$377,500	$37,750	$37,750	$283,784	$28,378	$28,378	0.230
9	127-14-080	2019	BARBER GORDON/STEPHANIE		4130 E CATALINA DR	PHOENIX AZ 85018	4130 E CATALINA DR,	PHOENIX 85018	$88,800	$355,300	$444,100	$44,410	$44,410	$319,752	$31,975	$31,975	0.221
10	127-13-106	2019	BARTON LESTER D		4316 E AVALON UNIT 14	PHOENIX AZ 85018	4316 E AVALON DR,14	PHOENIX 85018	$27,100	$108,500	$135,600	$13,560	$13,560	$70,197	$7,020	$7,020	0.669
11	127-13-016	2019	BAXTER NICHOLAS L/ALEXANDRA M		4243 E AVALON DR	PHOENIX AZ 85018	4243 E AVALON DR,	PHOENIX 85018	$101,200	$405,000	$506,200	$50,620	$50,620	$395,412	$39,541	$39,541	0.222
12	127-14-031	2019	BHUSKUTE ADITI		4009 E AVALON DR	PHOENIX AZ 85018	4009 E AVALON DR,	PHOENIX 85018	$93,300	$373,200	$466,500	$46,650	$46,650	$360,276	$36,028	$36,028	0.223
13	127-13-045	2019	BINDE SHARLENE D		4213 E PINCHOT AVE	PHOENIX AZ 85018	4213 E PINCHOT AVE,	PHOENIX 85018	$74,900	$299,900	$374,800	$37,480	$37,480	$281,534	$28,153	$28,153	0.232
14	127-14-084	2019	BISHOP PROPERTIES MANAGEMENT LLC/JOHNSON KELLIEANNE M/PAUL G		8747 S PRIEST DR STE 102	TEMPE AZ 852841916	4102 E CATALINA DR,	PHOENIX 85018	$60,600	$242,700	$303,300	$30,330	$30,330	$224,557	$22,456	$22,456	0.224
15	127-14-049	2019	BLOKER JEFFREY E		4126 E PINCHOT AVE	PHOENIX AZ 85018	4126 E PINCHOT AVE,	PHOENIX 85018	$67,800	$271,500	$339,300	$33,930	$33,930	$227,012	$22,701	$22,701	0.220
16	127-14-086	2019	BONFIGLIO THOMAS/KRISTI		4036 E CATALINA DR	PHOENIX AZ 85018	4036 E CATALINA DR,	PHOENIX 85018	$73,500	$294,000	$367,500	$36,750	$36,750	$286,981	$28,698	$28,698	0.222
17	127-14-097	2019	BRADEN ROBERT M		4035 E CATALINA DR	PHOENIX AZ 85018	4035 E CATALINA DR,	PHOENIX 85018	$59,700	$239,000	$298,700	$29,870	$29,870	$212,271	$21,227	$21,227	0.221
18	127-13-099	2019	BRANDERHORST BRADLEY SCOTT/TILCIA CARMEN		4316 E AVALON NO 7	PHOENIX AZ 850180000	4316 E AVALON DR,7	PHOENIX 85018	$25,600	$102,700	$128,300	$12,830	$12,830	$66,686	$6,669	$6,669	0.013
19	127-14-072	2019	BROOKS KIMBERLY		4113 E PINCHOT AVE	PHOENIX AZ 85018	4113 E PINCHOT AVE,	PHOENIX 85018	$101,000	$404,000	$505,000	$50,500	$50,500	$397,148	$39,715	$39,715	0.216
20	127-13-007	2019	BROWN RICHARD L JR/SALENTINIG DANIEL		4208 E AVALON DR	PHOENIX AZ 85018	4208 E AVALON DR,	PHOENIX 85018	$80,800	$323,300	$404,100	$40,410	$40,410	$290,952	$29,095	$29,095	0.273
21	127-14-063	2019	BUNTING JAMES G/SHELLY		4009 E PINCHOT AVE	PHOENIX AZ 85018	4009 E PINCHOT AVE,	PHOENIX 85018	$80,500	$322,000	$402,500	$40,250	$40,250	$238,102	$23,810	$23,810	0.223
22	127-14-045	2019	BURGER MELISSA/MAXWELL		4143 E AVALON DR	PHOENIX AZ 85018	4143 E AVALON DR,	PHOENIX 85018	$63,100	$252,500	$315,600	$31,560	$31,560	$215,921	$21,592	$21,592	0.222
23	127-14-093	2019	CAT & MOUSE INVESTMENTS INC		2835 GINGER CT	FULLERTON CA 92835	4009 E CATALINA DR,	PHOENIX 85018	$76,700	$307,100	$383,800	$38,380	$38,380	$285,276	$28,528	$28,528	0.224
24	127-13-015	2019	CHEIFETZ LORNA		4237 E AVALON DR	PHOENIX AZ 85018	4237 E AVALON DR,	PHOENIX 85018	$77,100	$308,400	$385,500	$38,550	$38,550	$260,846	$26,085	$26,085	0.224
25	127-13-054	2019	CHLARSON WILEY L/LUCINDA R TR		4319 E PINCHOT AVE	PHOENIX AZ 85018	4319 E PINCHOT AVE,	PHOENIX 85018	$77,400	$309,700	$387,100	$38,710	$38,710	$283,605	$28,361	$28,361	0.227
26	127-14-091	2019	CHRISTOPHER AND LAUREN RAMONDETTA LIVING TRUST		4002 E CATALINA DR	PHOENIX AZ 85018	4002 E CATALINA DR,	PHOENIX 85018	$63,400	$253,900	$317,300	$31,730	$31,730	$186,088	$18,609	$18,609	0.240
27	127-14-073	2019	CLARK JUNE W		4119 E PINCHOT AVE	PHOENIX AZ 85018	4119 E PINCHOT AVE,	PHOENIX 85018	$64,200	$257,000	$321,200	$32,120	$32,120	$214,799	$21,480	$21,480	0.222
28	127-13-002	2019	COLE GARDNER		4240 E AVALON DR	PHOENIX AZ 85018	4240 E AVALON DR,	PHOENIX 85018	$74,800	$299,200	$374,000	$37,400	$37,400	$289,662	$28,966	$28,966	0.268
29	127-14-053	2019	COLEMAN KEVIN RAY/PEARCE TAMARA LYNN		4102 E PINCHOT AVE	PHOENIX AZ 85018	4102 E PINCHOT AVE,	PHOENIX 85018	$68,700	$275,100	$343,800	$34,380	$34,380	$217,888	$21,789	$21,789	0.219
30	127-14-048	2019	COLLINS MATTHEW T/SMART MEGHAN K		4132 E PINCHOT AVE	PHOENIX AZ 85018	4132 E PINCHOT AVE,	PHOENIX 85018	$60,800	$243,200	$304,000	$30,400	$30,400	$199,496	$19,950	$19,950	0.216
31	127-13-098	2019	CONNIT T J		4316 E AVALON DR	PHOENIX AZ 850180000	4316 E AVALON DR,6	PHOENIX 85018	$27,100	$108,500	$135,600	$13,560	$13,560	$70,197	$7,020	$7,020	0.013
32	127-13-073	2019	CONWAY JEFFREY		4237 E CATALINA DR	PHOENIX AZ 85018	4237 E CATALINA DR,	PHOENIX 85018	$58,700	$234,900	$293,600	$29,360	$29,360	$200,058	$20,006	$20,006	0.236
33	127-14-069	2019	COOK TAMARA N		4045 E PINCHOT AVE	PHOENIX AZ 85018	4045 E PINCHOT AVE,	PHOENIX 85018	$74,900	$299,700	$374,600	$37,460	$37,460	$255,652	$25,565	$25,565	0.220
34	127-13-046	2019	COOKSON CORINNE M		4219 E PINCHOT AVE	PHOENIX AZ 85018	4219 E PINCHOT AVE,	PHOENIX 85018	$59,100	$236,400	$295,500	$29,550	$29,550	$201,743	$20,174	$20,174	0.228
35	127-14-059	2019	COONRAD RICKY L/LINDA J		6700 E THOMAS RD	SCOTTSDALE AZ 85251	4016 E PINCHOT AVE,	PHOENIX 85018	$57,900	$231,800	$289,700	$28,970	$28,970	$196,968	$19,697	$19,697	0.218
36	127-14-098	2019	CRANDELL JOAN M		4041 E CATALINA DR	PHOENIX AZ 85018	4041 E CATALINA DR,	PHOENIX 85018	$63,700	$255,000	$318,700	$31,870	$31,870	$240,911	$24,091	$24,091	0.222
37	127-14-047	2019	CREIGHTON ROBERT D/KEPLER LESLIE G		8523 FLANAGAN CT	HUNTERSVILLE NC 28078	4138 E PINCHOT AVE,	PHOENIX 85018	$78,600	$314,700	$393,300	$39,330	$39,330	$282,906	$28,291	$28,291	0.219
38	127-14-099	2019	CROCKETT BRIAN/ALI		4101 E CATALINA DR	PHOENIX AZ 85018	4101 E CATALINA DR,	PHOENIX 85018	$110,100	$440,400	$550,500	$55,050	$55,050	$419,722	$41,972	$41,972	0.223
39	127-13-038	2019	CROFT DAWN		4226 E PINCHOT AVE	PHOENIX AZ 85018	4226 E PINCHOT AVE,	PHOENIX 85018	$71,500	$286,000	$357,500	$35,750	$35,750	$271,061	$27,106	$27,106	0.233
40	127-14-092	2019	CULLEN EDWARD J/DEBORAH J		4001 E CATALINA	PHOENIX AZ 85018	4001 E CATALINA DR,	PHOENIX 85018	$68,300	$273,500	$341,800	$34,180	$34,180	$257,235	$25,724	$25,724	0.240
41	127-13-070	2019	CUNNINGHAM JEANNETTE E		4219 E CATALINA DR	PHOENIX AZ 85018	4219 E CATALINA DR,	PHOENIX 85018	$63,800	$255,200	$319,000	$31,900	$31,900	$228,557	$22,856	$22,856	0.231
42	127-13-006	2019	DEMELLO FAMILY TRUST	DEMELLO SHEILA PAGE TR	4214 E AVALON DR	PHOENIX AZ 85018	4214 E AVALON DR,	PHOENIX 85018	$60,100	$240,700	$300,800	$30,080	$30,080	$206,656	$20,666	$20,666	0.275
43	127-13-064	2019	DENNING EUGENE/CHRIS		4214 E CATALINA DR	PHOENIX AZ 85018	4214 E CATALINA DR,	PHOENIX 85018	$89,800	$359,300	$449,100	$44,910	$44,910	$338,062	$33,806	$33,806	0.233
44	127-13-094	2019	DEVENUTO JOSEPH A		3912 E FAIRMONT AVE	PHOENIX AZ 85018	4316 E AVALON DR,2	PHOENIX 85018	$24,300	$97,400	$121,700	$12,170	$12,170	$61,071	$6,107	$6,107	0.010
45	127-14-055	2019	DIAZ PATRICK/CYNTHIA		4040 E PINCHOT AVE	PHOENIX AZ 85018	4040 E PINCHOT AVE,	PHOENIX 85018	$92,400	$369,800	$462,200	$46,220	$46,220	$328,829	$32,883	$32,883	0.220
46	127-14-077	2019	DOTEN DARLENE		4143 E PINCHOT AVE	PHOENIX AZ 85018	4143 E PINCHOT AVE,	PHOENIX 85018	$77,200	$308,900	$386,100	$38,610	$38,610	$285,135	$28,514	$28,514	0.218
47	127-14-040	2019	EAST WEST REALTY INVESTMENTS LLC		6853 E MEADOWLARK LN	PARADISE VALLEY AZ 85253	4113 E AVALON DR,	PHOENIX 85018	$56,800	$227,300	$284,100	$28,410	$28,410	$191,634	$19,163	$19,163	0.223
48	127-13-071	2019	ENRIQUIZ CAROL		4225 E CATALINA DR	PHOENIX AZ 85018	4225 E CATALINA DR,	PHOENIX 85018	$74,000	$296,300	$370,300	$37,030	$37,030	$248,493	$24,849	$24,849	0.236
49	127-13-048	2019	ESCOBAR DANIEL J/LAUREN N		4231 E PINCHOT AVE	PHOENIX AZ 85018	4231 E PINCHOT AVE,	PHOENIX 85018	$74,200	$297,100	$371,300	$37,130	$37,130	$292,176	$29,218	$29,218	0.231
50	127-13-029	2019	ESNER JULIE C		3009 N 43RD PL	PHOENIX AZ 85018	3009 N 43RD PL,	PHOENIX 85018	$64,300	$257,200	$321,500	$32,150	$32,150	$231,224	$23,122	$23,122	0.303
51	127-14-034	2019	EVANS ALLISON/GOTTSCHALK ANDREW MARK		4027 E AVALON DR	PHOENIX AZ 85018	4027 E AVALON DR,	PHOENIX 85018	$95,600	$382,500	$478,100	$47,810	$47,810	$366,258	$36,626	$36,626	0.224
52	127-13-093	2019	FEARON JOHN S/CRISTEL JOAN		4316 E AVALON #1	PHOENIX AZ 85018	4316 E AVALON DR,1	PHOENIX 85018	$27,100	$108,500	$135,600	$13,560	$13,560	$70,197	$7,020	$7,020	0.015
53	127-13-033	2019	FLEETHAM JEFFREY L		4308 E PINCHOT AVE	PHOENIX AZ 85018	4308 E PINCHOT AVE,	PHOENIX 85018	$76,800	$307,200	$384,000	$38,400	$38,400	$302,901	$30,290	$30,290	0.235
54	127-13-008	2019	FOGARTY ANITA M		4202 E AVALON DR	PHOENIX AZ 85018	4202 E AVALON DR,	PHOENIX 85018	$65,400	$261,900	$327,300	$32,730	$32,730	$225,328	$22,533	$22,533	0.278

Proposed Rancho Venture 12 IWDD
6/11/2019
EXHIBIT D

55	127-13-004	2019	FOGEL BRUCE ALAN		4228 E AVALON DR	PHOENIX AZ 85018	4228 E AVALON DR,	PHOENIX 85018	$63,100	$252,500	$315,600	$31,560	$31,560	$213,676	$21,368	$21,368	0.268
56	127-14-074	2019	GAVARTIN FAMILY LIVING TRUST	GAVARTIN ALLEN N/AMY B TR	4125 E PINCHOT AVE	PHOENIX AZ 85018	4125 E PINCHOT AVE,	PHOENIX 85018	$94,800	$379,400	$474,200	$47,420	$47,420	$272,645	$27,265	$27,265	0.220
57	127-13-088	2019	GEIS TROY		4300 E AVALON DR	PHOENIX AZ 85018	4300 E AVALON DR,	PHOENIX 85018	$90,800	$363,400	$454,200	$45,420	$45,420	$344,379	$34,438	$34,438	0.257
57	127-13-100	2019	GEIS TROY		4316 E AVALON	PHOENIX AZ 85018	4316 E AVALON DR,8	PHOENIX 85018	$25,600	$102,700	$128,300	$12,830	$12,830	$66,686	$6,669	$6,669	0.013
58	127-13-037	2019	GENTRY ELAINE R TR		4232 E PINCHOT AVE	PHOENIX AZ 85018	4232 E PINCHOT AVE,	PHOENIX 85018	$65,500	$262,000	$327,500	$32,750	$32,750	$232,067	$23,207	$23,207	0.235
59	127-13-103	2019	GLORIA DARIA K		4316 E AVALON DR UNIT 11	PHOENIX AZ 85018	4316 E AVALON DR,11	PHOENIX 85018	$29,600	$118,400	$148,000	$14,800	$14,800	$76,514	$7,651	$7,651	0.017
60	127-14-096	2019	GOMEZ EFRAIN/GLADIS		4029 E CATALINA DR	PHOENIX AZ 85018	4029 E CATALINA DR,	PHOENIX 85018	$60,500	$242,300	$302,800	$30,280	$30,280	$217,747	$21,775	$21,775	0.222
61	127-14-082	2019	GROVER STEPHEN W/SUSANNA H		4116 E CATALINA DR	PHOENIX AZ 850187112	4116 E CATALINA DR,	PHOENIX 85018	$70,600	$282,600	$353,200	$35,320	$35,320	$249,614	$24,961	$24,961	0.223
62	127-13-078	2019	GUARDIA JANET		4319 E CATALINA DR	PHOENIX AZ 85018	4319 E CATALINA DR,	PHOENIX 85018	$73,200	$293,100	$366,300	$36,630	$36,630	$278,602	$27,860	$27,860	0.290
63	127-14-035	2019	HAIN HELEN DORA TR		4033 E AVALON DR	PHOENIX AZ 85018	4033 E AVALON DR,	PHOENIX 85018	$76,600	$306,600	$383,200	$38,320	$38,320	$274,465	$27,447	$27,447	0.222
64	127-14-102	2019	HALL DONALD L		3840 N PUEBLO WAY	SCOTTSDALE AZ 85251	4121 E CATALINA DR,	PHOENIX 85018	$82,800	$331,300	$414,100	$41,410	$41,410	$316,890	$31,689	$31,689	0.216
65	127-14-037	2019	HANUSOFSKI STEVEN B		4045 E AVALON DR	PHOENIX AZ 85018	4045 E AVALON DR,	PHOENIX 85018	$60,200	$240,900	$301,100	$30,110	$30,110	$212,693	$21,269	$21,269	0.220
66	127-14-085	2019	HART DANIEL J/NATALIE J NEER		4042 E CATALINA DR	PHOENIX AZ 85018	4042 E CATALINA DR,	PHOENIX 85018	$65,300	$261,200	$326,500	$32,650	$32,650	$243,661	$24,366	$24,366	0.221
67	127-14-042	2019	HARTWICK SCOTT LEO TR		4125 E AVALON DR	PHOENIX AZ 85018	4125 E AVALON DR,	PHOENIX 85018	$59,700	$239,100	$298,800	$29,880	$29,880	$198,793	$19,879	$19,879	0.225
68	127-14-039	2019	HEATH ERIC BLAINE/DONNA LEE TR		4107 E AVALON DR	PHOENIX AZ 85018	4107 E AVALON DR,	PHOENIX 85018	$67,500	$270,000	$337,500	$33,750	$33,750	$224,344	$22,434	$22,434	0.223
69	127-14-064	2019	HENDRIX CHARLES CLIFFORD/HENDRIX PATTI LYN TR		4015 E PINCHOT AVE	PHOENIX AZ 85018	4015 E PINCHOT AVE,	PHOENIX 85018	$74,700	$298,900	$373,600	$37,360	$37,360	$234,032	$23,403	$23,403	0.222
70	127-13-047	2019	HERNANDEZ FELIPE A		4225 EAST PINCHOT AVENUE	PHOENIX AZ 85018	4225 E PINCHOT AVE,	PHOENIX 85018	$59,600	$238,700	$298,300	$29,830	$29,830	$199,777	$19,978	$19,978	0.232
71	127-13-014	2019	HIGGINS FAMILY TRUST		4231 E AVALON DR	PHOENIX AZ 85018	4231 E AVALON DR,	PHOENIX 85018	$66,300	$265,500	$331,800	$33,180	$33,180	$227,433	$22,743	$22,743	0.221
72	127-14-044	2019	HIRSCH DEREK R/KAYLA K		4137 E AVALON DR	PHOENIX AZ 85018	4137 E AVALON DR,	PHOENIX 85018	$60,900	$243,800	$304,700	$30,470	$30,470	$193,039	$19,304	$19,304	0.221
73	127-14-056	2019	HOUGEIR SERGE/MOUSSA CHRISTINE		4034 E PINCHOT AVE	PHOENIX AZ 85018	4034 E PINCHOT AVE,	PHOENIX 85018	$92,100	$368,700	$460,800	$46,080	$46,080	$349,274	$34,927	$34,927	0.215
74	127-13-050	2019	HOWARD RYAN		4243 E PINCHOT AVE	PHOENIX AZ 85018	4243 E PINCHOT AVE,	PHOENIX 85018	$74,200	$297,100	$371,300	$37,130	$37,130	$231,364	$23,136	$23,136	0.228
75	127-14-079	2019	HUBBELL NATHAN C/STASIA M		4138 E CATALINA DR	PHOENIX AZ 85018	4138 E CATALINA DR,	PHOENIX 85018	$90,500	$362,100	$452,600	$45,260	$45,260	$358,872	$35,887	$35,887	0.222
76	127-14-070	2019	HUBER HAYLEY ALEXANDRA/JACOB JOSEPH		4101 E PINCHOT AVE	PHOENIX AZ 85018	4101 E PINCHOT AVE,	PHOENIX 85018	$70,700	$282,900	$353,600	$35,360	$35,360	$246,387	$24,639	$24,639	0.223
77	127-13-009	2019	JACKSON DAVID R/WENDY Z		4247 E WINDSOR AVE	PHOENIX AZ 85008	4201 E AVALON DR,	PHOENIX 85018	$59,500	$238,300	$297,800	$29,780	$29,780	$196,828	$19,683	$19,683	0.220
78	127-14-104	2019	JACKSON ROBERT L/MARGARET L		4135 E CATALINA DR	PHOENIX AZ 85018	4135 E CATALINA DR,	PHOENIX 85018	$69,200	$277,100	$346,300	$34,630	$34,630	$228,276	$22,828	$22,828	0.218
79	127-13-072	2019	JILL M STADUM LIVING TRUST		4231 E CATALINA DR	PHOENIX AZ 85018	4231 E CATALINA DR,	PHOENIX 85018	$63,700	$254,900	$318,600	$31,860	$31,860	$220,835	$22,084	$22,084	0.228
80	127-13-042	2019	JOHNSON LORI		4202 E PINCHOT AVE	SCOTTSDALE AZ 85018	4202 E PINCHOT AVE,	PHOENIX 85018	$85,000	$340,200	$425,200	$42,520	$42,520	$338,596	$33,860	$33,860	0.233
81	127-13-087	2019	KELHOFFER CHARLES I/DIANE G		4306 E AVALON DR	PHOENIX AZ 85018	4306 E AVALON DR,	PHOENIX 85018	$93,100	$372,400	$465,500	$46,550	$46,550	$350,556	$35,056	$35,056	0.257
82	127-14-066	2019	KENT JEFFREY L/MISTY J		4027 E PINCHOT AVE	PHOENIX AZ 85018	4027 E PINCHOT AVE,	PHOENIX 85018	$72,500	$290,100	$362,600	$36,260	$36,260	$274,244	$27,424	$27,424	0.222
83	127-13-034	2019	KJR TRUST	REED KARY JANE TR	4302 E PINCHOT AVE	PHOENIX AZ 85018	4302 E PINCHOT AVE,	PHOENIX 85018	$60,900	$243,700	$304,600	$30,460	$30,460	$200,339	$20,034	$20,034	0.232
84	127-13-076	2019	KLUTTZ DEVIN R/DIANE L		4307 E CATALINA DR	PHOENIX AZ 85018	4307 E CATALINA DR,	PHOENIX 85018	$66,000	$264,200	$330,200	$33,020	$33,020	$249,024	$24,902	$24,902	0.231
85	127-13-053	2019	KURRASCH NANCY J TR		4313 E PINCHOT AVE	PHOENIX AZ 85018	4313 E PINCHOT AVE,	PHOENIX 85018	$63,900	$255,700	$319,600	$31,960	$31,960	$216,483	$21,648	$21,648	0.226
86	127-13-075	2019	LAHR CHAD M/NATALIE B		4301 E CATALINA DR	PHOENIX AZ 85018	4301 E CATALINA DR,	PHOENIX 85018	$86,900	$347,900	$434,800	$43,480	$43,480	$344,842	$34,484	$34,484	0.230
87	127-13-031	2019	LAMB ERIK S		4320 E PINCHOT AVE	PHOENIX AZ 85018	4320 E PINCHOT AVE,	PHOENIX 85018	$62,400	$249,800	$312,200	$31,220	$31,220	$214,097	$21,410	$21,410	0.291
88	127-13-058	2019	LAUINGER PAUL RICHARD TR		4302 E CATALINA DR	PHOENIX AZ 85018	4302 E CATALINA DR,	PHOENIX 85018	$62,600	$250,400	$313,000	$31,300	$31,300	$224,907	$22,491	$22,491	0.234
89	127-14-068	2019	LAURA MONTAINE STOVER TRUST		4039 E PINCHOT AVE	PHOENIX AZ 85018	4039 E PINCHOT AVE,	PHOENIX 85018	$59,000	$236,100	$295,100	$29,510	$29,510	$197,671	$19,767	$19,767	0.224
90	127-14-051	2019	LEE EUN BEOM/PYONG AE		4348 BEVERLY DR	SANTA MARIA CA 93455	4114 E PINCHOT AVE,	PHOENIX 85018	$71,500	$286,200	$357,700	$35,770	$35,770	$247,370	$24,737	$24,737	0.217
91	127-14-075	2019	LEE GILBERT ELOIT F/GERMELITA ASINAS		PO BOX 15604	PHOENIX AZ 850605604	4131 E PINCHOT AVE,	PHOENIX 85018	$80,500	$322,300	$402,800	$40,280	$40,280	$334,599	$33,460	$33,460	0.217
92	127-14-046	2019	LIPOVIC MARISA JAYNE		4144 E PINCHOT AVE	PHOENIX AZ 85018	4144 E PINCHOT AVE,	PHOENIX 85018	$58,400	$233,700	$292,100	$29,210	$29,210	$196,688	$19,669	$19,669	0.217
93	127-14-033	2019	LITTLE JEFF COLLIN		4021 E AVALON DR	PHOENIX AZ 85018	4021 E AVALON DR,	PHOENIX 85018	$66,000	$264,100	$330,100	$33,010	$33,010	$224,907	$22,491	$22,491	0.222
94	127-13-041	2019	LOEL BRADLEY M/SHEILA M		4208 E PINCHOT AVE	PHOENIX AZ 85018	4208 E PINCHOT AVE,	PHOENIX 85018	$73,600	$294,500	$368,100	$36,810	$36,810	$275,753	$27,575	$27,575	0.231
95	127-13-097	2019	LOUKANOV OGNIAN E/NINA		4316 E AVALON DR #5	PHOENIX AZ 850180000	4316 E AVALON DR,5	PHOENIX 85018	$24,300	$97,400	$121,700	$12,170	$12,170	$61,071	$6,107	$6,107	0.011
96	127-13-101	2019	LOUKANOVA NINA KOSTADINOVA		4316 E AVALON UNIT 5	PHOENIX AZ 85018	4316 E AVALON DR,9	PHOENIX 85018	$27,100	$108,500	$135,600	$13,560	$13,560	$70,197	$7,020	$7,020	0.014
97	127-13-032	2019	LOZEVSKI FAMILY TRUST	LOZEVSKI PHILLIP M/APRIL M TR	4314 E PINCHOT AVE	PHOENIX AZ 85018	4314 E PINCHOT AVE,	PHOENIX 85018	$97,900	$391,600	$489,500	$48,950	$48,950	$360,919	$36,092	$36,092	0.232
97	127-13-105	2019	LOZEVSKI FAMILY TRUST	LOZEVSKI PHILLIP M/APRIL M TR	4314 E PINCHOT AVE	PHOENIX AZ 85018	4316 E AVALON DR,13	PHOENIX 85018	$24,300	$97,400	$121,700	$12,170	$12,170	$61,071	$6,107	$6,107	0.011
98	127-13-011	2019	LYDIARD JAMES D/RENEE E		4213 E AVALON DR	PHOENIX AZ 85018	4213 E AVALON DR,	PHOENIX 85018	$82,700	$331,000	$413,700	$41,370	$41,370	$297,539	$29,754	$29,754	0.223
99	127-14-095	2019	MACKEN JOHN S		4021 E CATALINA DR	PHOENIX AZ 850180000	4021 E CATALINA DR,	PHOENIX 85018	$57,900	$231,900	$289,800	$28,980	$28,980	$202,305	$20,231	$20,231	0.223
100	127-14-050	2019	MADER FIONA M E		4120 E PINCHOT AVE	PHOENIX AZ 85018	4120 E PINCHOT AVE,	PHOENIX 85018	$80,000	$320,000	$400,000	$40,000	$40,000	$296,225	$29,623	$29,623	0.218
101	127-13-102	2019	MANSOUR CHRISTINE ANN		4101 E MITCHELL DR	PHOENIX AZ 85018	4316 E AVALON DR,10	PHOENIX 85018	$24,300	$97,400	$121,700	$12,170	$12,170	$61,071	$6,107	$6,107	0.012
102	127-13-027A	2019	MARKS MILLER/KATHY		7756 ERCHANGE PL	LA JOLLA CA 92037	3002 N 44TH ST,	PHOENIX 85018	$191,300	$100,900	$292,200	$35,064	$35,064	$222,955	$26,755	$26,755	0.210
103	127-13-068	2019	MARTIN PAUL J		4207 E CATALINA DR	PHOENIX AZ 85018	4207 E CATALINA DR,	PHOENIX 85018	$71,400	$285,700	$357,100	$35,710	$35,710	$270,394	$27,039	$27,039	0.234
104	127-14-090	2019	MARX PETER J TR		4010 E CATALINA DR	PHOENIX AZ 85018	4010 E CATALINA DR,	PHOENIX 85018	$60,300	$241,300	$301,600	$30,160	$30,160	$222,546	$22,255	$22,255	0.222
105	127-14-094	2019	MARYSKA ROBERT		4015 E CATALINA DR	PHOENIX AZ 85018	4015 E CATALINA DR,	PHOENIX 85018	$72,500	$290,100	$362,600	$36,260	$36,260	$285,305	$28,531	$28,531	0.220
106	127-14-032	2019	MCFARLAND FAMILY TRUST	MCFARLAND ANDREW	4015 E AVALON DR	PHOENIX AZ 85018	4015 E AVALON DR,	PHOENIX 85018	$92,400	$369,600	$462,000	$46,200	$46,200	$349,769	$34,977	$34,977	0.222
107	127-14-088	2019	MEYER ASHLEY RAE/COX JAMEY LYNN		4022 E CATALINA DR	PHOENIX AZ 85018	4022 E CATALINA DR	PHOENIX 85018	$72,900	$291,700	$364,600	$36,460	$36,460	$254,107	$25,411	$25,411	0.221
108	127-14-071	2019	MURRAY RYAN JAMES		4107 E PINCHOT AVE	PHOENIX AZ 85018	4107 E PINCHOT AVE,	PHOENIX 85018	$62,200	$248,900	$311,100	$31,110	$31,110	$242,321	$24,232	$24,232	0.221
109	127-14-067	2019	NOE RUSSELL/ANSELMO LAUREN		4033 E PINCHOT AVE	PHOENIX AZ 85018	4033 E PINCHOT AVE,	PHOENIX 85018	$110,400	$441,700	$552,100	$55,210	$55,210	$397,512	$39,751	$39,751	0.221
110	127-14-076	2019	PADNICK JOSHUA MARK/TAIYAB AMAR NADAA		4137 E PINCHOT AVE	PHOENIX AZ 85018	4137 E PINCHOT AVE,	PHOENIX 85018	$87,800	$351,200	$439,000	$43,900	$43,900	$337,138	$33,714	$33,714	0.220
111	127-13-067	2019	PARENTI GEORGE/KRCMARIK PARENTI CATHERINE		4201 E CATALINA DR	PHOENIX AZ 85018	4201 E CATALINA DR,	PHOENIX 85018	$58,100	$232,400	$290,500	$29,050	$29,050	$215,591	$21,559	$21,559	0.229
112	127-13-018	2019	PATRICIA A GOETTEL REVOCABLE LIVING TRUST		4307 E AVALON DR	PHOENIX AZ 85018	4307 E AVALON DR,	PHOENIX 85018	$65,800	$263,200	$329,000	$32,900	$32,900	$235,975	$23,598	$23,598	0.220

113	127-14-105	2019	PPC TRUST I	CHOW SING-TAK/NG-CHOW PO-	4143 E CATALINA DR	PHOENIX AZ 85018	4143 E CATALINA DR,	PHOENIX 85018	$64,300	$257,500	$321,800	$32,180	$32,180	$260,941	$26,094	$26,094	0.217
114	127-14-062	2019	PRESTINARIO ANGELA		4001 E PINCHOT AVE	PHOENIX AZ 85018	4001 E PINCHOT AVE,	PHOENIX 85018	$92,700	$371,000	$463,700	$46,370	$46,370	$347,453	$34,745	$34,745	0.277
115	127-14-101	2019	R AND S GARDNER PROPERTIES LLC		5230 E WHITTON AVE	PHOENIX AZ 85018	4115 E CATALINA DR,	PHOENIX 85018	$72,000	$288,200	$360,200	$36,020	$36,020	$279,319	$27,932	$27,932	0.222
116	127-14-060	2019	RANDALL BRAD F/MIKAN MARYSA C		11973 N 112TH WAY	SCOTTSDALE AZ 85259	4010 E PINCHOT AVE,	PHOENIX 85018	$108,100	$432,600	$540,700	$54,070	$54,070	$389,304	$38,930	$38,930	0.218
117	127-13-024A	2019	RAR PROPERTIES L L C		4343 E AVALON DR	PHOENIX AZ 850187209	4343 E AVALON DR,	PHOENIX 85018	$287,600	$80,000	$367,600	$66,168	$66,168	$247,282	$44,511	$44,511	0.321
118	127-13-005	2019	RATHVON HAL C/BULKLEY BRYN A		4222 E AVALON DR	PHOENIX AZ 85018	4222 E AVALON DR,	PHOENIX 85018	$88,400	$353,800	$442,200	$44,220	$44,220	$332,026	$33,203	$33,203	0.276
119	127-13-017	2019	REGAS FAMILY TRUST	REGAS ROBERT	4301 E AVALON DR	PHOENIX AZ 85018	4301 E AVALON DR,	PHOENIX 85018	$70,700	$282,900	$353,600	$35,360	$35,360	$242,595	$24,260	$24,260	0.220
120	127-14-103	2019	RETINA CHECK LLC		410 DUNN DR	PRESCOTT AZ 86301	4129 E CATALINA DR,	PHOENIX 85018	$62,400	$249,600	$312,000	$31,200	$31,200	$205,111	$20,511	$20,511	0.220
121	127-13-021	2019	RINGO FAMILY TRUST	RINGO MICHAEL D/ELIZABETH	4325 E AVALON DR	PHOENIX AZ 85018	4325 E AVALON DR,	PHOENIX 85018	$78,200	$313,100	$391,300	$39,130	$39,130	$277,975	$27,798	$27,798	0.218
122	127-13-069	2019	ROBERT AND JENNIFER HEATHCOTE LIVING TRUST		4213 E CATALINA DR	PHOENIX AZ 85018	4213 E CATALINA DR,	PHOENIX 85018	$66,300	$265,200	$331,500	$33,150	$33,150	$234,032	$23,403	$23,403	0.234
123	127-13-056	2019	ROLAND DECLARATION OF TRUST	ROLAND KATHRYN K TR	4313 E CATALINA DR	PHOENIX AZ 85018	4314 E CATALINA DR,	PHOENIX 85018	$78,500	$314,000	$392,500	$39,250	$39,250	$302,566	$30,257	$30,257	0.232
124	127-13-036	2019	ROLWING REBECCA L		4238 E PINCHOT	PHOENIX AZ 85018	4238 E PINCHOT AVE,	PHOENIX 85018	$60,400	$241,900	$302,300	$30,230	$30,230	$200,479	$20,048	$20,048	0.234
125	127-14-065	2019	RUBENIS ANDRA		4021 E PINCHOT AVE	PHOENIX AZ 85018	4021 E PINCHOT AVE,	PHOENIX 85018	$75,500	$302,100	$377,600	$37,760	$37,760	$293,768	$29,377	$29,377	0.224
126	127-13-010	2019	RUIZ AMANDA PYPER		4207 E AVALON DR	PHOENIX AZ 85018	4207 E AVALON DR,	PHOENIX 85018	$80,800	$323,500	$404,300	$40,430	$40,430	$324,351	$32,435	$32,435	0.220
127	127-14-061	2019	RUIZ PEDRO JR/EVA J		PO BOX 97451	PHOENIX AZ 85060	4002 E PINCHOT AVE,	PHOENIX 85018	$54,100	$216,600	$270,700	$27,070	$27,070	$170,997	$17,100	$17,100	0.274
128	127-13-028	2019	RUSEVA-MAHAN THOMAS/RUMYANA		3001 N 43RD PL	PHOENIX AZ 85018	3001 N 43RD PL,	PHOENIX 85018	$74,000	$296,000	$370,000	$37,000	$37,000	$247,229	$24,723	$24,723	0.278
129	127-13-040	2019	SANTALUCIA LIVING TRUST	SANTALUCIA VINCENT	4214 E PINCHOT AVE	PHOENIX AZ 85018	4214 E PINCHOT AVE,	PHOENIX 85018	$100,500	$402,300	$502,800	$50,280	$50,280	$438,684	$43,868	$43,868	0.235
130	127-13-012	2019	SANZARI KIRK J		4219 E AVALON DR	PHOENIX AZ 85018	4219 E AVALON DR,	PHOENIX 85018	$62,700	$251,000	$313,700	$31,370	$31,370	$214,517	$21,452	$21,452	0.222
131	127-14-038	2019	SAWKIW WILLIAM D/ALYSON H		4101 E AVALON DR	PHOENIX AZ 85018	4101 E AVALON DR,	PHOENIX 85018	$63,900	$255,600	$319,500	$31,950	$31,950	$212,413	$21,241	$21,241	0.224
132	127-13-096	2019	SCALES GARY V		PO BOX 1528	GLOBE AZ 85502	4316 E AVALON DR,4	PHOENIX 85018	$29,600	$118,400	$148,000	$14,800	$14,800	$76,514	$7,651	$7,651	0.015
133	127-14-043	2019	SCHAUER ANDREA L		4033 E AVALON DR	PHOENIX AZ 85018	4131 E AVALON DR,	PHOENIX 85018	$58,500	$234,100	$292,600	$29,260	$29,260	$194,723	$19,472	$19,472	0.222
134	127-14-081	2019	SCHIAVONI MATTHEW		4122 E CATALINA DR	PHOENIX AZ 85018	4122 E CATALINA DR,	PHOENIX 85018	$100,200	$401,100	$501,300	$50,130	$50,130	$360,936	$36,094	$36,094	0.222
135	127-13-052	2019	SCHUMACHER MARK PAUL		4307 E PINCHOT AVE	PHOENIX AZ 85018	4307 E PINCHOT AVE,	PHOENIX 85018	$68,100	$272,400	$340,500	$34,050	$34,050	$251,784	$25,178	$25,178	0.228
136	127-14-057	2019	SCHUTTE SARA SKY/NOAH M/RACHEL S/MYRA MIA		4028 E PINCHOT AVE	PHOENIX AZ 85018	4028 E PINCHOT AVE,	PHOENIX 85018	$68,800	$275,500	$344,300	$34,430	$34,430	$232,768	$23,277	$23,277	0.220
137	127-14-036	2019	SCOTT SHIRLEY E		4039 E AVALON DR	PHOENIX AZ 85018	4039 E AVALON DR,	PHOENIX 85018	$59,100	$236,600	$295,700	$29,570	$29,570	$194,020	$19,402	$19,402	0.224
138	127-13-013	2019	SEELIGER CROWLEY FAMILY TRUST	SEELIGER JOHN	4225 E AVALON DR	PHOENIX AZ 85018	4225 E AVALON DR,	PHOENIX 85018	$73,700	$295,100	$368,800	$36,880	$36,880	$256,045	$25,605	$25,605	0.224
139	127-14-087	2019	SETIAWAN HERU/BROWN SARA		4030 E CATALINA DR	PHOENIX AZ 85018	4030 E CATALINA DR,	PHOENIX 85018	$79,900	$319,900	$399,800	$39,980	$39,980	$307,090	$30,709	$30,709	0.220
140	127-13-062	2019	SHIFFMAN JENNIFER T		4226 E CATALINA DR	PHOENIX AZ 85018	4226 E CATALINA DR,	PHOENIX 85018	$101,300	$405,500	$506,800	$50,680	$50,680	$397,448	$39,745	$39,745	0.233
141	127-13-020	2019	SINGH JATINDER/SURJIT		4319 E AVALON DR	PHOENIX AZ 85018	4319 E AVALON DR,	PHOENIX 85018	$78,700	$314,800	$393,500	$39,350	$39,350	$304,577	$30,458	$30,458	0.223
142	127-14-100	2019	SINGH PARLAD		4109 E CATALINA DR	PHOENIX AZ 85018	4109 E CATALINA DR,	PHOENIX 85018	$61,200	$244,800	$306,000	$30,600	$30,600	$225,982	$22,598	$22,598	0.221
143	127-13-026A	2019	SMC INVESTMENT PROPERTIES LLC		3008 N 44TH ST	PHOENIX AZ 85018	3008 N 44TH ST,	PHOENIX 85018	$286,400	$86,300	$372,700	$67,086	$67,086	$288,645	$51,956	$51,956	0.319
144	127-14-078	2019	SOSCIA DAVID		PO BOX 9984	PHOENIX AZ 85068	4144 E CATALINA DR,	PHOENIX 85018	$62,500	$250,100	$312,600	$31,260	$31,260	$207,218	$20,722	$20,722	0.221
145	127-13-095	2019	STEINKAMP HENRY F/JEANNE		4316 E AVALON	PHOENIX AZ 85018	4316 E AVALON DR,3	PHOENIX 85018	$29,600	$118,400	$148,000	$14,800	$14,800	$76,514	$7,651	$7,651	0.016
146	127-13-039	2019	STILES FRANCES V		4220 E PINCHOT AVE	PHOENIX AZ 85018	4220 E PINCHOT AVE,	PHOENIX 85018	$65,000	$260,200	$325,200	$32,520	$32,520	$211,429	$21,143	$21,143	0.232
147	127-14-030	2019	STRODTMAN RESIDENTIAL AND INVESTMENT REAL EST		2237 E FOOTHILLS DR	PHOENIX AZ 85024	4001 E AVALON DR,	PHOENIX 85018	$77,300	$309,500	$386,800	$38,680	$38,680	$276,851	$27,685	$27,685	0.282
148	127-13-063	2019	SURDYK IRENE J		4220 E CATALINA DR	PHOENIX AZ 85018	4220 E CATALINA DR,	PHOENIX 85018	$20,300	$81,200	$101,500	$10,150	$10,150	$101,500	$10,150	$10,150	0.229
149	127-13-001	2019	TABER PATRICK/ALICIA		210 NW 53RD ST	SEATTLE WA 98107	4246 E AVALON DR,	PHOENIX 85018	$89,600	$358,400	$448,000	$44,800	$44,800	$344,545	$34,455	$34,455	0.263
150	127-13-066	2019	TASCIOGLU ALTAY/SARAH		4202 E CATALINA DR	PHOENIX AZ 85018	4202 E CATALINA DR,	PHOENIX 85018	$102,100	$408,400	$510,500	$51,050	$51,050	$409,901	$40,990	$40,990	0.229
151	127-13-091F	2019	TLUP LLC		3040 N 44TH ST STE 1	PHOENIX AZ 85018	3040 N 44TH ST,	PHOENIX 85018	$843,700	$355,300	$1,199,000	$215,820	$215,820	$1,050,635	$189,114	$189,114	0.928
152	127-14-083	2019	TNT AZ HOLDINGS LLC		2244 E HOPE CIR	MESA AZ 85213	4110 E CATALINA DR,	PHOENIX 85018	$60,100	$240,700	$300,800	$30,080	$30,080	$206,095	$20,610	$20,610	0.224
153	127-13-030	2019	TOP NOTCH VENTURES LLC		PO BOX 23177	PHOENIX AZ 85063	4326 E PINCHOT AVE,	PHOENIX 85018	$63,900	$255,600	$319,500	$31,950	$31,950	$221,116	$22,112	$22,112	0.397
154	127-13-044	2019	TORREZ JOHN T/KATHLEEN M		4421 E OSBORN RD	PHOENIX AZ 85018	4207 E PINCHOT AVE,	PHOENIX 85018	$76,000	$304,000	$380,000	$38,000	$38,000	$271,657	$27,166	$27,166	0.231
155	127-13-003	2019	TUCKER TRUST	TUCKER JOHN/JENNIFER L	4234 E AVALON DR	PHOENIX AZ 85018	4234 E AVALON DR,	PHOENIX 85018	$118,800	$475,200	$594,000	$59,400	$59,400	$427,680	$42,768	$42,768	0.272
156	127-13-049	2019	UNDERWOOD RICHARD C/MOORE KERRY B		4876 CALLE DEL MEDIO	PHOENIX AZ 85018	4237 E PINCHOT AVE,	PHOENIX 85018	$67,200	$268,800	$336,000	$33,600	$33,600	$228,276	$22,828	$22,828	0.232
157	127-13-051	2019	VANARDEN GINA R/MICHAEL A		4301 E PINCHOT AVE	PHOENIX AZ 85018	4301 E PINCHOT AVE,	PHOENIX 85018	$76,900	$307,600	$384,500	$38,450	$38,450	$269,973	$26,997	$26,997	0.231
158	127-14-058	2019	VIRGINIA L HARTWICK LIVING TRUST		4022 E PINCHOT AVE	PHOENIX AZ 85018	4022 E PINCHOT AVE,	PHOENIX 85018	$62,700	$251,000	$313,700	$31,370	$31,370	$235,282	$23,528	$23,528	0.217
159	127-13-059	2019	VOGEL FAMILY TRUST	VOGEL RANDY L TRUSTEE	10085 E SAN SALVADOR DR.	SCOTTSDALE AZ 85258	4244 E CATALINA DR,	PHOENIX 85018	$72,600	$290,500	$363,100	$36,310	$36,310	$240,770	$24,077	$24,077	0.233
160	127-13-035	2019	WALTERS CHARLES D/DELIA A		4244 E PINCHOT	PHOENIX AZ 85018	4244 E PINCHOT AVE,	PHOENIX 85018	$68,600	$274,600	$343,200	$34,320	$34,320	$260,838	$26,084	$26,084	0.236
161	127-13-060	2019	WEBER ERIC W		4238 E CATALINA DR	PHOENIX AZ 85018	4238 E CATALINA DR,	PHOENIX 85018	$66,100	$264,500	$330,600	$33,060	$33,060	$216,483	$21,648	$21,648	0.228
162	127-13-074	2019	WEBSTER DONALD W/DESTINEY		8900 N SNOW BOWL RANCH RD	FLAGSTAFF AZ 860018128	4243 E CATALINA DR,	PHOENIX 85018	$78,100	$312,600	$390,700	$39,070	$39,070	$286,931	$28,693	$28,693	0.237
163	127-14-054	2019	WEST KEVIN R		4046 E PINCHOT AVE	PHOENIX AZ 85018	4046 E PINCHOT AVE,	PHOENIX 85018	$97,200	$388,900	$486,100	$48,610	$48,610	$334,341	$33,434	$33,434	0.218
164	127-13-065	2019	WILBUR CRAIG E/JUDY		4208 E CATALINA DR	PHOENIX AZ 85018	4208 E CATALINA DR,	PHOENIX 85018	$74,200	$296,800	$371,000	$37,100	$37,100	$257,057	$25,706	$25,706	0.232
165	127-14-052	2019	WILLIS L AND ROBERTA M PETERSON ESTATE TRUST		4108 E PINCHOT AVE	PHOENIX AZ 85018	4108 E PINCHOT AVE,	PHOENIX 85018	$68,800	$275,500	$344,300	$34,430	$34,430	$240,911	$24,091	$24,091	0.219
166	127-13-057	2019	WITT RYAN/MARTINA M		4308 E CATALINA DR	PHOENIX AZ 85018	4308 E CATALINA DR,	PHOENIX 85018	$70,000	$280,000	$350,000	$35,000	$35,000	$263,269	$26,327	$26,327	0.230
167	127-13-077	2019	WRIGHT SUSAN L		4313 E CATALINA DR	PHOENIX AZ 85018	4313 E CATALINA DR,	PHOENIX 85018	$63,500	$254,100	$317,600	$31,760	$31,760	$225,749	$22,575	$22,575	0.234
168	127-13-019	2019	YANCY ROBERT A/JAN G TR		4313 E AVALON DR	PHOENIX AZ 85018	4313 E AVALON DR,	PHOENIX 85018	$81,800	$327,200	$409,000	$40,900	$40,900	$324,016	$32,402	$32,402	0.223
169	127-14-041	2019	ZOHREH SUSAN		4119 E AVALON DR	PHOENIX AZ 85018	4119 E AVALON DR,	PHOENIX 85018	$87,100	$348,500	$435,600	$43,560	$43,560	$332,311	$33,231	$33,231	0.220
170	127-13-043	2019	ZUARES TEO/DLUGAS CALLIE		4201 E PINCHOT AVE	PHOENIX AZ 85018	4201 E PINCHOT AVE,	PHOENIX 85018	$95,000	$380,000	$475,000	$47,500	$47,500	$359,030	$35,903	$35,903	0.230

									$15,003,600	$49,171,800	$64,175,400	$6,886,872	$6,886,872	$46,105,929	$4,959,353	$4,959,353	39.973