



Property Detail Report

801 E McKellips Rd, Tempe, AZ 85288-1340

APN: 132-71-116-Q

Maricopa County Data as of: 02/27/2023

Owner Information

Owner Name:	Solaire Phoenix LLC	Occupancy:	Absentee Owner
Vesting:	Corporation		
Mailing Address:	3740 Carillon Pt, Kirkland, WA 98033-7455		

Location Information

Legal Description:	Cavalier Hills Unit 2 Mcr 90/44 Tract A Ex E 210F	County:	Maricopa, AZ
APN:	132-71-116-Q	Alternate APN:	
Munic / Twnshp:	Tempe	Twnshp-Rng-Sec:	1N-4E-10
Subdivision:	Cavalier Hills 2	Tract #:	A
Neighborhood:	Cavalier Hills	School District:	Tempe School District
Elementary School:	Cecil Shamley Scho...	Middle School:	Cecil Shamley Scho...
Latitude:	33.45034	Longitude:	-111.92793
		Census Tract / Block:	318900 / 3027
		Legal Lot / Block:	
		Legal Book / Page:	90 / 44
		High School:	Mcclintock High Sc...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/12/2014 / 12/12/2014	Price:	\$12,400,000	Transfer Doc #:	2014.817490
Buyer Name:	Solaire Phoenix LLC	Seller Name:	CH Scottsdale Gateway I CM	Deed Type:	Special Warranty Deed

Last Market Sale

Sale / Rec Date:	12/12/2014 / 12/12/2014	Sale Price / Type:	\$12,400,000 /	Deed Type:	Special Warranty Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:	\$115	New Construction:	
1st Mtg Amt / Type:	\$8,680,000 / Conventional	1st Mtg Rate / Type:	3.95 / Estimated	1st Mtg Doc #:	2014.817491
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:	\$4 /	Sale Doc #:	2014.817490
Seller Name:	CH Scottsdale Gateway I CM			Title Company:	First American Tit...
Lender:	Transamerica Fin'l Life Ins Co				

Prior Sale Information

Sale / Rec Date:	05/11/2012 / 05/11/2012	Sale Price / Type:	\$7,950,000 / Confirmed	Prior Deed Type:	Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:	/ Unk	Prior Sale Doc #:	2012.402870
Prior Lender:					

Property Characteristics

Gross Living Area:	108,058 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1963 / 1963
Living Area:	108,058 Sq. Ft.	Bedrooms:		Stories:	2
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	108,058 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:	Heat Pump	Patio Type:	Balcony
Quality:	Fair	Exterior Wall:	Concrete Block	Roof Type:	
Condition:	Average	Construction Type:	Tilt-Up Concrete	Roof Material:	Built Up Composition

Site Information

Land Use:	Apartment	Lot Area:	203,860 Sq. Ft.	Zoning:	C-G
State Use:	0376 - Apts 100...	Lot Width / Depth:		# of Buildings:	33
County Use:	0376 - Apartment	Usable Lot:		Res / Comm Units:	123 / 124
Site Influence:		Acres:	4.68	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	04013C2235M	Flood Map Date:	09/18/2020
Community Name:	City Of Tempe	Flood Panel #:	2235M	Inside SFHA:	False

Tax Information

Assessed Year:	2022	Assessed Value:	\$2,012,870	Market Total Value:	\$20,128,700
Tax Year:	2022	Land Value:	\$383,940	Market Land Value:	\$3,839,400
Tax Area:	031600	Improvement Value:	\$1,628,930	Market Imprv Value:	\$16,289,300
Property Tax:	\$87,082.24	Improved %:	80.93%	Market Imprv %:	80.93%
Exemption:		Delinquent Year:			

TotalView Report

801 E McKellips Rd, Tempe, AZ 85288-1340

APN: 132-71-116-Q



Maricopa County Data as of: 02/27/2023



IN THE STATE OF AZ, COUNTY OF MARICOPA, WITH A SITUS ADDRESS OF 801 E MCKELLIPS RD, TEMPE AZ 85288-1340 C020 CURRENTLY OWNED BY SOLAIRE PHOENIX LLC HAVING A TAX ASSESSOR NUMBER OF 132-71-116-Q AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS CAVALIER HILLS UNIT 2 MCR 90/44 TRACT A EX E 210F AND DESCRIBED IN DOCUMENT NUMBER 817490 DATED 12/12/2014 AND RECORDED 12/12/2014.

Last Market Sale

Seller: CH Scottsdale Gateway I CM
Buyer: Solaire Phoenix LLC
Sale Date: 12/12/2014
Rec Date: 12/12/2014
Sale Price: \$12,400,000

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Address	Phone / Email	Est. Amount / Frequency
There is no association data available.				

Property Details - Public Record

Land Use:	Apartment	Bedrooms:	Living Area:	108,058 Sq. Ft.	Year Built / Eff:	1963 / 1963
Zoning:	C-G	Baths (F / H):	Lot Area:	203,860 Sq. Ft.	Stories:	2
Subdiv / Tct:	Cavalier Hills 2 / A	Total Rooms: 0	Basement:		Parking Type	



Open Liens - Current Owner

Owner 1: Solaire Phoenix LLC
Owner 2:

Combined Loan To Value: N/A
Estimated Equity: N/A
Combined Estimated Loan Balance: \$7,360,739

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
12/12/2014	1st / Trust Deed/Mortgage	✓	\$8,680,000	Transamerica Fin'l Life Ins Co	Solaire Phoenix LLC	Conventional	Estimated /

Involuntary Liens - Current Owner

12/12/2014 through 03/06/2023

Debtor:

Date	Type	Description	Party 1	Party 2	Document #
There is no record found.					

Prior Loan History - Current Owner

Borrower 1:

Borrower 2:

Date	Type	Verified	Amount	Lender	Borrower	Loan Type	Type / Term
There is no loan history data available.							

Transfers & Conveyances - Current Owner

Date	Document	Verified	Type	From	To	Amount
12/12/2014	Deed Transfer	✓	Resale	CH Scottsdale Gateway I CM	Solaire Phoenix LLC	\$12,400,000

Ownership History (Full Value Transfers) - All Owners

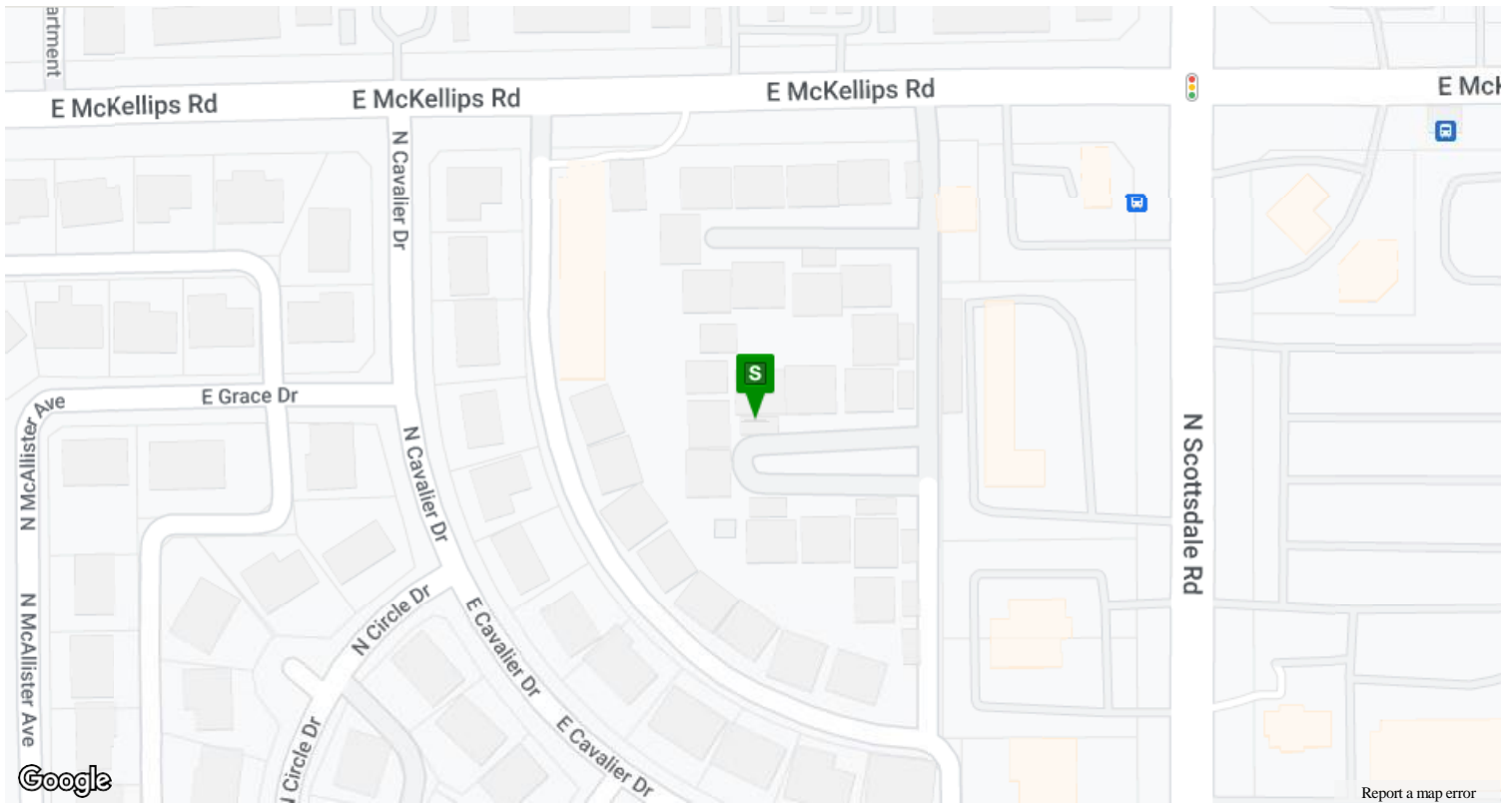
Date	Document	Verified	Type	Seller	Buyer	Amount
12/12/2014	Deed Transfer	✓	Resale	CH Scottsdale Gateway I CM	Solaire Phoenix LLC	\$12,400,000
05/11/2012	Deed Transfer		Resale	Aimco Of Shadetree LP	CH Scottsdale Gateway I Cmnty	\$7,950,000
11/06/1997	Deed Transfer		Resale	Shade Apts L P	Aimco Shadetree L	\$3,800,000

Listing History

801 E MCKELLIPS RD, TEMPE, AZ 85288-1340							
Date	Status	Type	Listed At	Sold For	\$ / Sq. Ft.	Days On Market	
There is no listing history data available.							

Comparables & Nearby Listings

Subject Property: 801 E McKellips Rd, Tempe, AZ 85288



■ Subject Property
 ■ Comparables
 ■ Nearby Listings

COMPARABLES											
#	MI	ST Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
There is no comparable data available.											

NEARBY LISTINGS											
#	MI	ST Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
There is no nearby listing data available.											



Market Trends - Tempe, AZ (85288)

Last 30 Days

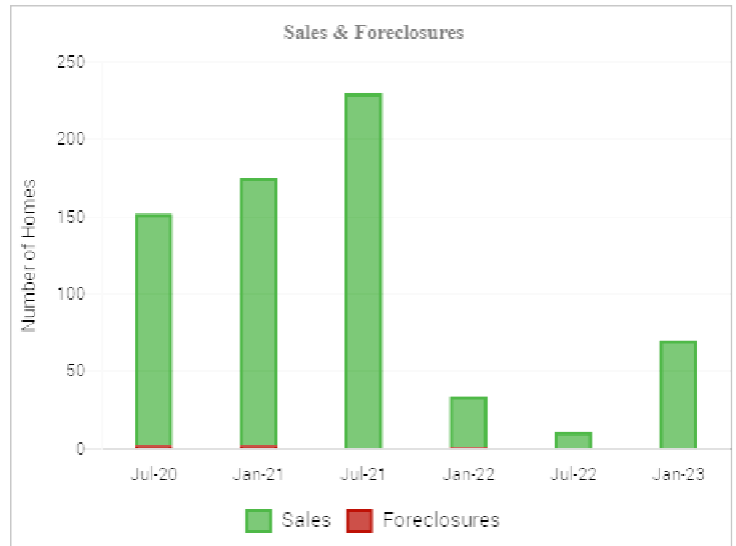
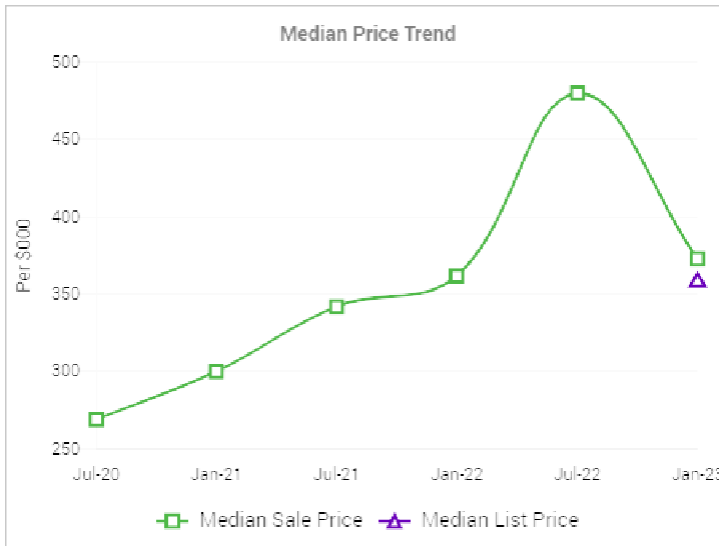
Recent trend data for Tempe, AZ (85288) indicate months of supply has increased by 1.25 in the last 30 days, putting downward pressure on prices and if these trends continue show signs of a buyer's market.

New Listings

150% ↑
10 Listings

Closed Sales

60% ↑
8 Sales



6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Tempe, AZ (85288). In the last 6 months there were 61 homes sold and the average sale price was \$370K. This 144% increase in sales suggests that there is a relative increase in the available supply in the market.

Homes Sold

61 ↑
144%

Avg. Sold \$

\$370K ↓
21%

Avg. Sold \$ / Sq. Ft.

\$309 ↓
3%

Avg. Age

40 ↓
2%

6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Tempe, AZ (85288). In the last 6 months there were 62 homes listed for sale and the average list price was \$410K. The average days on market for listings decreased to 36 days from the previous period, which indicates a strengthening market relative to the prior period.

Homes for Sale

62 ↑
210%

Avg. List \$

\$410K ↑
2%

Avg. List \$ / Sq. Ft.

\$325 ↑
8%

Avg. DOM

36 ↓
42%

Subject vs Recently Sold Properties

Sale Price

\$200K ● | ● \$648K

Living Area (Sq. Ft.)

108,058

700 ● | ● 2,444

Price / Sq. Ft.

\$115

\$136 | ● \$529



Transaction History Report


801 E McKellips Rd, Tempe, AZ 85288-1340

APN: 132-71-116-Q

Maricopa County Data as of: 02/27/2023

Current Owner: Solaire Phoenix LLC

Vesting: Corporation
2014 - Present

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
12/12/2014	Deed Transfer	\$12,400,000			Solaire Phoenix LLC	CH Scottsdale Gateway I CM
	<i>Sale Date: 12/12/2014</i>		<i>Doc Type: Deed Transfer</i>		<i>Doc #: 2014.817490</i>	
	<i>Title: First American Title</i>					
12/12/2014	Trust Deed/Mortgage	\$8,680,000	Solaire Phoenix LLC	Transamerica Fin'l Life Ins Co		
	<i>Loan Type: Conventional</i>		<i>Doc Type: Trust Deed/Mortgage</i>		<i>Doc #: 2014.817491</i>	
	<i>Rate Type: Estimated</i>		<i>Rate: 3.950</i>		<i>Term:</i>	
05/11/2012	Deed Transfer	\$7,950,000			CH Scottsdale Gateway I Cmnty	Aimco Of Shadetree LP
	<i>Sale Date: 05/11/2012</i>		<i>Doc Type: Deed Transfer</i>		<i>Doc #: 2012.402870</i>	
	<i>Title: Attorney Only</i>					
11/06/1997	Deed Transfer	\$3,800,000			Aimco, Shadetree L P	Shade Apts L P
	<i>Sale Date: 11/05/1997</i>		<i>Doc Type: Deed Transfer</i>		<i>Doc #: 1997.782937</i>	
	<i>Title: Transnation Title Insurance</i>					
08/17/1993	Deed Transfer				Shade Apts LP	Shadetree Associ
	<i>Sale Date: 08/16/1993</i>		<i>Doc Type: Deed Transfer</i>		<i>Doc #: 1993.549513</i>	
	<i>Title:</i>					



Open Lien Report

801 E McKellips Rd, Tempe, AZ 85288-1340

APN: 132-71-116-Q

Maricopa County Data as of: 02/27/2023

Open Lien Report reflects voluntary mortgage liens only. Involuntary liens, such as mechanic's liens, tax liens, HOA liens and other judgments are not available in this report.

Open Liens & Position

Owner 1: Solaire Phoenix LLC
Owner 2:

Combined Estimated Loan Balance: \$7,360,739

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
12/12/2014	1st / Trust Deed/Mortgage	✓	\$8,680,000	Transamerica Fin'l Life Ins Co	Solaire Phoenix LLC	Conventional	Estimated /

Last Market Sale

Sale Date	Rec Date	Verified	Type	Seller	Buyer	Sale Price
12/12/2014	12/12/2014			CH Scottsdale Gateway I CM	Solaire Phoenix LLC	\$12,400,000

Sales Comparables

801 E McKellips Rd, Tempe, AZ 85288-1340

APN: 132-71-116-Q

Maricopa County Data as of: 02/27/2023

No sales comparables found for default criteria.

You may edit your criteria to locate comparables.

Enhanced Transaction History Report

801 E McKellips Rd, Tempe, AZ 85288-1340

APN: 132-71-116-Q



Maricopa County Data as of: 02/27/2023

Search Start Date: 05/01/1970 Start Date: 05/01/1970
Search End Date: 03/06/2023 End Date: 03/06/2023

Date	Type	Grantor	Grantee	Document #	Doc Ref.
08/17/1993	Deed Transfer	Shade Apts LP		1993.549513	
11/06/1997	Deed Transfer	Aimco, Shadetree L P		1997.782937	
05/11/2012	Deed Transfer	CH Scottsdale Gateway I Cmnty		2012.402870	
12/12/2014	Deed Transfer	Solaire Phoenix LLC		2014.817490	
12/12/2014	Trust Deed/Mortgage	Solaire Phoenix LLC		2014.817491	

Liens, Filings & Judgments

801 E McKellips Rd, Tempe, AZ 85288-1340

Search Start Date: Name(s) Searched: Solaire Phoenix LLC, Solaire Phoenix LL Trust
Search End Date: Match:

Date	Type	Subject Name	Document #	Doc Ref.
No matching lien records found				

Tax Status Report

801 E McKellips Rd, Tempe, AZ 85288-1340

APN: 132-71-116-Q

Tax Authority - Maricopa County

Agency ID: 20070000 Last Updated: 02/24/2023 Status: Unknown
Tax ID: 132-71-116Q Type: Primary
Address: 301 W Jefferson St., Phoenix, AZ 85003

2022 Taxes

Exemption: Assessed Value: \$2,012,870
Property Tax: \$87,082.24 Land Value: \$383,940
Improvement Value: \$1,628,930

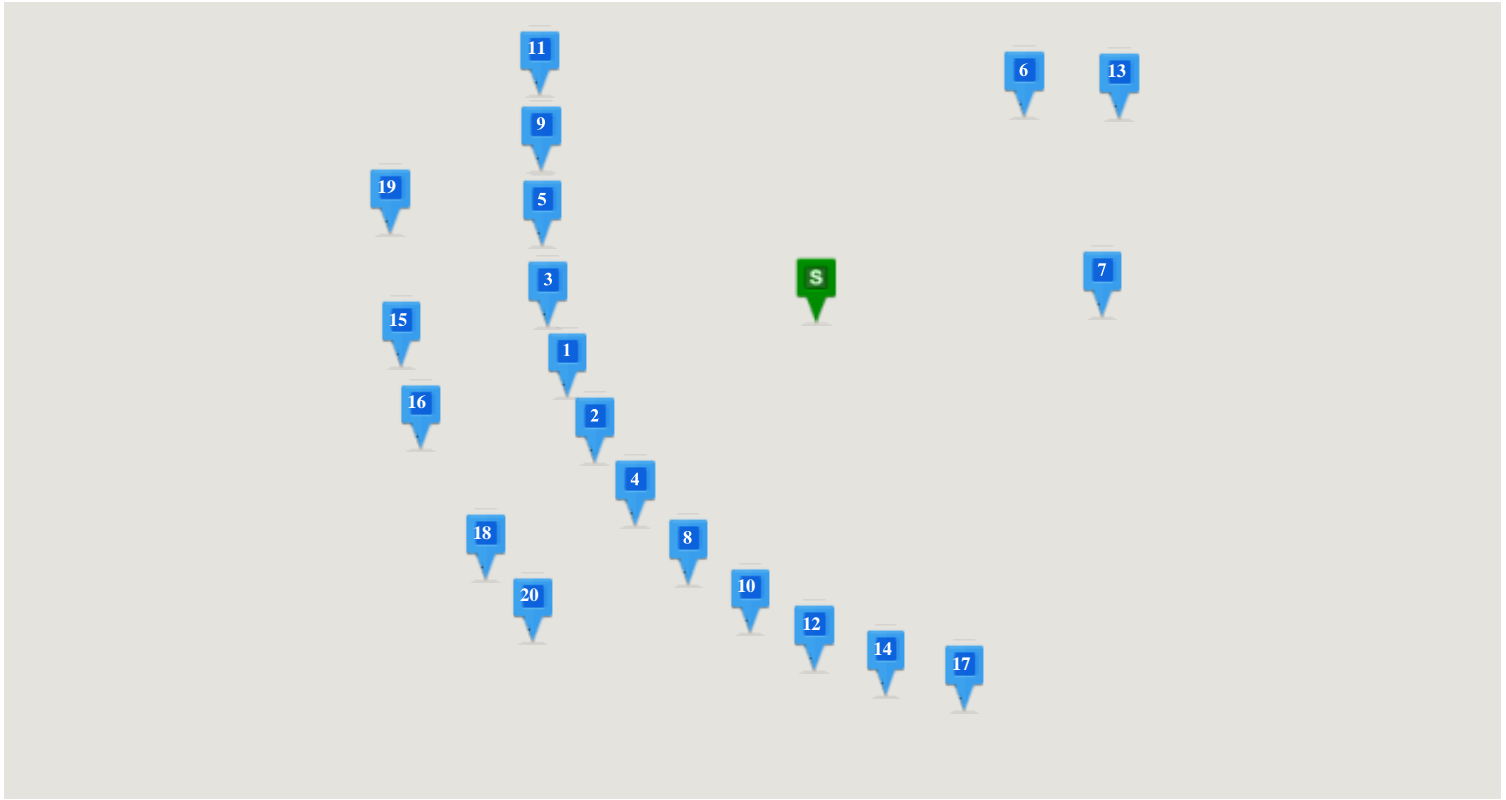
	Tax Type / Basis	Amount	Status	Date Paid	Delinquent After	Penalty	Balance Due
Installment 1	Partial	\$43,541.12		10/17/2022			
Installment 2	Partial	\$43,541.12					\$43,541.12

Neighbors Report

801 E McKellips Rd, Tempe, AZ 85288-1340

APN: 132-71-116-Q

Maricopa County Data as of: 02/27/2023



 Subject Property  Neighbors



Subject Property
 801 E McKellips Rd, Tempe, AZ 85288-1340
 Occupancy: Absentee Owner

Owner Name: Solaire Phoenix LLC

Mailing Address: 3740 Carillon Pt, Kirkland, WA 98033-7455
 APN: 132-71-116-Q

Sale / Rec Date: 12/12/2014 / 12/12/2014

Sale Price / Type: \$12,400,000 /
 Land Use: Apartment

Year Built / Eff: 1963 / 1963
 Living Area: 108,058 Sq. Ft.
 Lot Area: 203,860 Sq. Ft.

Bedrooms:
 Baths (F / H):



Neighbor 1 - 0.05 Miles From Subject
 1831 N Cavalier Dr, Tempe, AZ 85288-1504
 Occupancy: Owner Occupied

Owner Name: Lassiter Elizabeth Annette
 Mailing Address: 1831 N Cavalier Dr, Tempe, AZ 85288-1504
 APN: 132-71-098

Sale / Rec Date:
 Sale Price / Type:
 Land Use: SFR

Year Built / Eff: 1962 /
 Living Area: 1,600 Sq. Ft.

Lot Area: 6,743 Sq. Ft.
 Bedrooms:
 Baths (F / H): 2 /



Neighbor 2 - 0.05 Miles From Subject
 706 E Cavalier Dr, Tempe, AZ 85288-1502
 Occupancy: Owner Occupied

Year Built / Eff: 1962 /
 Living Area: 1,450 Sq. Ft.

Owner Name: Bell Jordan
 Mailing Address: 706 E Cavalier Dr, Tempe, AZ 85288-1502
 APN: 132-71-099

Sale / Rec Date: 11/09/2016 / 11/10/2016
 Sale Price / Type: \$224,500 /
 Land Use: SFR

Lot Area: 6,586 Sq. Ft.
 Bedrooms:
 Baths (F / H): 2 /

Neighbor 3 - 0.05 Miles From Subject
 1837 N Cavalier Dr, Tempe, AZ 85288-1504
 Occupancy: Absentee Owner

Year Built / Eff: 1962 /
 Living Area: 1,551 Sq. Ft.

Owner Name: Powers Logan
 Mailing Address: 4538 N 75th Way, Scottsdale, AZ 85251-1532
 APN: 132-71-097

Sale / Rec Date:
 Sale Price / Type:
 Land Use: SFR

Lot Area: 7,688 Sq. Ft.
 Bedrooms:
 Baths (F / H): 2 /



Neighbor 4 - 0.05 Miles From Subject
 712 E Cavalier Dr, Tempe, AZ 85288-1502
 Occupancy: Owner Occupied

Year Built / Eff: 1961 /
 Living Area: 1,610 Sq. Ft.

Owner Name: Luke D Stohre Trust
 Mailing Address: 712 E Cavalier Dr, Tempe, AZ 85288-1502
 APN: 132-71-100

Sale / Rec Date: 08/09/2018 / 08/17/2018
 Sale Price / Type: \$312,000 /
 Land Use: SFR

Lot Area: 7,627 Sq. Ft.
 Bedrooms:
 Baths (F / H): 2 /

Neighbor 5 - 0.05 Miles From Subject
 1915 N Cavalier Dr, Tempe, AZ 85288-1506
 Occupancy: Owner Occupied

Year Built / Eff: 1962 /
 Living Area: 1,692 Sq. Ft.

Owner Name: Gifford James M / Gifford Karen
 Mailing Address: 1915 N Cavalier Dr, Tempe, AZ 85288-1506
 APN: 132-71-096

Sale / Rec Date: 01/27/1998 / 01/28/1998
 Sale Price / Type: \$113,000 /
 Land Use: SFR

Lot Area: 7,745 Sq. Ft.
 Bedrooms:
 Baths (F / H): 2 /

Neighbor 6 - 0.06 Miles From Subject
 825 E McKellips Rd, Tempe, AZ 85288-1311
 Occupancy: Owner Occupied

Year Built / Eff: 1972 / 1972
 Living Area: 1,600 Sq. Ft.

Owner Name: Grants Photographic Restoration & Logo LLC
 Mailing Address: 825 E McKellips Rd, Tempe, AZ 85288-1311
 APN: 132-71-116-E

Sale / Rec Date: 10/22/2007 / 11/01/2007
 Sale Price / Type: \$101,000 / Confirmed
 Land Use: Retail Trade

Lot Area: 6,000 Sq. Ft.
 Bedrooms:
 Baths (F / H):

Neighbor 7 - 0.06 Miles From Subject
 Occupancy: Unknown

Year Built / Eff: 2021 / 2021
 Living Area: 5,187 Sq. Ft.

Owner Name: Rb5 1900 LLC
 Mailing Address: Po Box 13265, Scottsdale, AZ 85267-3265
 APN: 132-71-119

Sale / Rec Date:
 Sale Price / Type:
 Land Use: Retail Trade

Lot Area: 53,000 Sq. Ft.
 Bedrooms:
 Baths (F / H):

Neighbor 8 - 0.06 Miles From Subject
 718 E Cavalier Dr, Tempe, AZ 85288-1502
 Occupancy: Owner Occupied

Year Built / Eff: 1962 /
 Living Area: 1,673 Sq. Ft.

Owner Name: Scheier Jameson
 Mailing Address: 718 E Cavalier Dr, Tempe, AZ 85288-1502
 APN: 132-71-101

Sale / Rec Date: 09/24/2012 / 09/25/2012
 Sale Price / Type: \$235,000 /
 Land Use: SFR

Lot Area: 7,797 Sq. Ft.
 Bedrooms:
 Baths (F / H): 2 /

Neighbor 9 - 0.06 Miles From Subject
1921 N Cavalier Dr, Tempe, AZ 85288-1506
Occupancy: Absentee Owner

Year Built / Eff: 1962 /
Living Area: 1,445 Sq. Ft.

Owner Name: Kelly Matthew Martin
Mailing Address: 1311 N Ode St #615, Arlington, VA 22209-3452

Sale / Rec Date: 10/09/2019 / 10/21/2019
Sale Price / Type: \$283,000 /

Lot Area: 6,652 Sq. Ft.
Bedrooms:

APN: 132-71-095

Land Use: SFR

Baths (F / H): 2 /

Neighbor 10 - 0.06 Miles From Subject
724 E Cavalier Dr, Tempe, AZ 85288-1502
Occupancy: Owner Occupied

Year Built / Eff: 1961 /
Living Area: 1,678 Sq. Ft.

Owner Name: Armstrong Don W / Armstrong Virginia
Mailing Address: 724 E Cavalier Dr, Tempe, AZ 85288-1502
APN: 132-71-102

Sale / Rec Date: 06/03/2003 / 06/04/2003
Sale Price / Type: \$145,000 / Confirmed
Land Use: SFR

Lot Area: 7,793 Sq. Ft.
Bedrooms:
Baths (F / H): 2 /

Neighbor 11 - 0.07 Miles From Subject
1927 N Cavalier Dr, Tempe, AZ 85288-1506
Occupancy: Owner Occupied

Year Built / Eff: 1962 /
Living Area: 1,886 Sq. Ft.

Owner Name: Ware Jean Ann / Ware Gregory S
Mailing Address: 1927 N Cavalier Dr, Tempe, AZ 85288-1506
APN: 132-71-094

Sale / Rec Date:
Sale Price / Type:
Land Use: SFR

Lot Area: 8,032 Sq. Ft.
Bedrooms:
Baths (F / H): 2 /



Neighbor 12 - 0.07 Miles From Subject
730 E Cavalier Dr, Tempe, AZ 85288-1502
Occupancy: Owner Occupied

Year Built / Eff: 1962 /
Living Area: 1,766 Sq. Ft.

Owner Name: Hofberger Kevin Le Grande / Hofberger Melissa Rae

Sale / Rec Date: 09/27/2012 / 10/12/2012

Lot Area: 6,843 Sq. Ft.

Mailing Address: 730 E Cavalier Dr, Tempe, AZ 85288-1502
APN: 132-71-103

Sale Price / Type: \$214,000 /
Land Use: SFR

Bedrooms:
Baths (F / H): 2 /



Neighbor 13 - 0.07 Miles From Subject
1926 N Scottsdale Rd, Tempe, AZ 85288-1517
Occupancy: Absentee Owner

Year Built / Eff: 2006 / 2006
Living Area: 1,769 Sq. Ft.

Owner Name: Temk Investments Fremont LLC
Mailing Address: 1810 Comstock Ln, San Jose, CA 95124-1704
APN: 132-71-116-B

Sale / Rec Date: 04/08/2015 / 04/08/2015
Sale Price / Type: \$2,420,000 /
Land Use: Food Processing

Lot Area: 23,000 Sq. Ft.
Bedrooms:
Baths (F / H):

Neighbor 14 - 0.08 Miles From Subject
800 E Cavalier Dr, Tempe, AZ 85288-1503
Occupancy: Owner Occupied

Year Built / Eff: 1961 /
Living Area: 1,796 Sq. Ft.

Owner Name: Vafi Mathiew M / Vafi Christine H
Mailing Address: 800 E Cavalier Dr, Tempe, AZ 85288-1503
APN: 132-71-104

Sale / Rec Date: 05/18/2009 / 06/30/2009
Sale Price / Type: \$119,000 / Confirmed
Land Use: SFR

Lot Area: 7,793 Sq. Ft.
Bedrooms:
Baths (F / H): 2 /

Occupancy:	Owner Occupied	Year Built / Eff:	1961 /
		Living Area:	1,711 Sq. Ft.
Owner Name:	Schklair Steven S	Sale / Rec Date:	Lot Area: 7,688 Sq. Ft.
Mailing Address:	1834 N Cavalier Dr, Tempe, AZ 85288-1505	Sale Price / Type:	Bedrooms:
APN:	132-71-076	Land Use: SFR	Baths (F / H): 2 /

Neighbor 15 - 0.08 Miles From Subject
1834 N Cavalier Dr, Tempe, AZ 85288-1505

Occupancy:	Owner Occupied	Year Built / Eff:	1961 /
		Living Area:	1,947 Sq. Ft.
Owner Name:	Chandler Charles D / Chandler Elizabeth A	Sale / Rec Date: 05/25/1995 / 05/26/1995	Lot Area: 10,054 Sq. Ft.
Mailing Address:	1828 N Circle Dr, Tempe, AZ 85288-1559	Sale Price / Type: \$94,000 /	Bedrooms:
APN:	132-71-075	Land Use: SFR	Baths (F / H): 2 /

Neighbor 16 - 0.08 Miles From Subject
1828 N Circle Dr, Tempe, AZ 85288-1559

Occupancy:	Absentee Owner	Year Built / Eff:	1961 /
		Living Area:	2,148 Sq. Ft.
Owner Name:	Ur Project20 LLC	Sale / Rec Date: 11/09/2022 / 12/13/2022	Lot Area: 7,736 Sq. Ft.
Mailing Address:	2720 N Val Vista Dr #1600, Mesa, AZ 85213-1718	Sale Price / Type: \$498,000 /	Bedrooms:
APN:	132-71-105	Land Use: SFR	Baths (F / H): 2 /



Neighbor 17 - 0.08 Miles From Subject
810 E Cavalier Dr, Tempe, AZ 85288-1503

Occupancy: Owner Occupied

Year Built / Eff:	1962 /		
Living Area:	1,796 Sq. Ft.		
Owner Name:	Bennett Timothy	Sale / Rec Date: 02/19/2015 / 02/24/2015	Lot Area: 8,202 Sq. Ft.
Mailing Address:	709 E Cavalier Dr, Tempe, AZ 85288-1501	Sale Price / Type: \$284,000 /	Bedrooms:
APN:	132-71-093	Land Use: SFR	Baths (F / H): 2 /

Neighbor 18 - 0.08 Miles From Subject
709 E Cavalier Dr, Tempe, AZ 85288-1501

Occupancy: Absentee Owner

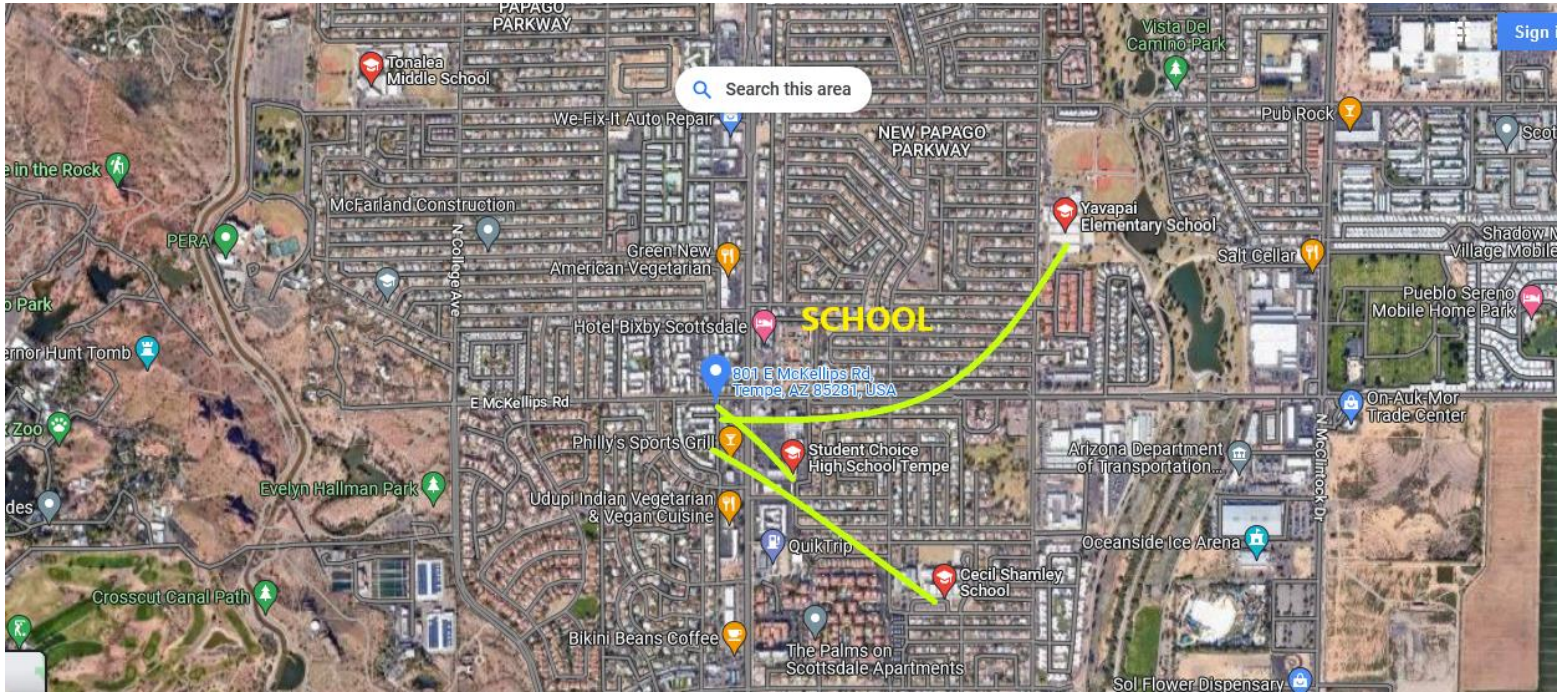
Year Built / Eff:	1961 /		
Living Area:	1,780 Sq. Ft.		
Owner Name:	Berglund Sharon TR	Sale / Rec Date: 09/02/2004 / 09/03/2004	Lot Area: 8,446 Sq. Ft.
Mailing Address:	3621 E Camelback Rd, Phoenix, AZ 85018-2505	Sale Price / Type: \$195,000 / Confirmed	Bedrooms:
APN:	132-71-017	Land Use: SFR	Baths (F / H): 2 /



Neighbor 19 - 0.08 Miles From Subject
628 E Grace Dr, Tempe, AZ 85288-1402

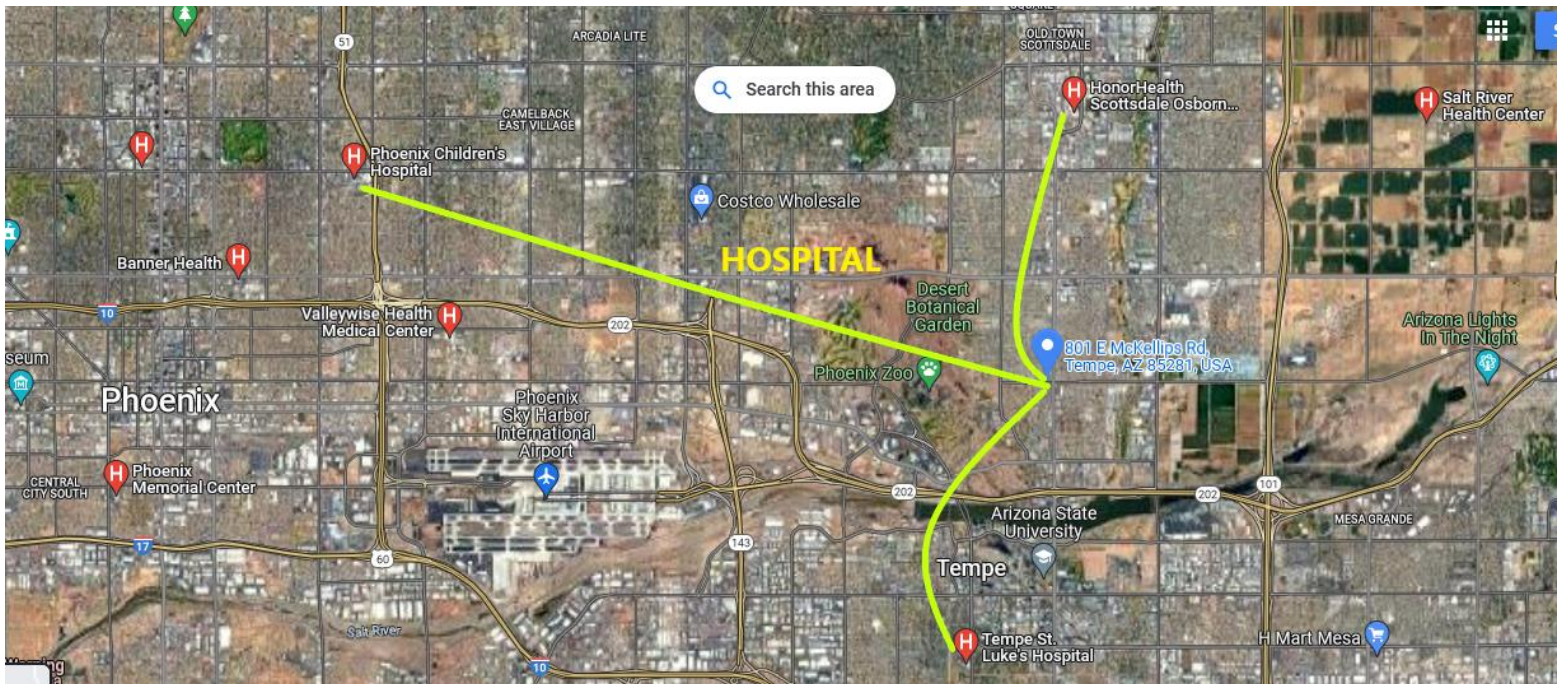
• Nearest Schools

- STUDENT CHOICE HIGH SCHOOL TEMP : 0.3 Miles
- CECIL SHANLEY SCHOOL : 0.7 Miles
- YAVAPAI ELEMENTARY SCHOOL : 0.9 Miles



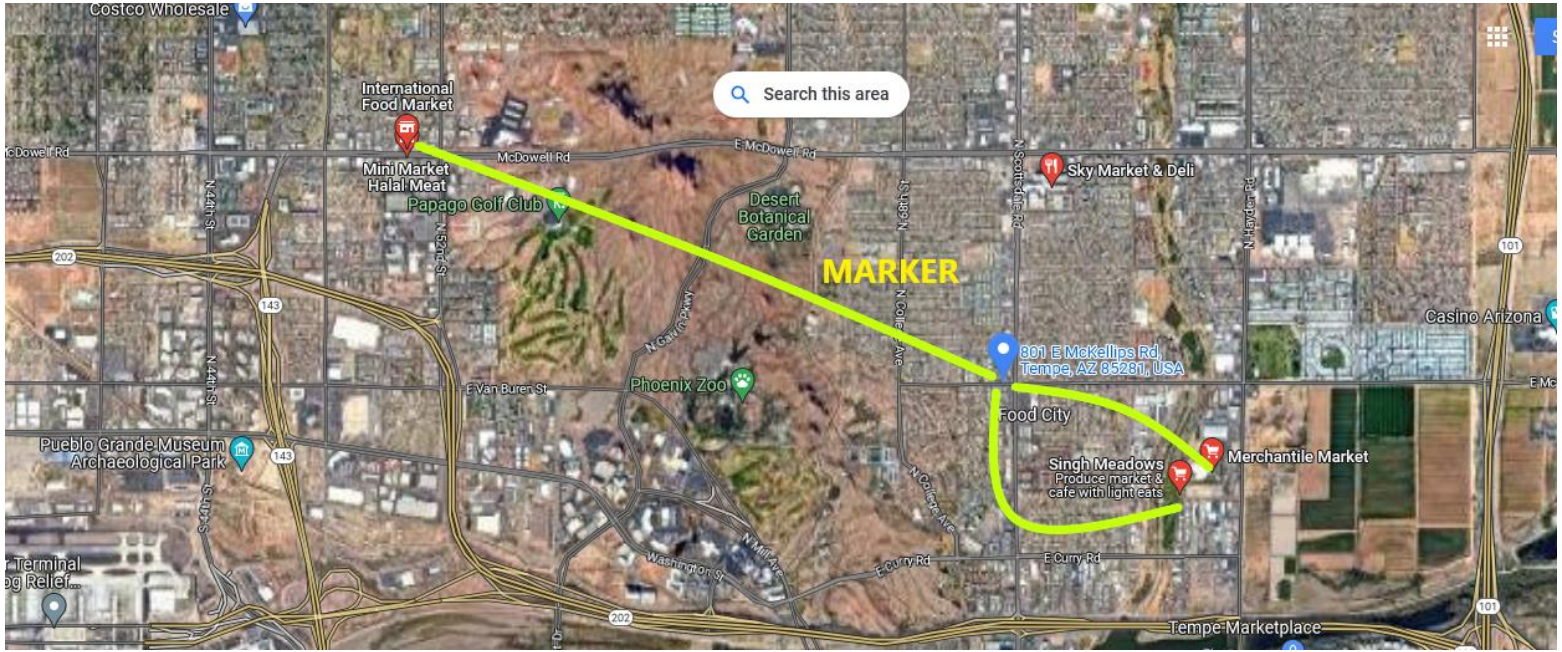
• Nearest Hospitals

- HONOR HELTH SCTTSDALE OSBORN MEDICAL CENTER : 3.0 Miles
- PHONIX CHILDREN'S HOSPITAL : 9.9 Miles
- TEMPE ST. LUKE'S HOSPITAL : 3.6 Miles



• Nearest Markets

- MERCHANTILE MARKET : 1.5 Miles
- SINGH MEADOWN : 1.8 Miles
- TINTERNATIONAL FOOD MARKET : 3.7 Miles



• Nearest Airports

- PAPAGO ARMY HELIPORT : 4.0 Miles
- PHOENIX SKY HOBOR INTERNATIONAL AIRPORT : 4.7 Miles
- CROSS CUT HELIPORT : 2.5 Miles



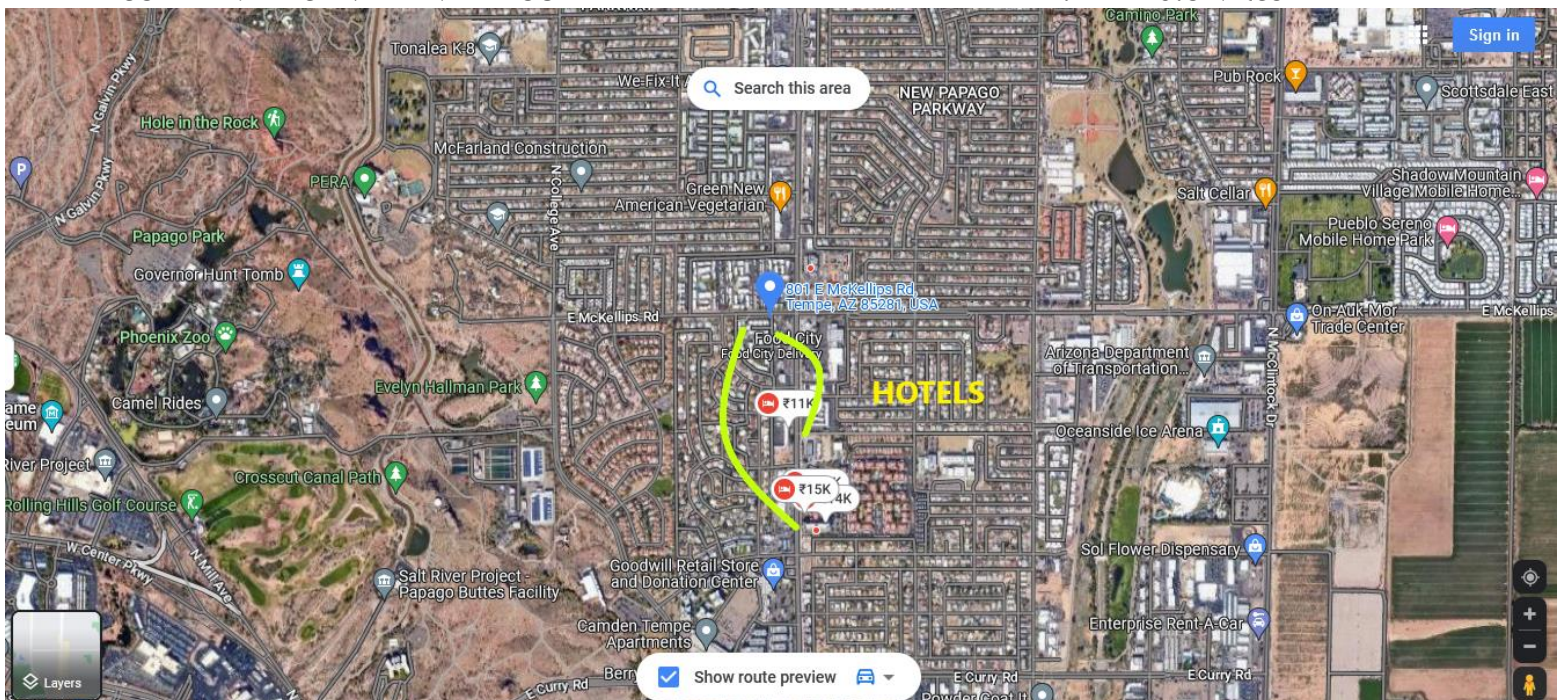
• Nearest Industries

- TS INDUSTRIES INC : 1.7 Miles
- SOUTHLAND INDUSTRIES : 2.8 Miles
- INDUSTRIAL FIBER OPTICS : 4.3 Miles



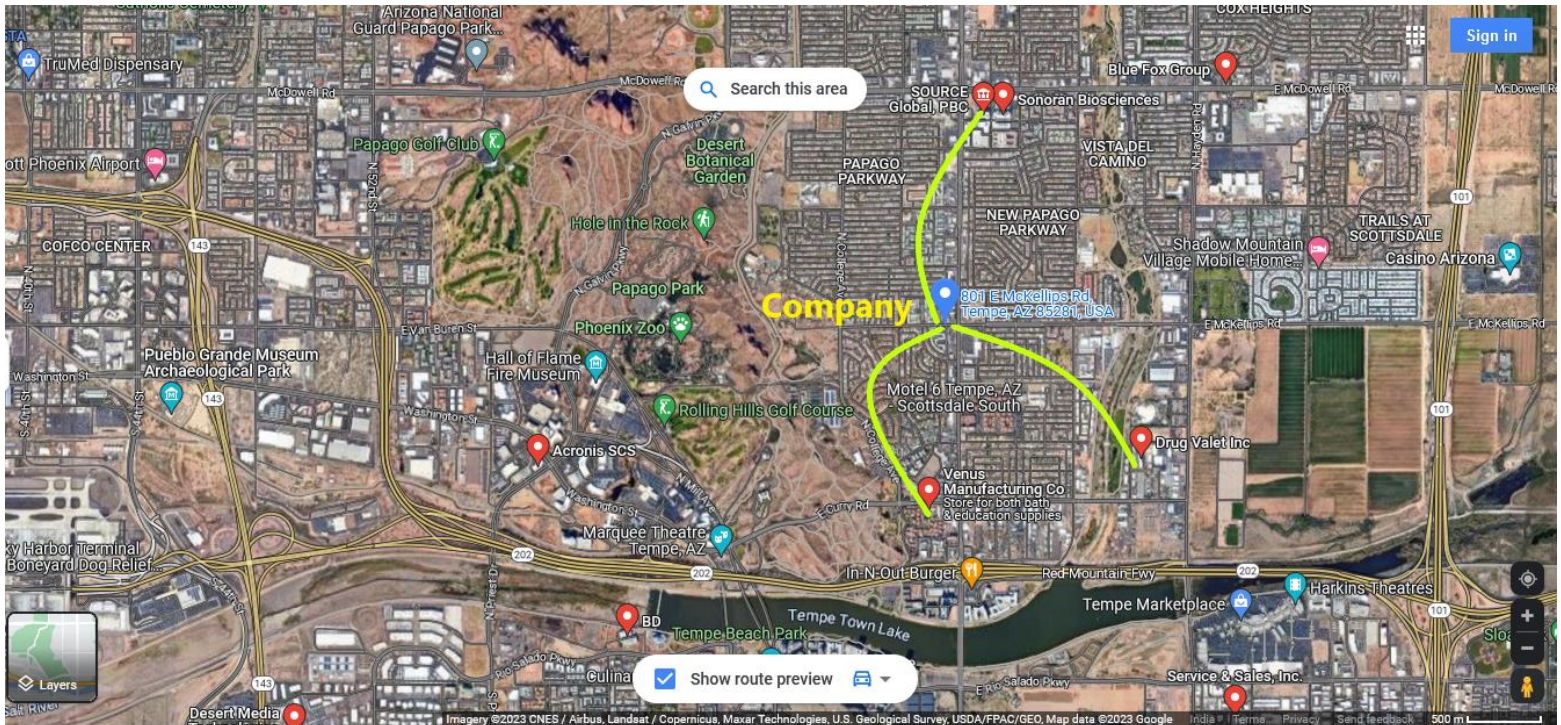
• Nearest Hotels

- MOTEL 6 TEMP AZ- SCOTTSDALE SOUTH : 0.3 Miles
- SURE STAY PLUS HOTEL BY BEST WESTERN TEMP UNIVERCITY : 0.5 Miles
- POST 1429 PHOENIX TEMP - ASU : 0.5 Miles



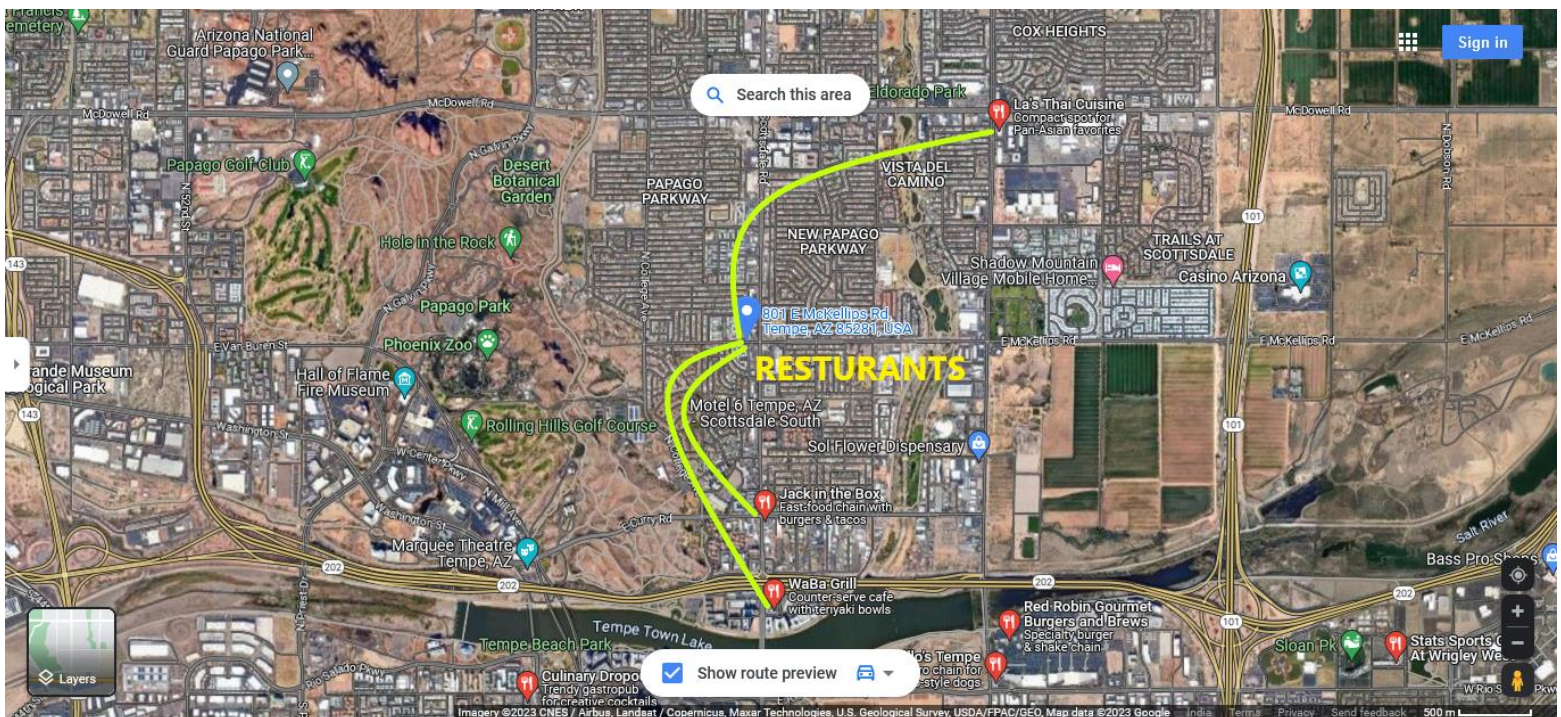
• Nearest Company

- SOURCE GLOBAL, PBC : 1.1 Miles
- VENUS MANUFACTURING CO : 1.0 Miles
- DRUG VALET INC : 1.8 Miles



• Nearest Restaurants

- JACK IN THE BOX : 0.8 Miles
- WABA GRILL : 1.4 Miles
- LA'S THAI CUISINE : 2.1 Miles

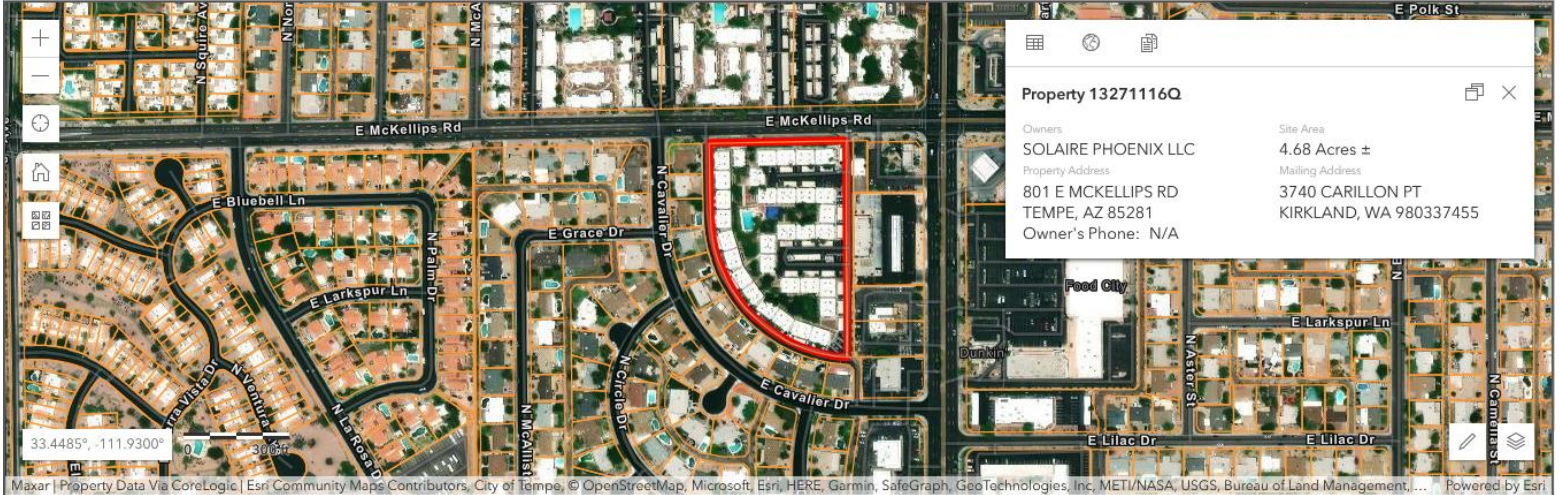


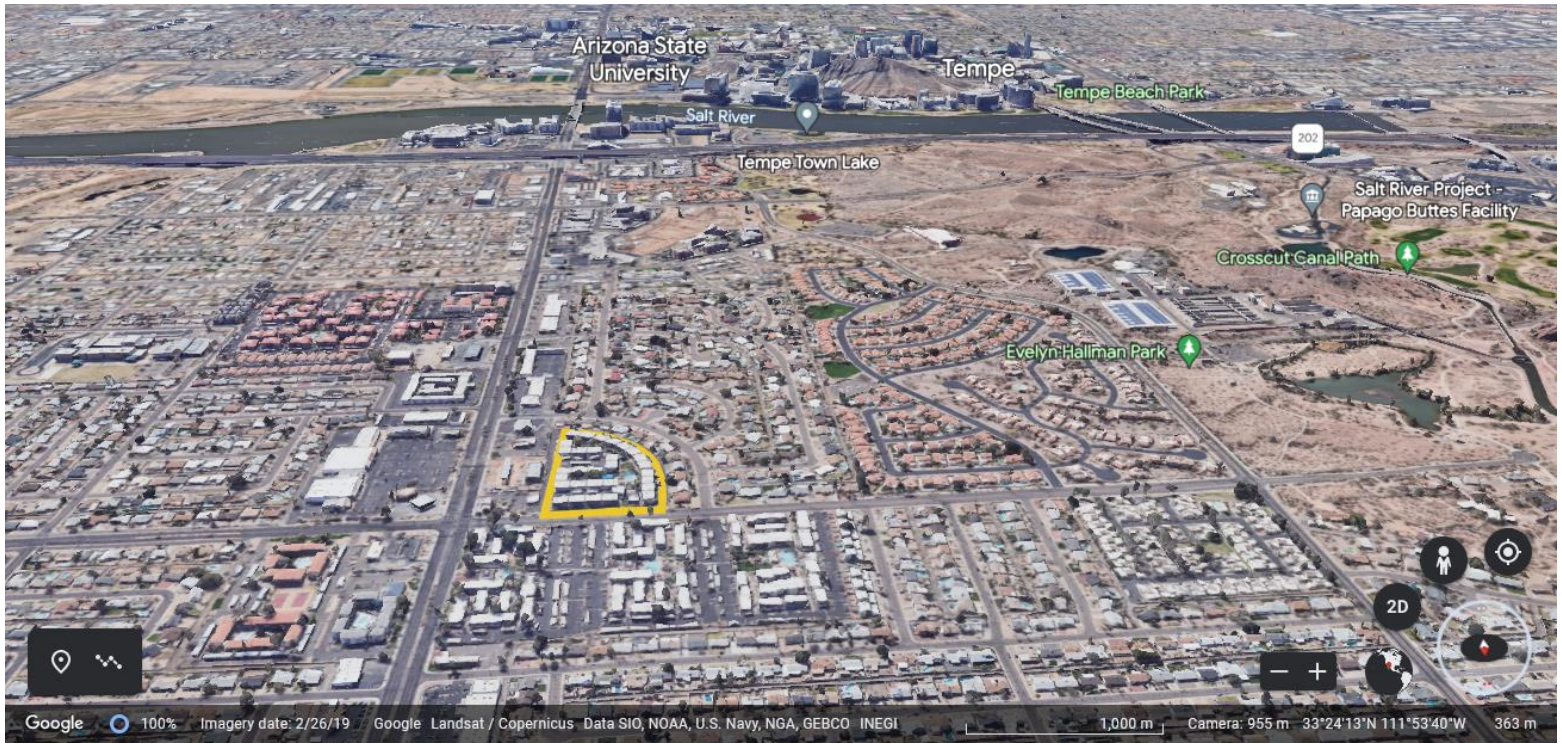
Property 13271116Q

Owners : SOLAIRE PHOENIX LLC
Site Area : 4.68 Acres ±
Property Address : 801 E MCKELLIPS RD, TEMPE, AZ 85281
Mailing Address : 3740 CARILLON PT, KIRKLAND, WA 980337455

Maricopa County, AZ

APN: 13271116Q





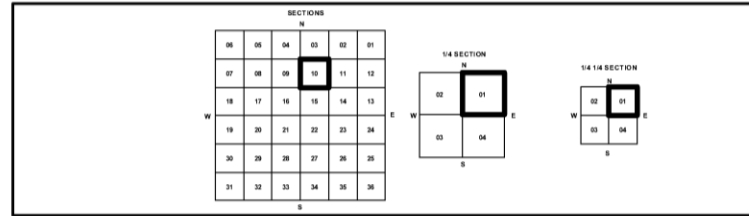
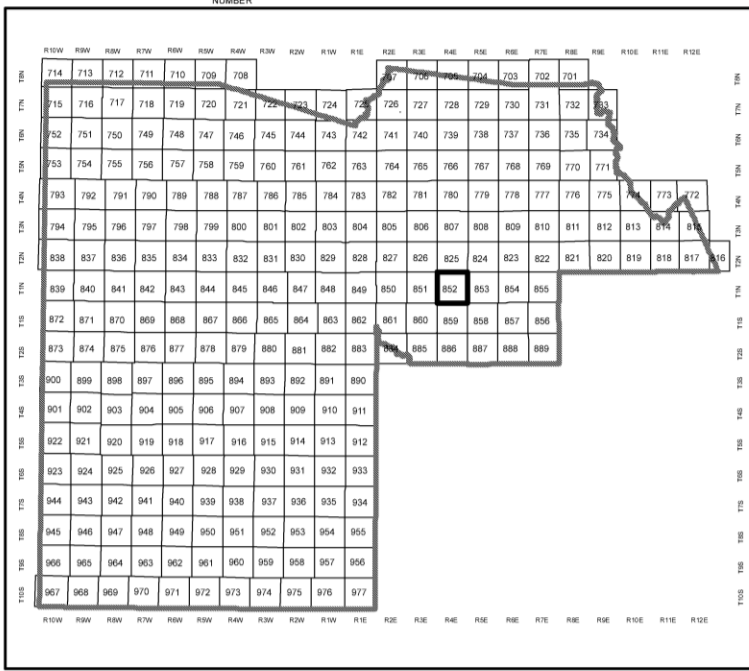
MARICOPA COUNTY

STATE OF ARIZONA

PT. SECTION 10 T01N R04E

852 - 10 - 01 - 01

TOWNSHIP & RANGE GRID SECTION NUMBER 1/4 SECTION NUMBER



Parcels updated within this map



MARICOPA COUNTY ASSESSOR'S OFFICE

301 W. Jefferson Street
Phoenix, AZ 85003
Date: 03/24/2020



<https://mcaassessor.maricopa.gov>



LEGEND: Parcels Lots Section Corners
Subdivisions Sections Centerlines

Disclaimer - Indemnification
CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

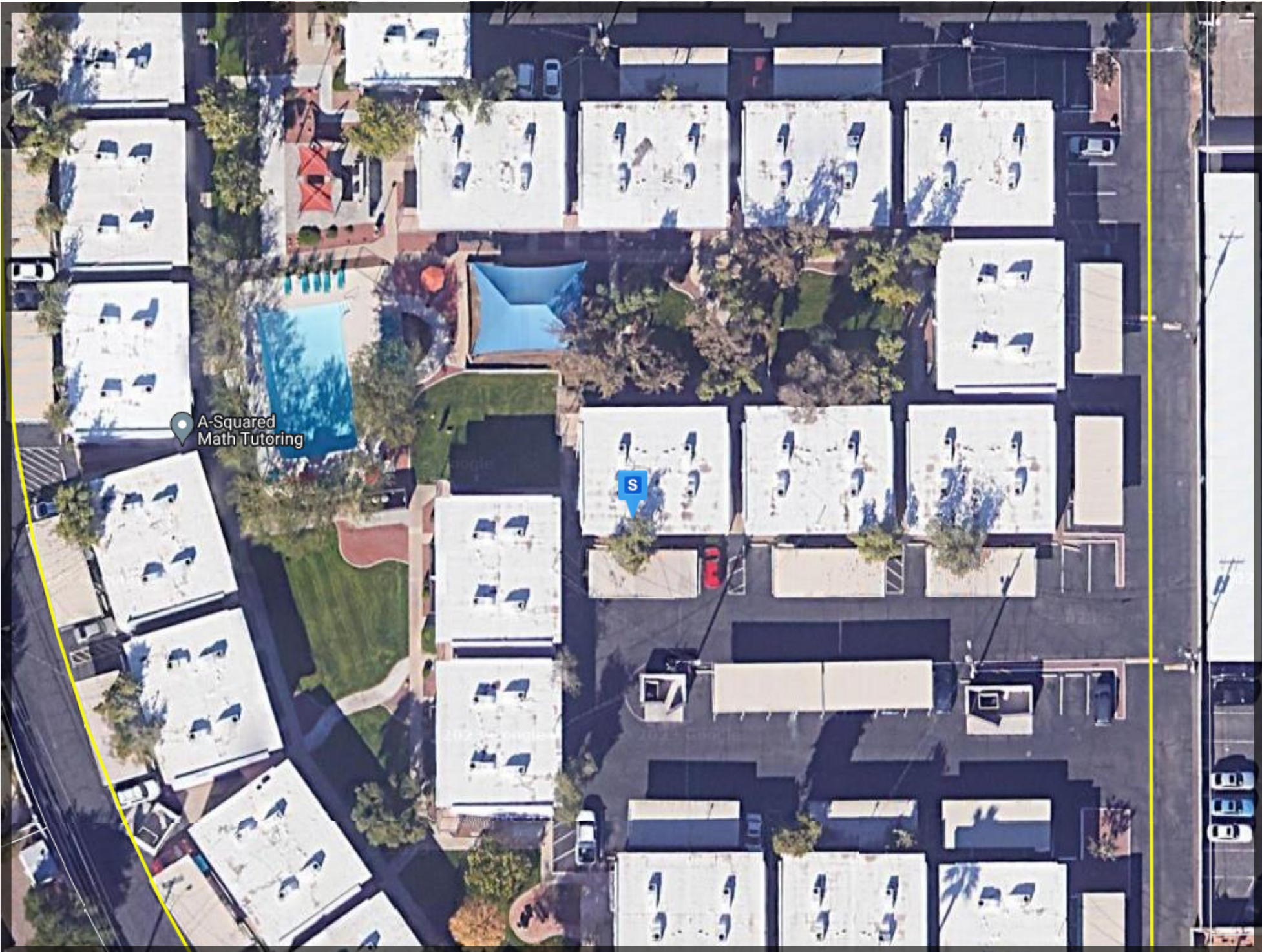
The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or maps are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.



NEW PAPAGO PARKWAY 13 LOTS
779-912 & TR J
MCR: 093-10, SUB
131-16-141F

PAPAGO GARDENS
MCR: 090-37, SUB

QUIKTRIP NO 429
MCR: 754-24, 2006 SUB
132-11-053



A-Squared
Math Tutoring

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