



Property Detail Report

7188 E Dynamite Blvd, Scottsdale, AZ 85266-3720

APN: 216-68-019-B

Maricopa County Data as of: 03/06/2023

Owner Information

Owner Name:	Karen Green Family Limited Partnership	Occupancy:	Absentee Owner
Vesting:	Partnership		
Mailing Address:	5201 E Fanfol Dr, Paradise Valley, AZ 85253-1623		

Location Information

Legal Description:	S2 Se4 Se4 Se4 Sec 27 Ex S 33F Rd & Ex E 50F Rd	County:	Maricopa, AZ
APN:	216-68-019-B	Alternate APN:	
Munic / Twnshp:	Scottsdale	Twtnshp-Rng-Sec:	5N-4E-27
Subdivision:		Tract #:	
Neighborhood:	Northern Scottsdal...	School District:	Cave Creek Unified District
Elementary School:	Desert Sun Academy	Middle School:	Sonoran Trails Mid...
Latitude:	33.74149	Longitude:	-111.92654
		Census Tract / Block:	613200 / 1019
		Legal Lot / Block:	
		Legal Book / Page:	
		High School:	Cactus Shadows Hig...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/29/1998 / 08/31/1998	Price:		Transfer Doc #:	1998.772781
Buyer Name:	Karen Green Family LP	Seller Name:	Green Trust	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:				Title Company:	
Lender:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:	Poor	Construction Type:		Roof Material:	Aluminum

Site Information

Land Use:	Vacant -Residential Land	Lot Area:	36,960 Sq. Ft.	Zoning:	R-70
State Use:	0014 - Vac-Res-...	Lot Width / Depth:		# of Buildings:	
County Use:	0014 - Vacant Residential Land	Usable Lot:		Res / Comm Units:	
Site Influence:	Traffic	Acres:	0.848	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	04013C1306M	Flood Map Date:	07/20/2021
Community Name:	City Of Scottsdale	Flood Panel #:	1306M	Inside SFHA:	False

Tax Information

Assessed Year:	2022	Assessed Value:	\$20,055	Market Total Value:	\$133,700
Tax Year:	2022	Land Value:	\$20,055	Market Land Value:	\$133,700
Tax Area:	931400	Improvement Value:		Market Imprv Value:	
Property Tax:	\$386.62	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			



TotalView Report

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APN: 216-68-019-B

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Owner Name: Karen Green Family Limited Partnership
 Vesting: Partnership
 Mailing Address: 5201 E Fanfol Dr, Paradise Valley, AZ 85253-1623
 Value Range:

Property Description: A PARCEL OF LAND LOCATED IN THE STATE OF AZ, COUNTY OF MARICOPA, WITH A SITUS ADDRESS OF 7188 E DYNAMITE BLVD, SCOTTSDALE AZ 85266-3720 H015 CURRENTLY OWNED BY KAREN GREEN FAMILY LIMITED PARTNERSHIP HAVING A TAX ASSESSOR NUMBER OF 216-68-019-B AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS S2 SE4 SE4 SE4 SEC 27 EX S 33F RD & EX E 50F RD AND DESCRIBED IN DOCUMENT NUMBER 1998.772781 DATED 8/29/1998 AND RECORDED 8/31/1998.

Last Market Sale

There is no sale data available.

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: Vacant - Residential Land Bedrooms: Living Area: Year Built / Eff:

Zoning: R-70 Baths (F / H): Lot Area: 36,960 Sq. Ft. Stories:

Subdiv / Tct: / Total Rooms: 0 Basement: Parking Type:

Style: Pool: Cooling: Garage #:

Exterior Wall: Fireplace: Heating: Price / Sq. Ft.:

Open Liens - Current Owner

Owner 1: Karen Green Family Limited Partnership Combined Loan To Value: N/A
 Owner 2: Estimated Equity: N/A
 Combined Estimated Loan Balance:

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
There is no open lien data available.							

Involuntary Liens - Current Owner

03/13/2013 through 03/13/2023

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
08/31/1998	Deed Transfer		Resale	Green Trust	Karen Green Family LP	
08/30/1996	Deed Transfer		Sale	Karen M Green	City Of Scottsdale	

Ownership History (Full Value Transfers) - All Owners

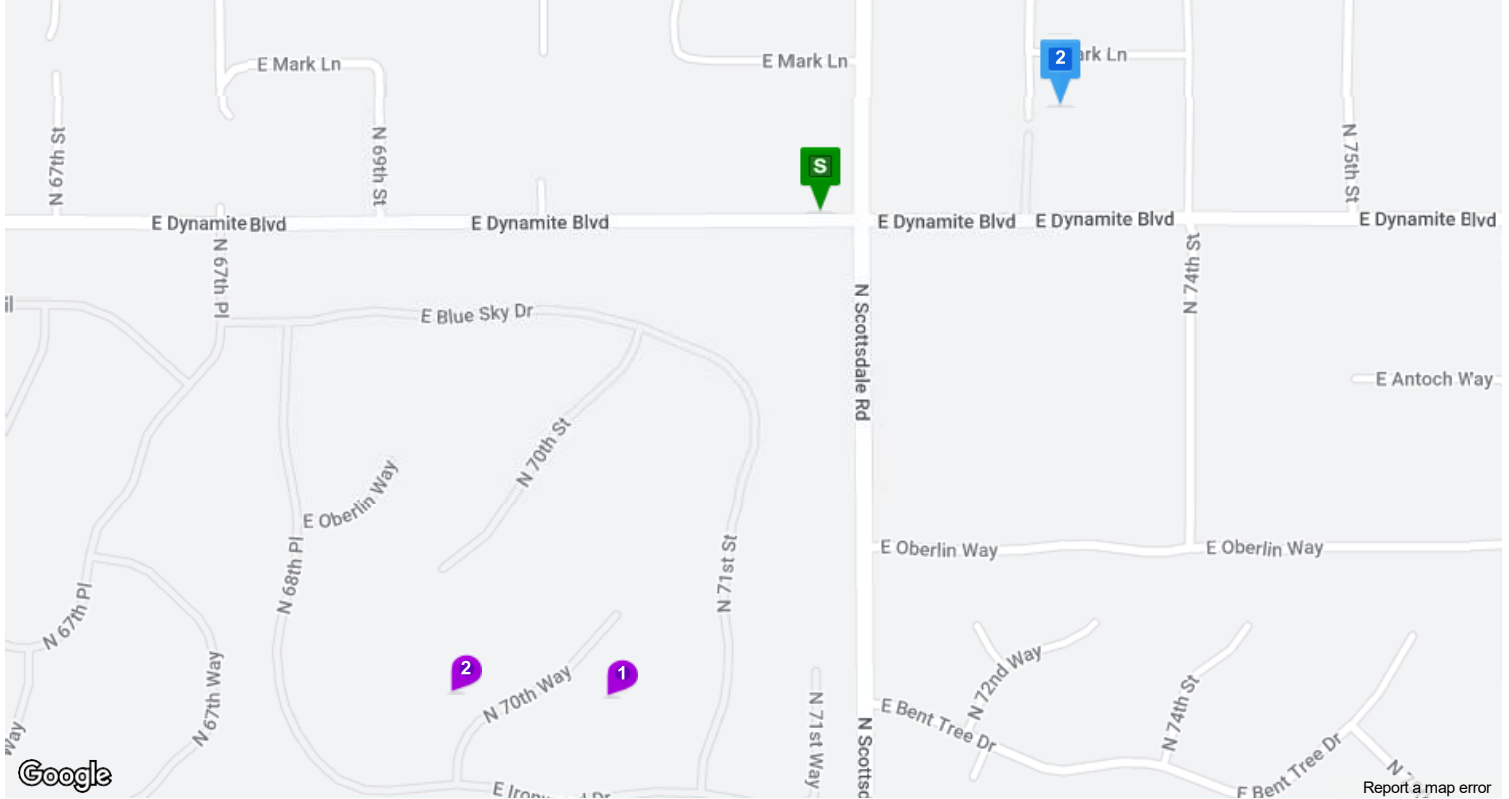
Date	Document	Verified	Type	Seller	Buyer	Amount
08/31/1998	Deed Transfer		Resale	Green Trust	Karen Green Family LP	
08/30/1996	Deed Transfer		Sale	Karen M Green	City Of Scottsdale	

7188 E DYNAMITE BLVD, SCOTTSDALE, AZ 85266-3720

Date	Status	Type	Listed At	Sold For	\$ / Sq. Ft.	Days On Market
There is no listing history data available.						

Comparable & Nearby Listings

Subject Property: 7188 E Dynamite Blvd, Scottsdale, AZ 85266



■ Subject Property
 ■ Comparables
 ■ Nearby Listings

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.06	AZ		04/21/2022	\$350,000			0		0 / 0	95,832	
2	0.14		7081 E Mark Ln, Scottsdale, AZ 85266		\$2,050,038			4,032	\$508	0 / 0	100,873	
3	0.41	AZ		05/07/1998	\$620,000			0		0 / 0	217,800	

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

NEARBY LISTINGS

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.42	S	27647 N 70th Way, Scottsdale, AZ 85266	04/01/2021	\$2,625,000	02/23/2021	\$2,495,000	7,105	\$351	5 / 6	65,340	13
2	0.48	S	27550 N 70th Way, Scottsdale, AZ 85266	05/07/2021	\$1,762,500	01/14/2021	\$1,850,000	5,366	\$345	5 / 5	61,420	15

A: Active P: Pending C: Contingent

Market Trends - Scottsdale, AZ (85266)



Last 30 Days

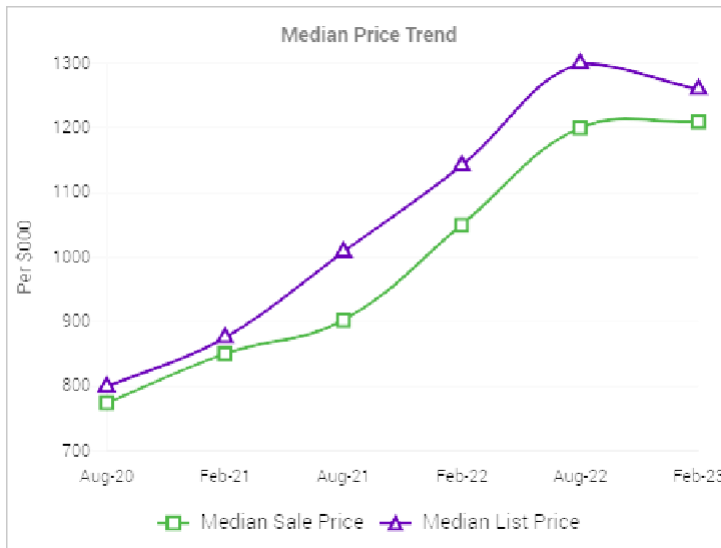
Recent trend data for Scottsdale, AZ (85266) indicate months of supply has increased by 1.53 in the last 30 days, putting downward pressure on prices and if these trends continue show signs of a buyer's market.

New Listings

77% ↑
23 Listings

Closed Sales

25% ↑
15 Sales



6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Scottsdale, AZ (85266). In the last 6 months there were 115 homes sold and the average sale price was \$1.21M. This 36% decline in sales suggests that there is a relative contraction of supply in the market.

Homes Sold

115
36% ↓

Avg. Sold \$

\$1.21M
1% ↑

Avg. Sold \$ / Sq. Ft.

\$417
10% ↓

Avg. Age

25
4% ↑

6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Scottsdale, AZ (85266). In the last 6 months there were 189 homes listed for sale and the average list price was \$1.45M. The average days on market for listings decreased to 50 days from the previous period, which indicates a strengthening market relative to the prior period.

Homes for Sale

189
14% ↓

Avg. List \$

\$1.45M
11% ↓

Avg. List \$ / Sq. Ft.

\$445
1% ↑

Avg. DOM

50
28% ↓

Subject vs Recently Sold Properties

There is no recently sold information available for 85266-3720



Transaction History Report

7188 E Dynamite Blvd, Scottsdale, AZ 85266-3720

APN: 216-68-019-B

Maricopa County Data as of: 03/06/2023

Current Owner: Karen Green Family LP

Vesting: Partnership

1996 - Present

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
08/31/1998	Deed Transfer				Karen Green Family LP	Green Trust
	<i>Sale Date: 08/29/1998</i>		<i>Doc Type: Deed Transfer</i>		<i>Doc #: 1998.772781</i>	
	<i>Title:</i>					
08/30/1996	Deed Transfer				City Of Scottsdale	Karen M Green
	<i>Sale Date: 08/29/1996</i>		<i>Doc Type: Deed Transfer</i>		<i>Doc #: 1996.621050</i>	
	<i>Title: United Title</i>					

Open Lien Report

7188 E Dynamite Blvd, Scottsdale, AZ 85266-3720

APN: 216-68-019-B



Maricopa County Data as of: 03/06/2023

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: Karen Green Family Limited Partnership Combined Estimated Loan Balance:
Owner 2:

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
There is no open lien data available.							

Last Market Sale

Sale Date	Rec Date	Verified	Type	Seller	Buyer	Sale Price
There is no last market transfer data available.						

Tax Status

Tax Information

Assessed Year:	2022	Assessed Value:	\$20,055	Market Total Value:	\$133,700
Tax Year:	2022	Land Value:	\$20,055	Market Land Value:	\$133,700
Tax Area:	931400	Improvement Value:		Market Imprv Value:	
Property Tax:	\$386.62	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			



Sales Comparables

7188 E Dynamite Blvd, Scottsdale, AZ 85266-3720

APN: 216-68-019-B

Maricopa County Data as of: 03/06/2023



Subject Property
7188 E Dynamite Blvd, Scottsdale, AZ 85266-3720

Sale Price / Type:
Sale / Rec Date:

Sale Doc #:

Year Built / Eff:
Assessed Value: \$133,700
Land Use: Vacant -Residential Land
Owner Name: Karen Green Family Limited Partnership
Mailing Address: 5201 E Fanfol Dr, Paradise Valley, AZ 85253-1623
County: Maricopa
APN: 216-68-019-B
Subdivision:
Census Tct / Blk: 613200 / 1019
1st Mtg / Type:
Res / Comm Units:

Lot Area: 36,960 Sq. Ft.
Living Area:
Pool:

Zoning: R-70
Acres: 0.85
Cooling:
Fireplace:
Parking Type:
Flood Zone Code: X

Bedrooms: 0
Baths (F / H): 0 / 0
Total Rooms:

Stories:
Roof Material: Aluminum
Prior Sale Price:
Prior Sale Date:
Prior Rec Date:
Prior Sale Doc #:

Search Criteria

Months Back: 6 Distance From Subject: 0.5 mi
Living Area Difference: 15.0 + / - Land Use: Same As Subject

3 Comparable Properties Found

COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price		\$350,000	\$1,006,679	\$2,050,038
Living Area				
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	36,960 Sq. Ft.	95,832 Sq. Ft.	138,168 Sq. Ft.	217,800 Sq. Ft.
Stories				
Year Built				
Distance		0.06 mi	0.20 mi	0.41 mi

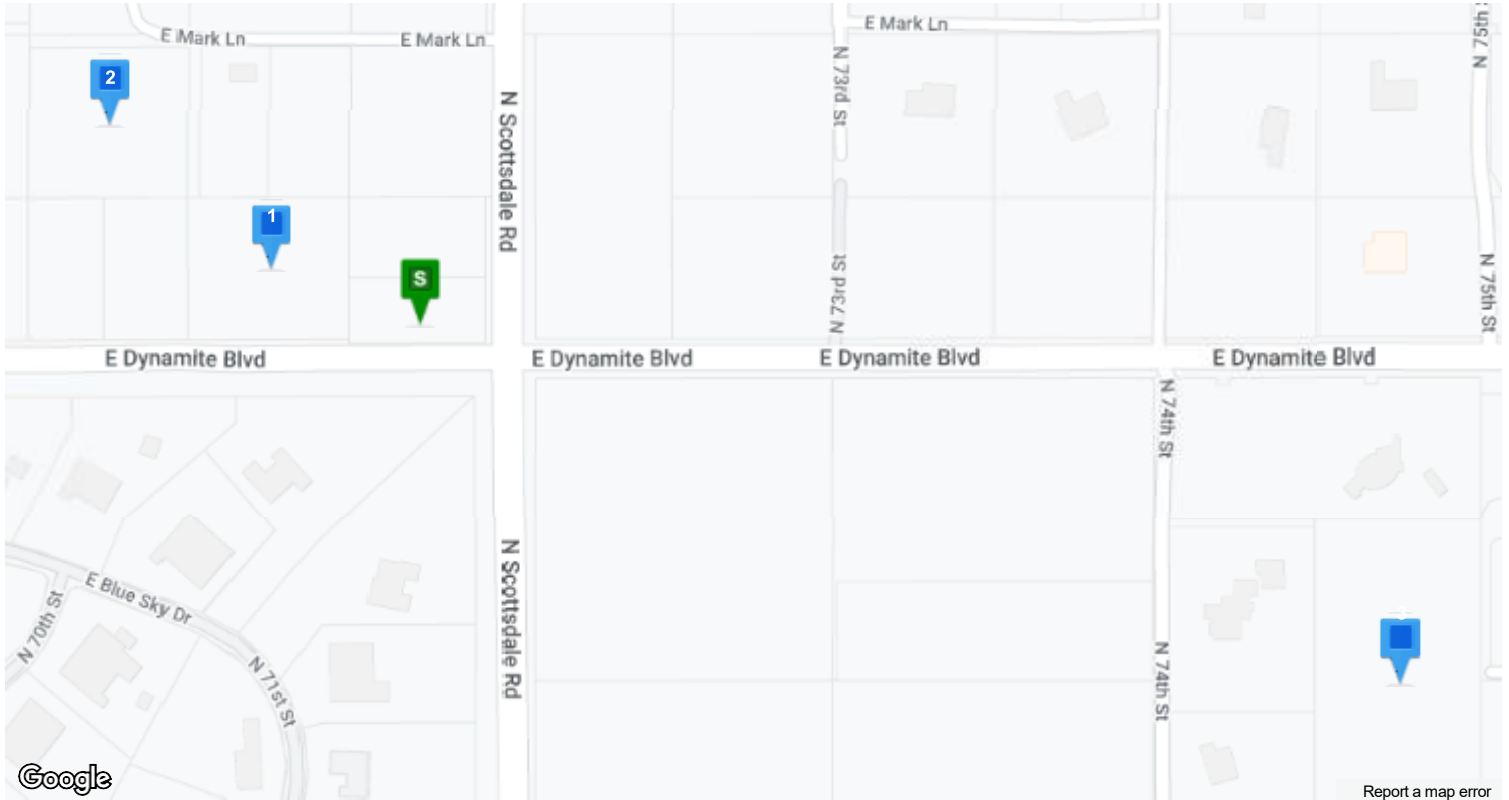
Sales Comparables

7188 E Dynamite Blvd, Scottsdale, AZ 85266-3720

APN: 216-68-019-B



Maricopa County Data as of: 03/06/2023



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.06			04/21/2022	\$350,000						95,832	
2	0.14		7081 E Mark Ln, Scottsdale, AZ 85266		\$2,050,038						100,873	
3	0.41			05/07/1998	\$620,000						217,800	

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction



Comp #1 - 0.06 Miles From Subject
 Sale Price / Type: \$350,000 /
 Sale / Rec Date: 04/21/2022 / 10/12/2022

Sale Doc #: 2022.769571

Year Built / Eff:		Lot Area:	95,832 Sq. Ft.	Bedrooms:	0
Assessed Value:	\$230,100	Living Area:		Baths (F / H):	0 / 0
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Wojtyna Barbara				
Mailing Address:	3951 E Montecito Ave #1100, Phoenix, AZ 85018-4129				
County:	Maricopa	Zoning:	R-70	Stories:	
APN:	216-68-073-A	Acres:	2.20	Roof Material:	Aluminum
Subdivision:		Cooling:		Prior Sale Price:	
Census Tct / Blk:		Fireplace:		Prior Sale Date:	
1st Mtg / Type:	\$227,500 /	Parking Type:		Prior Rec Date:	09/30/1997
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	



Comp #2 - 0.14 Miles From Subject
 7081 E Mark Ln, Scottsdale, AZ 85266
 Sale Price / Type: \$2,050,038 /
 Sale / Rec Date: / 01/13/2023

Sale Doc #: 2023.20929

Year Built / Eff:		Lot Area:	100,873 Sq. Ft.	Bedrooms:	
Assessed Value:	\$231,000	Living Area:		Baths (F / H):	
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Alexander Rebecca Sue				
Mailing Address:	20036 SW 64th Ter #171, Tualatin, OR 97062-8915				
County:	Maricopa	Zoning:	R-70	Stories:	
APN:	216-68-011	Acres:	2.32	Roof Material:	Aluminum
Subdivision:		Cooling:		Prior Sale Price:	\$425,000
Census Tct / Blk:	216822 / 1015	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	12/12/2022
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	2022.885411



Comp #3 - 0.41 Miles From Subject
 Sale Price / Type: \$620,000 /
 Sale / Rec Date: 05/07/1998 / 02/21/2023

Sale Doc #: 2023.85339

Year Built / Eff:		Lot Area:	217,800 Sq. Ft.	Bedrooms:	
Assessed Value:	\$523,400	Living Area:		Baths (F / H):	
Land Use:	Vacant -Residential Land	Pool:		Total Rooms:	
Owner Name:	Wiegiers Kenneth L / Timothy Brian				
Mailing Address:	7103 E McDonald Dr, Paradise Valley, AZ 85253-5406				
County:	Maricopa	Zoning:	R-70	Stories:	
APN:	212-20-002-A	Acres:	5.00	Roof Material:	Aluminum
Subdivision:		Cooling:		Prior Sale Price:	\$169,000
Census Tct / Blk:		Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	05/08/1998
Res / Comm Units:		Flood Zone Code:	X	Prior Sale Doc #:	1998.382900



Tax Status Report

7188 E Dynamite Blvd, Scottsdale, AZ 85266-3720

APN: 216-68-019-B

Tax Authority - Maricopa County

Agency ID: 20070000 Last Updated: 02/24/2023 Status: Unknown
Tax ID: 216-68-019B Type: Primary
Address: 301 W Jefferson St., Phoenix, AZ 85003

2022 Taxes

Exemption: \$386.62 Assessed Value: \$20,055
Property Tax: \$386.62 Land Value: \$20,055
Improvement Value: \$0

	Tax Type / Basis	Amount	Status	Date Paid	Delinquent After	Penalty	Balance Due
Installment 1	Partial	\$193.31		10/16/2022			
Installment 2	Partial	\$193.31		10/16/2022			

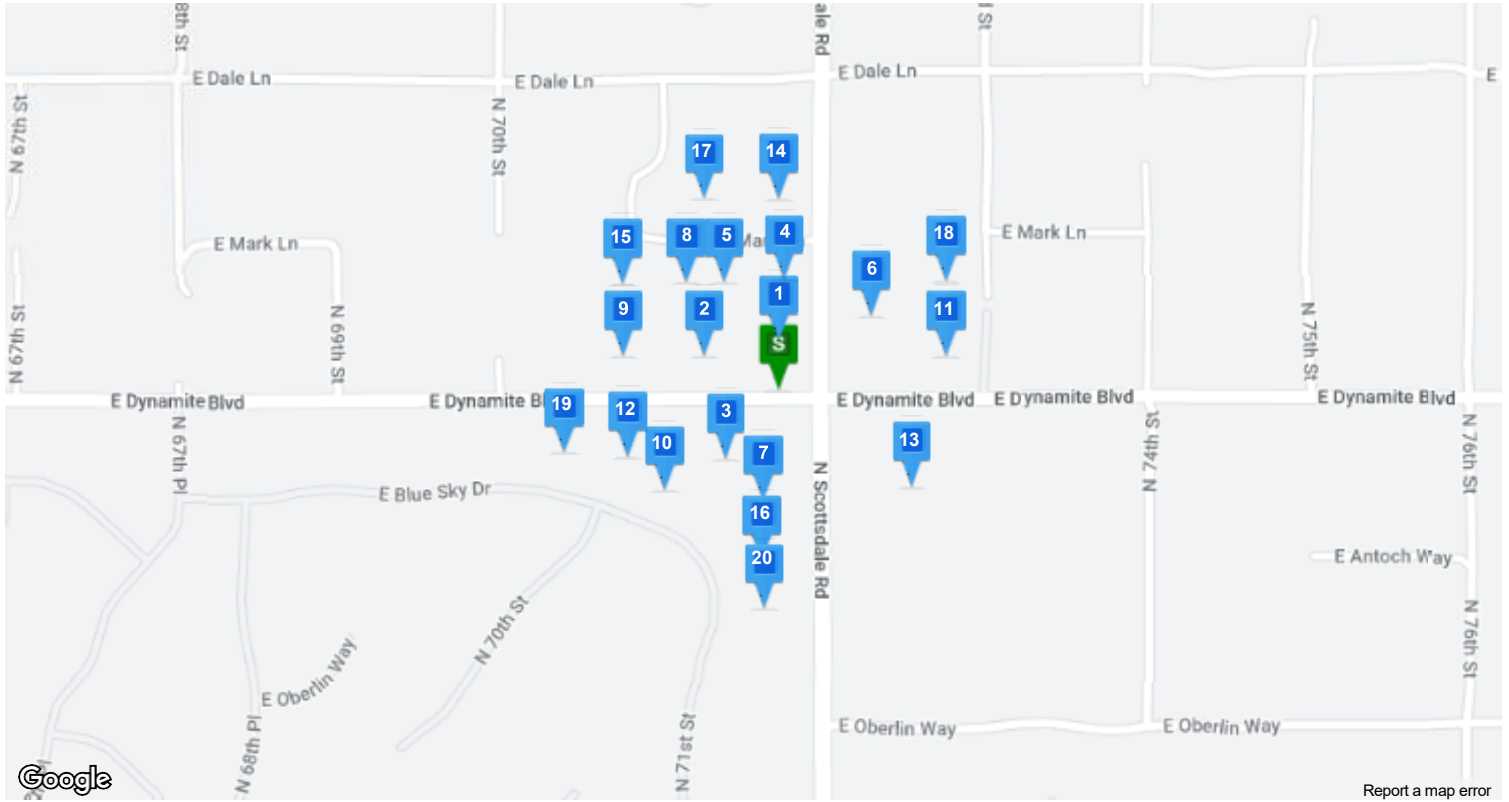
Neighbors Report

7188 E Dynamite Blvd, Scottsdale, AZ 85266-3720

APN: 216-68-019-B



Maricopa County Data as of: 03/06/2023



Subject Property Neighbors



Subject Property
7188 E Dynamite Blvd, Scottsdale, AZ 85266-3720
 Occupancy: Absentee Owner

Owner Name:	Karen Green Family Limited Partnership	Sale / Rec Date:	Year Built / Eff:
Mailing Address:	5201 E Fanfol Dr, Paradise Valley, AZ 85253-1623	Sale Price / Type:	Living Area:
APN:	216-68-019-B	Land Use:	Lot Area: 36,960 Sq. Ft.
			Bedrooms:
			Baths (F / H):



Neighbor 1 - 0.03 Miles From Subject
 Occupancy: Unknown

Owner Name:	Karen Green Family Limited Partnership	Sale / Rec Date:	Year Built / Eff:
Mailing Address:	5201 E Fanfol Dr, Paradise Valley, AZ 85253-1623	Sale Price / Type:	Living Area:
APN:	216-68-019-A	Land Use:	Lot Area: 46,217 Sq. Ft.
			Bedrooms:
			Baths (F / H):



Neighbor 2 - 0.06 Miles From Subject
Occupancy: Unknown

Year Built / Eff:
Living Area:

Owner Name: Wojtyna Barbara Sale / Rec Date: 04/21/2022 / 10/12/2022 Lot Area: 95,832 Sq. Ft.
Mailing Address: 3951 E Montecito Ave #1100, Phoenix, AZ 85018-4129 Sale Price / Type: \$350,000 / Bedrooms:

APN: 216-68-073-A Land Use: Vacant -Residential Land Baths (F / H):



Neighbor 3 - 0.08 Miles From Subject
7080 E Blue Sky Dr, Scottsdale, AZ 85266-7518
Occupancy: Unknown

Year Built / Eff: 2007 /
Living Area: 4,630 Sq. Ft.

Owner Name: Metcalf Handel A / Metcalf Andria M Sale / Rec Date: 01/07/2009 / 01/13/2009 Lot Area: 114,693 Sq. Ft.
Mailing Address: Po Box 27737, Scottsdale, AZ 85255-145 Sale Price / Type: \$1,150,000 / Confirmed Bedrooms:
APN: 212-10-266 Land Use: SFR Baths (F / H): 5 /



Neighbor 4 - 0.08 Miles From Subject
Occupancy: Unknown

Year Built / Eff:
Living Area:

Owner Name: Cherry Properties LLC & Darius & Navaz Ghaswa Sale / Rec Date: 01/01/1900 / 05/07/1996 Lot Area: 108,900 Sq. Ft.
Mailing Address: 7501 E McCormick Pkwy, Scottsdale, AZ 85258-3495 Sale Price / Type: \$125,000 / Bedrooms:
APN: 216-68-072 Land Use: Vacant -Residential Land Baths (F / H):



Neighbor 5 - 0.08 Miles From Subject
7119 E Mark Ln, Scottsdale, AZ 85266-6568
Occupancy: Absentee Owner

Year Built / Eff:
Living Area:

Owner Name: Cherry Properties LLC & Darius & Navaz Ghaswa Sale / Rec Date: 10/16/2002 / 10/17/2002 Lot Area: 50,312 Sq. Ft.
Mailing Address: 7501 E McCormick Pkwy, Scottsdale, AZ 85258-3495 Sale Price / Type: \$239,000 / Confirmed Bedrooms:
APN: 216-68-071-C Land Use: Vacant -Residential Land Baths (F / H):



Neighbor 6 - 0.09 Miles From Subject
28227 N Scottsdale Rd, Scottsdale, AZ 85266-2168
Occupancy: Absentee Owner

Year Built / Eff:
Living Area:

Owner Name: Afs Associates LLC Sale / Rec Date: 09/29/1993 / 09/30/1993 Lot Area: 173,587 Sq. Ft.
Mailing Address: 27222 N 111th St, Scottsdale, AZ 85262-8000 Sale Price / Type: \$120,000 / Bedrooms:
APN: 216-69-167-B Land Use: Vacant -Residential Land Baths (F / H):



Neighbor 8 - 0.10 Miles From Subject
 7101 E Mark Ln, Scottsdale, AZ 85266-6568
 Occupancy: Owner Occupied

Year Built / Eff: 1970 /
 Living Area: 1,515 Sq. Ft.

Owner Name: Bolt Anthony / Bolt Maryann
 Mailing Address: 7101 E Mark Ln, Scottsdale, AZ 85266-6568
 APN: 216-68-071-B

Sale / Rec Date: 04/06/2021 / 04/12/2021
 Sale Price / Type: \$595,000 /
 Land Use: SFR

Lot Area: 42,689 Sq. Ft.
 Bedrooms:
 Baths (F / H): 2 /



Neighbor 9 - 0.12 Miles From Subject
 Occupancy: Unknown

Year Built / Eff:
 Living Area:

Owner Name: Mink Stephen L / Mink Colleen
 Mailing Address: 5740 E Milton Dr, Cave Creek, AZ 85331-3000

Sale / Rec Date:
 Sale Price / Type:

Lot Area: 95,887 Sq. Ft.
 Bedrooms:

APN: 216-68-068-D

Land Use: Vacant -Residential Land

Baths (F / H):



Neighbor 10 - 0.13 Miles From Subject
 7062 E Blue Sky Dr, Scottsdale, AZ 85266-7518
 Occupancy: Owner Occupied

Year Built / Eff: 2007 /
 Living Area: 7,529 Sq. Ft.

Owner Name: Adrian H & Heidi L Feng Revocable Trust
 Mailing Address: 7062 E Blue Sky Dr, Scottsdale, AZ 85266-7518

Sale / Rec Date: 07/23/2007 / 08/31/2007
 Sale Price / Type: \$2,286,399 / Confirmed

Lot Area: 65,938 Sq. Ft.
 Bedrooms:

APN: 212-10-265

Land Use: SFR

Baths (F / H): 7 / 1



Neighbor 11 - 0.13 Miles From Subject
 Occupancy: Unknown

Year Built / Eff:
 Living Area:

Owner Name: City Of Scottsdale
 Mailing Address: 7447 E Indian School Rd #205, Scottsdale, AZ 85251-3915

Sale / Rec Date: 08/03/1994 / 08/04/1994
 Sale Price / Type: \$63,000 /

Lot Area: 95,701 Sq. Ft.
 Bedrooms:

APN: 216-69-092

Land Use: Vacant -Residential Land

Baths (F / H):



Neighbor 12 - 0.13 Miles From Subject
 7044 E Blue Sky Dr, Scottsdale, AZ 85266-7518
 Occupancy: Owner Occupied

Year Built / Eff: 2006 /
 Living Area: 5,176 Sq. Ft.

Owner Name: Saigh Ralph / Saigh Camilia H
 Mailing Address: 7044 E Blue Sky Dr, Scottsdale, AZ 85266-7518

Sale / Rec Date: 04/06/2007 / 04/09/2007
 Sale Price / Type: \$1,326,552 / Confirmed

Lot Area: 88,314 Sq. Ft.
 Bedrooms:

APN: 212-10-264

Land Use: SFR
 5 /

Baths (F / H):



Neighbor 13 - 0.13 Miles From Subject
28001 N Scottsdale Rd, Scottsdale, AZ 85266
Occupancy: Absentee Owner

Owner Name:	Partners Forever LLC	Sale / Rec Date:	Year Built / Eff:	Living Area:
Mailing Address:	4348 E Berniel Dr, Phoenix, AZ 85028	Sale Price / Type:	Lot Area:	378,188 Sq. Ft.
APN:	212-20-001-E	Land Use:	Bedrooms:	Baths (F / H):
	Neighbor 14 - 0.14 Miles From Subject		Year Built / Eff:	Living Area:
	Occupancy: Unknown			
Owner Name:	Kontakis Dean / Kontakis Sarah	Sale / Rec Date:	10/05/2002 / 10/07/2002	Lot Area:
Mailing Address:	2128 E Cactus Wren Dr, Phoenix, AZ 85020-5603	Sale Price / Type:	\$80,000 / Confirmed	Bedrooms:
APN:	216-68-076	Land Use:	Vacant -Residential Land	Baths (F / H):



Neighbor 15 - 0.14 Miles From Subject
7081 E Mark Ln, Scottsdale, AZ 85266
Occupancy: Absentee Owner

Owner Name:	Alexander Rebecca Sue	Sale / Rec Date:	/ 01/13/2023	Year Built / Eff:	Living Area:
Mailing Address:	20036 SW 64th Ter #171, Tualatin, OR 97062-8915	Sale Price / Type:	\$2,050,038 /	Lot Area:	100,873 Sq. Ft.
APN:	216-68-011	Land Use:	Vacant -Residential Land	Bedrooms:	Baths (F / H):



Neighbor 16 - 0.14 Miles From Subject
28149 N 71st St, Scottsdale, AZ 85266-7533
Occupancy: Owner Occupied

Owner Name:	NC Developments LLC	Sale / Rec Date:	12/02/2019 / 12/03/2019	Year Built / Eff:	2009 /
Mailing Address:	28149 N 71st St, Scottsdale, AZ 85266-7533	Sale Price / Type:	\$1,314,000 /	Living Area:	6,575 Sq. Ft.
APN:	212-10-357	Land Use:	SFR	Lot Area:	72,907 Sq. Ft.
				Bedrooms:	Baths (F / H):
					6 /



Neighbor 17 - 0.15 Miles From Subject
7120 E Mark Ln, Scottsdale, AZ 85266
Occupancy: Absentee Owner

Owner Name:	Toy Family Trust	Sale / Rec Date:	Year Built / Eff:	Living Area:
Mailing Address:	5914 E Calle Tuberia, Phoenix, AZ 85018-4636	Sale Price / Type:	Lot Area:	108,900 Sq. Ft.
APN:	216-68-004	Land Use:	Vacant -Residential Land	Bedrooms:
				Baths (F / H):



Neighbor 18 - 0.15 Miles From Subject
Occupancy: Unknown

Year Built / Eff:
Living Area:

Owner Name:	Ho David / Qin Jian	Sale / Rec Date:	02/11/2016 / 02/26/2016	Lot Area:	108,900 Sq. Ft.
Mailing Address:	13615 W Colter St, Litchfield Park, AZ 85340-4070	Sale Price / Type:	\$191,582 /	Bedrooms:	
APN:	216-69-070	Land Use:	Vacant -Residential Land	Baths (F / H):	



Neighbor 19 - 0.18 Miles From Subject
7026 E Blue Sky Dr, Scottsdale, AZ 85266-7518
Occupancy: Owner Occupied

Year Built / Eff: 2006 /
Living Area: 6,302 Sq. Ft.

Owner Name:	Bloomquist William P / Bloomquist Lisa M	Sale / Rec Date:	02/09/2010 / 03/31/2010	Lot Area:	72,367 Sq. Ft.
Mailing Address:	7026 E Blue Sky Dr, Scottsdale, AZ 85266-7518	Sale Price / Type:	\$1,260,000 / Confirmed	Bedrooms:	
APN:	212-10-263	Land Use:	SFR	Baths (F / H):	5 /

Nearest Schools

- GRAFTON VILLAGE ELEMENTARY SCHOOL : 3.0 Miles
- FALMOUTH ELEMENTARY School : 5.6 Miles
- OBERLE SCHOOL : 6.0 Miles



Nearest Hospitals

- MARY WASHINGTON HOSPITAL : 5.9 Miles
- CHILDREN'S NATIONAL HOSPITAL : 6.3 Miles
- KAISER PERMANENTE FREDERICKSBURG MEDICAL CENTER : 6.4 Miles



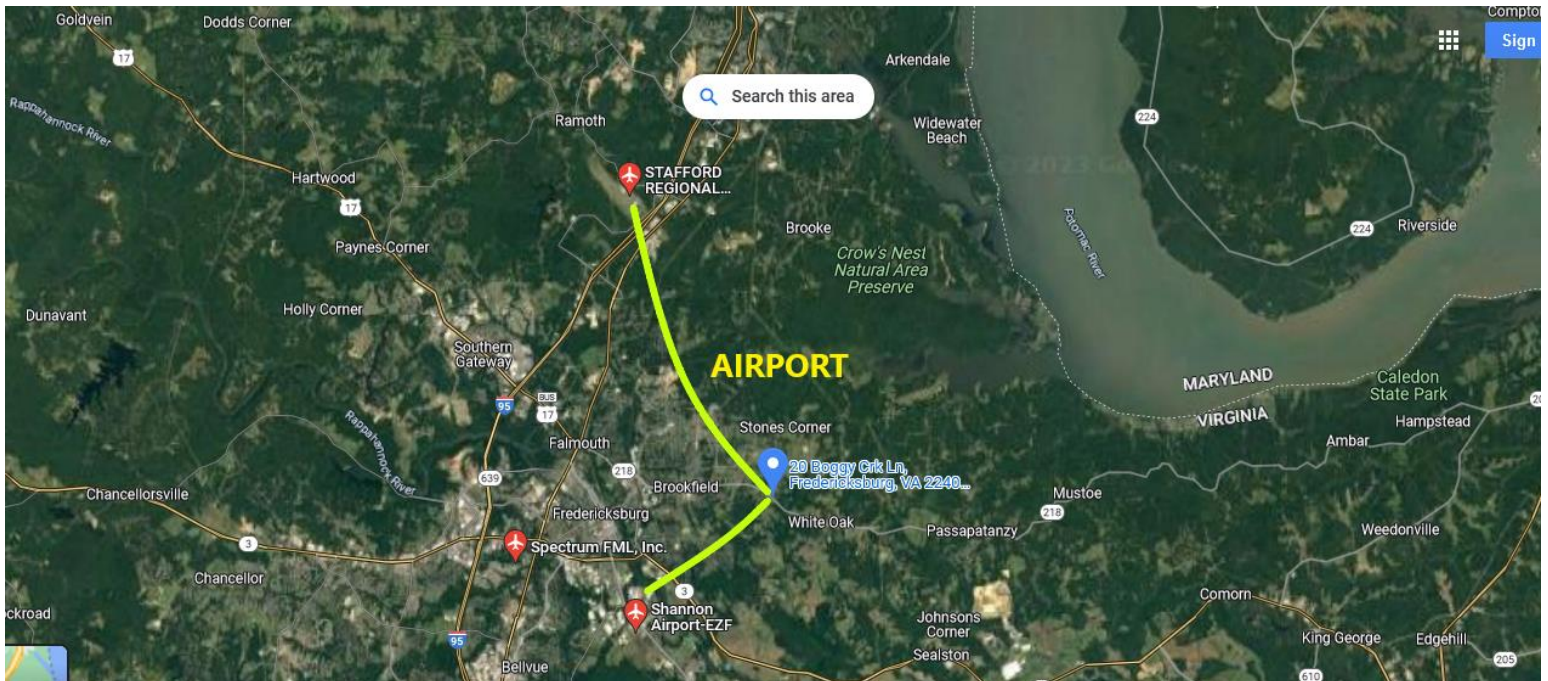
Nearest Markets

- TOWN & COUNTRY MARKET : 2.2 Miles
- ECONOMY FOOD MARKET : 6.0 Miles
- FORBES STREET MARKET & DELI : 5.5 Miles



Nearest Airports

- STAFFORD REGIONAL AIRPORT : 11.4 Miles
- SHANNON AIRPORT – EZE : 6.5 Miles



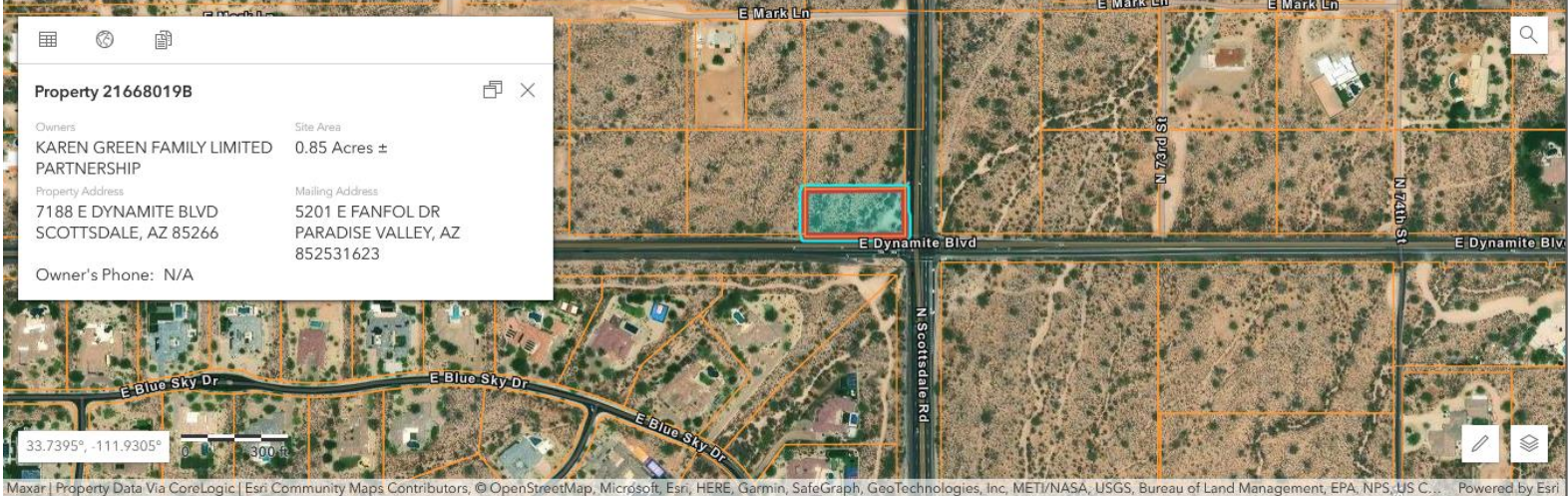
Property 21668019B



Owners : KAREN GREEN FAMILY LIMITED PARTNERSHIP
Site Area : 0.85 Acres ±
Property Address : 7188 E DYNAMITE BLVD, SCOTTSDALE, AZ 85266
Mailing Address : 5201 E FANFOL DR, PARADISE VALLEY, AZ 852531623

Maricopa County, AZ

APN: 21668019B





7188 E DYNAMITE BLVD SCOTTSDALE AZ 85266

Estimated Value: 402,000

High: 603,000 Low: 201,000 Confidence Score: 50 FSD: 0.5

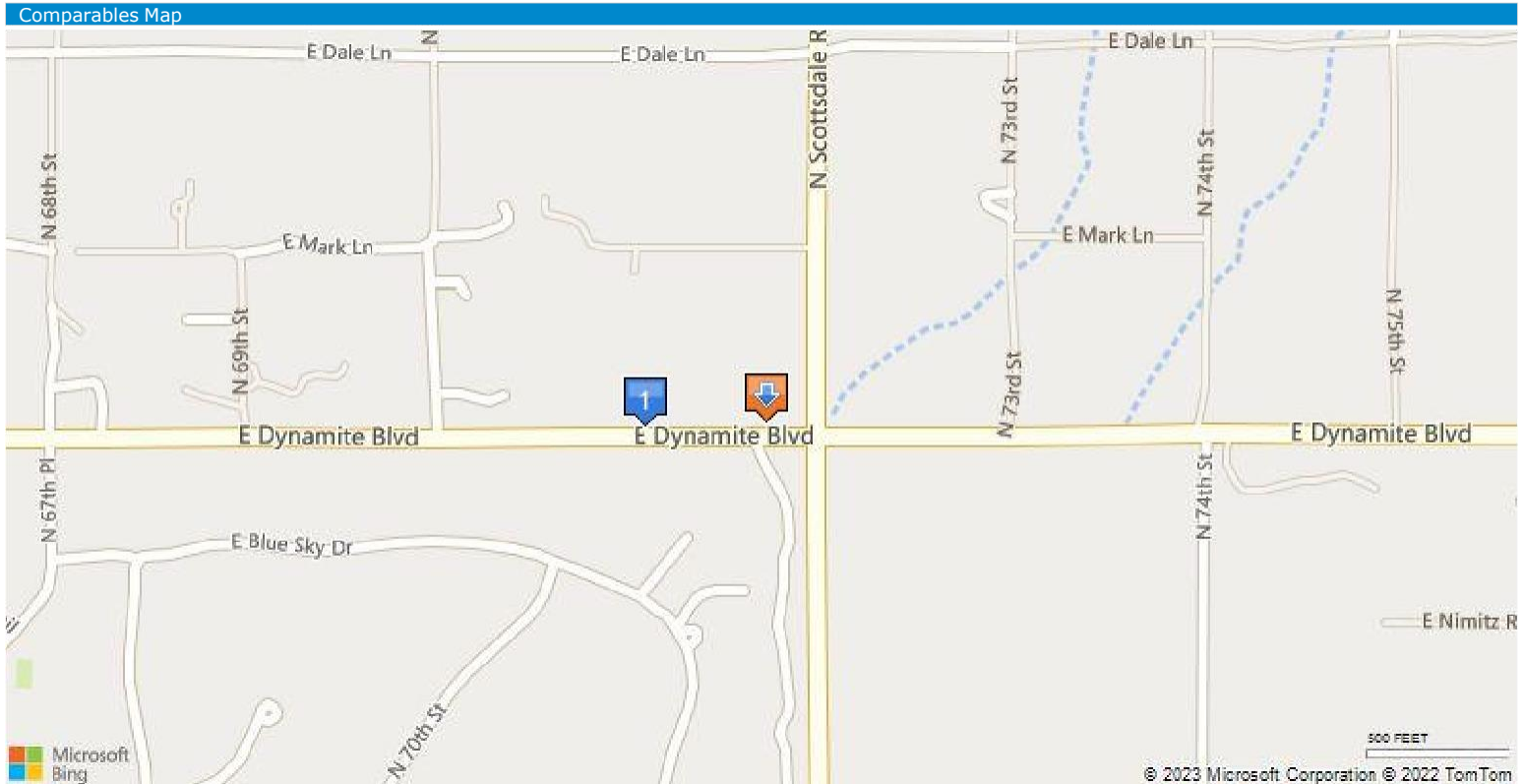
Loan No:

Date: 03/12/2023

Ref No:

Retro Dt:

Property Information					
County: MARICOPA (04013)	Property Type: VRES	Beds:	Baths:	SqFt:	
Land: 36960	Yr Built:	Carrier Route: H015	Asd Value: 20,880	Asd Yr: 2023	
Sld Price:	Sld Date:	List Price:	List Date:	Off Mkt Date:	
Additional Information					
Parcel Number: 216-68-019B	Census Tract: 613200	Census Tract Definition:	LMI Census Tract: N		
Owner: KAREN GREEN FAMILY LIMITED PARTNERSHIP	Assd Land Value: 20,880	Assd Improvements Value:			
Legal Description: SEC/TWN/RNG/MER:SEC 27 TWN 5N RNG 4E S2 SE4 SE4 SE4 SEC 27 EX S 33F RD & EX E 50F RD					
View:	Floor Count:	Basement:	Pool:	Waterfront: N	Zoning: R-70
Last Sale 1st Loan:			Type:	Lender:	
Last Sale 2nd Loan:			Type:	Lender:	
Last Refi 1st Loan:	Date:		Type:	Lender:	
Last Refi 2nd Loan:	Date:		Type:	Lender:	



Comparables																	
#	Dist.	Address	Beds	Baths	Living	Land	Yr Built	Sold	Sold Dt	List	List Dt	C.Rte.	REO	FC	SS	Source	Status
1	0.08	7102 E DYNAMITE BLVD				95,832		350,000	10/12/2022			H015				Public	Sold
2	1.54	30598 N SCOTTSDALE RD				48,787		200,000	10/15/2021			H015				Public	Sold
3	1.27	7100 E WINDSTONE TRL				83,894		212,500	07/01/2022			H015			S	Public	Sold
4	0.69	7722 E DYNAMITE BLVD				90,735		564,000	12/28/2022			R096				Public	Sold
5	0.8	28831 N 66TH PL				50,848		400,000	04/27/2022			H002				Public	Sold
6	1.92	5715 E MORNING VISTA LN				49,500		235,000	08/31/2021			H001				Public	Sold
7	0.84	7778 E NIMITZ RD				108,900		630,000	04/29/2022			R096				Public	Sold
8	1.22	7023 E WINDSTONE TRL				108,900		250,000	12/23/2022			H015				Public	Sold
9	0.77	6611 E PEAK VIEW RD				198,808		400,000	01/24/2022			H002			S	Public	Sold
10	1.59	30325 N 78TH ST				67,044		360,000	10/17/2022			R050				Public	Sold
11	1.9	7100 E RANCHO DEL ORO DR	5	6	7,396		2023			3,900,000	11/24/2022	H015				L Mkt	Active
12	1.9	7100 E RANCHO DEL ORO DR				108,900		375,000	05/21/2021			H015				Public	Sold
13	2.21	7161 E RANCHO RD				108,900		650,000	10/07/2022			H015				Public	Sold
14	2.35	6985 E CALLE DE LAS ESTRELLAS				108,900		489,000	07/23/2021			H015				Public	Sold
15	12.95	7178 E IRONWOOD DR	4	4.5	4,100		2023			4,674,360	02/10/2023	R096				L Mkt	Active

7188 E DYNAMITE BLVD SCOTTSDALE AZ 85266

Estimated Value: 402,000

High: 603,000 Low: 201,000 Confidence Score: 50 FSD: 0.5

Loan No:

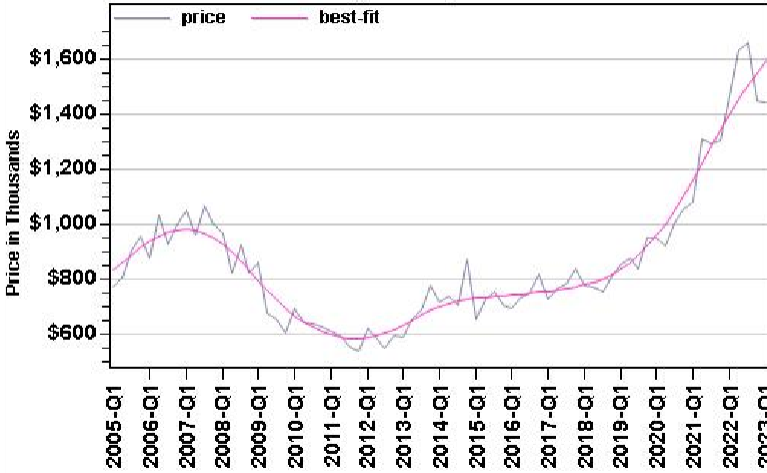
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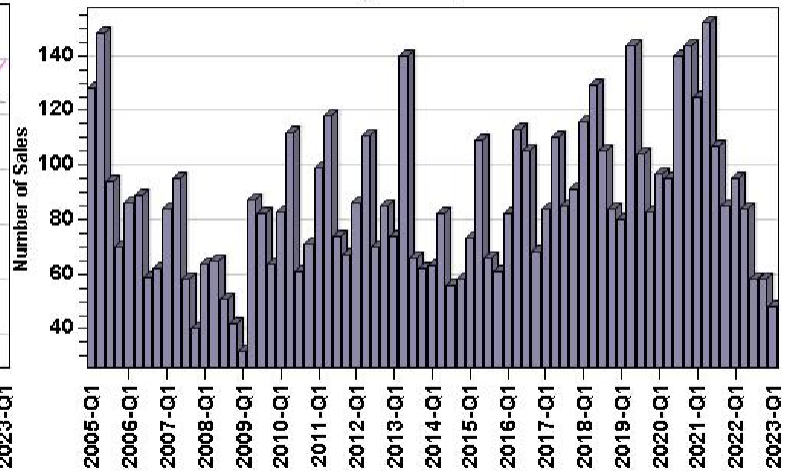
Retro Dt:

Charts

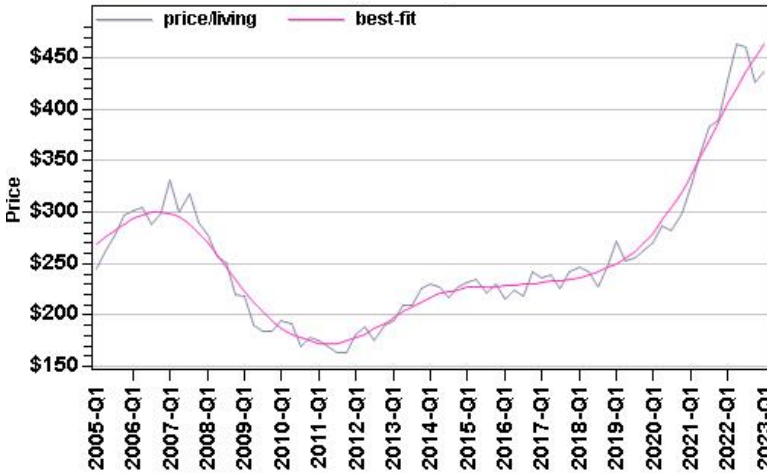
Overall Average Sold Price
Single Family



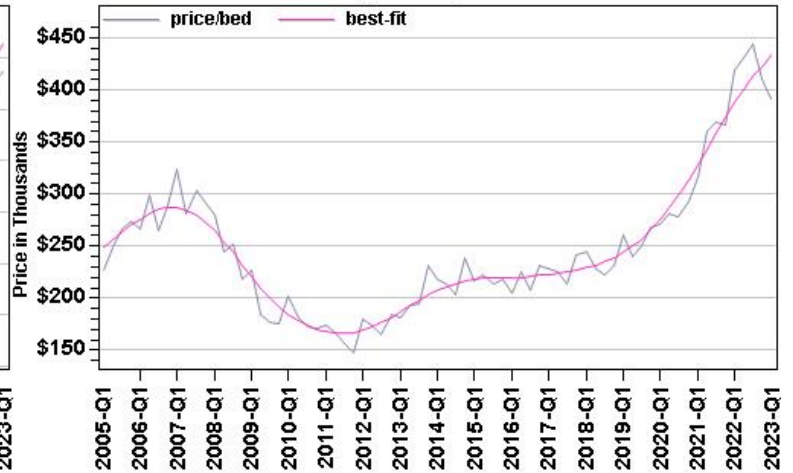
Overall Number of Sales
Single Family



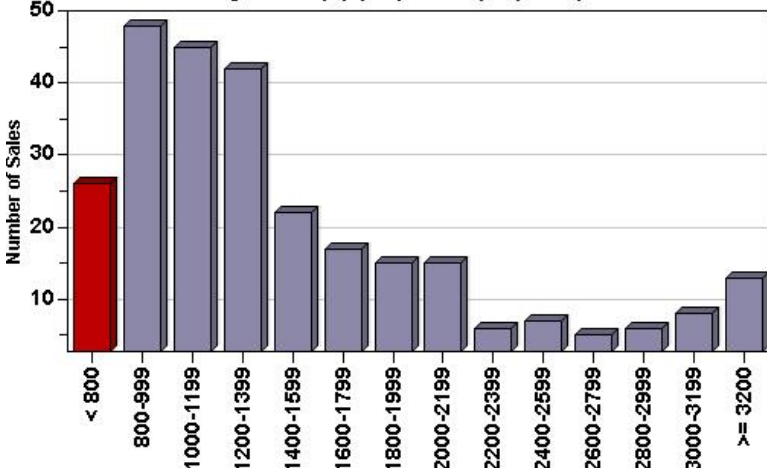
Overall Average Sold Price Per Living
Single Family



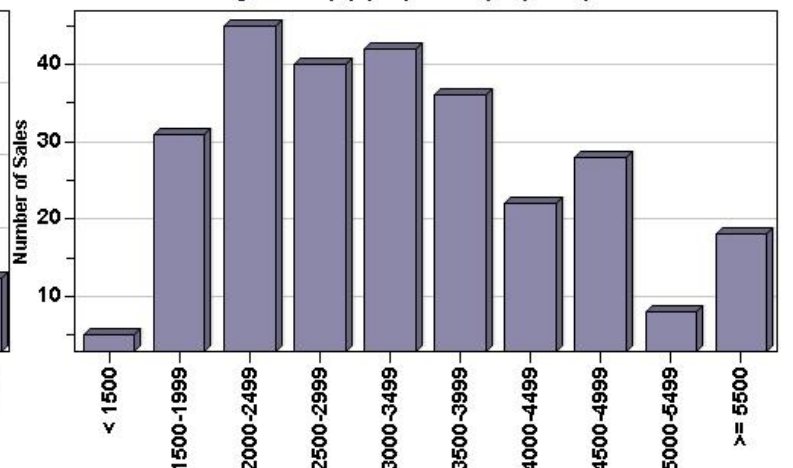
Overall Average Sold Price Per Bedroom
Single Family



Overall Sold Price In Thousands Distribution
Single Family (3/12/2022-3/12/2023)



Overall Living Area Distribution
Single Family (3/12/2022-3/12/2023)



7188 E DYNAMITE BLVD SCOTTSDALE AZ 85266

Estimated Value: 402,000

High: 603,000 Low: 201,000 Confidence Score: 50 FSD: 0.5

Loan No:

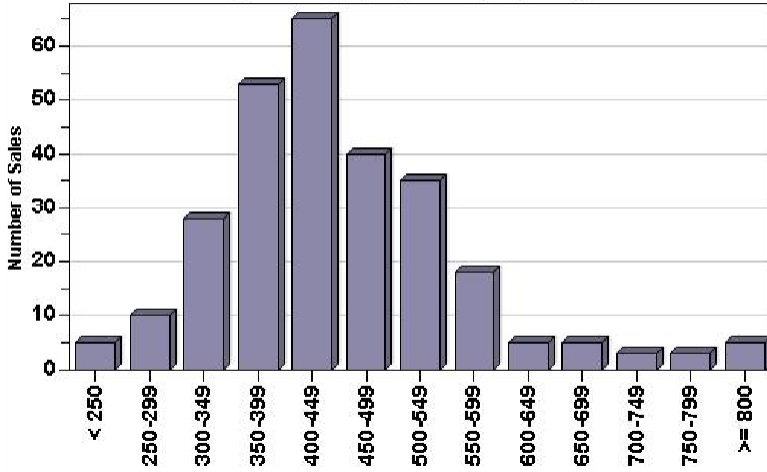
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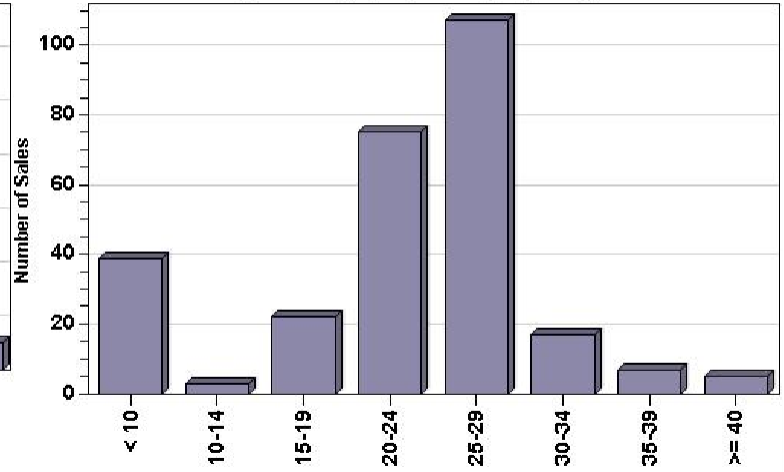
Retro Dt:

Charts

Overall Price Per Square Foot of Living Area Distribution
Single Family (3/12/2022-3/12/2023)



Overall Age Distribution
Single Family (3/12/2022-3/12/2023)



Disclaimer: This estimate of market value is computer generated by the application of various mathematical formulas and techniques proprietary to Collateral Analytics LLC to available public record, local market and proprietary data. This report has not been prepared by a licensed appraiser nor does it constitute an appraisal of the subject property and should not be relied upon as such. The data used to generate this report does not include information that could be derived from an inspection of the subject property and its surroundings. The condition of the property could greatly affect the accuracy of the estimate of value. The data and the information derived from the data in this report is provided as available and "AS IS" and is intended for internal asset valuation use only. All uses are at the user's sole risk. Collateral Analytics LLC is not liable for the accuracy of the data or information provided in this report. The accuracy of the data and methodologies used are deemed reliable but are not warranted or guaranteed. The **charts and graphs** contained herein are computer generated by the application of various mathematical formulas and techniques proprietary to Collateral Analytics LLC to available public record, local market and proprietary data compiled by Collateral Analytics LLC. Such data is deemed reliable but may not be complete or accurate in all cases and is not guaranteed. Collateral Analytics, LLC is not liable for the accuracy of the information provided. The information displayed in these graphics is provided "AS IS" and is intended for internal asset valuation use only. All uses are at the user's sole risk.

Order Information

Property Address

FA Order#	91465196	Address	7188 E Dynamite Blvd
Report Date	03/13/2023	City/State/Zip	Scottsdale, AZ 85266-3720
Customer Reference#	476663791	County	MARICOPA
TransactionIdentifier	1608855861	Borrower	KAREN GREEN FAMILY LIMITED PAR

Model	Low Value Estimate	Point Value Estimate	High Value Estimate	Confidence Score	FSD Score
HVE Premier	\$698,999	\$1,005,911	\$1,447,581	L	0.36

Subject Property Characteristics

Standard Usage Code	RSFR	Last Sale Price	
Parcel Number	21668019B	Last Sale Date	
Gross Living Area		Sale Type	Subject
Lot Area (SqFt)	36,959	Tax Assessor Amt.	
Bedrooms	0	Property Tax Amt.	\$386
Bathrooms	0.00	Cost Per SqFt	
Units			
Year Built	0		
Garage	Y		

Recent Sales Data

	Subject	Sale1	Sale2	Sale3	Sale4	Sale5	Sale6	Sale7	Sale8	Sale9	Sale10
Address	7188 E Dynamite Blvd	27608 N 74Th St	7585 E Bent Tree Dr	7747 E Dale Ln	26843 N 71St Pl	7348 E Red Bird Rd	27227 N Miller Rd	7778 E Nimitz Rd	6708 E Horned Owl Trl		
Sale Price		\$1,043,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,020,000	\$1,100,000	\$630,000	\$1,075,000		
Sale Date		10/16/2022	10/16/2022	6/15/2022	4/26/2022	12/22/2022	9/15/2022	4/29/2022	11/16/2022		
Cost Per SqFt		\$397	\$386	\$455	\$351	\$308	\$424		\$377		
Tax Assessor Amt.				\$63,899					\$74,909		
Property Tax Amt.	\$386	\$2,476	\$3,345	\$1,914	\$2,437	\$2,884	\$3,338	\$1,690	\$2,823		
Gross Living Area		2,629	2,853	2,417	3,133	3,316	2,594		2,851		
Lot Area (SqFt)	36,959	19,446		109,161	44,993	42,102	49,004	108,899	38,681		
Bedrooms	0	3	4	4	0	5	4	0	4		
Bathrooms	0.00	3.00	2.00	2.50	4.00	3.00	3.00	0.00	2.50		
Garage	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Year Built	0	1994	1993	2001	1976	1997	2002	0	1996		
Property Type	RSFR	RSFR	RSFR	RSFR	RSFR	RSFR	RSFR	RSFR	RSFR		
Units											
Distance	N/A	0.4918	0.5783	0.7850	0.7884	0.7994	0.8051	0.8371	0.8829		

VALUES ARE PROVIDED "AS IS" AND ALL USES ARE AT THE USER'S SOLE RISK. ALL WARRANTIES CONCERNING THE VALUES AND ALL UNDERLYING DATA AND PROCESSES BOTH EXPRESSED AND IMPLIED ARE EXPRESSLY EXCLUDED INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE. The value was generated by Freddie Mac's proprietary automated property valuation product, Home Value Explorer® (HVE). HVE® values are estimated market values calculated using various models and techniques proprietary to Freddie Mac. An HVE value is not an appraisal and was not prepared by a certified or licensed appraiser. A lender may have used a different property value to make a credit decision. Values may not be used to reverse engineer or attempt to reverse engineer the models used to generate the Values or to create any database or product. If you have questions regarding Freddie Mac's HVE information, please see Freddie Mac's website at <http://www.freddie.com/valuation>.





MARICOPA COUNTY

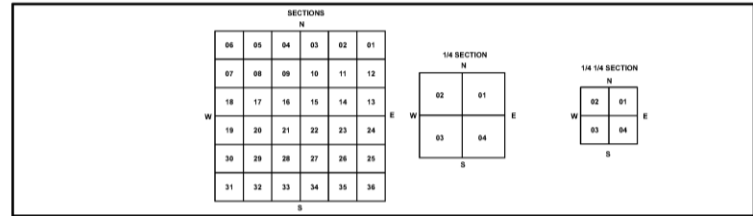
STATE OF ARIZONA

PT. SECTION 27 T05N R04E

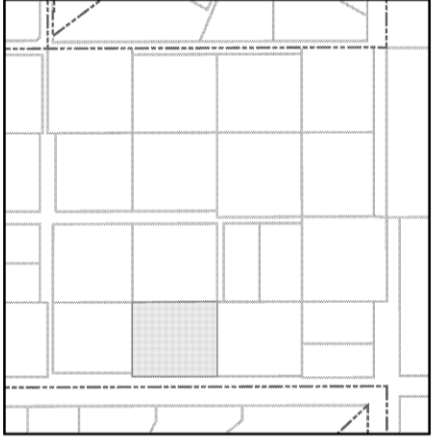
766 - 27 - 04 - 04

TOWNSHIP & RANGE GRID SECTION NUMBER 1/4 SECTION NUMBER 1/4 SECTION NUMBER

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994	995	996	997	998	999	1000													



Parcels updated within this map



MARICOPA COUNTY ASSESSOR'S OFFICE
 301 W. Jefferson Street
 Phoenix, AZ 85003
 Date: 3/10/2022 <https://mcaassessor.maricopa.gov>

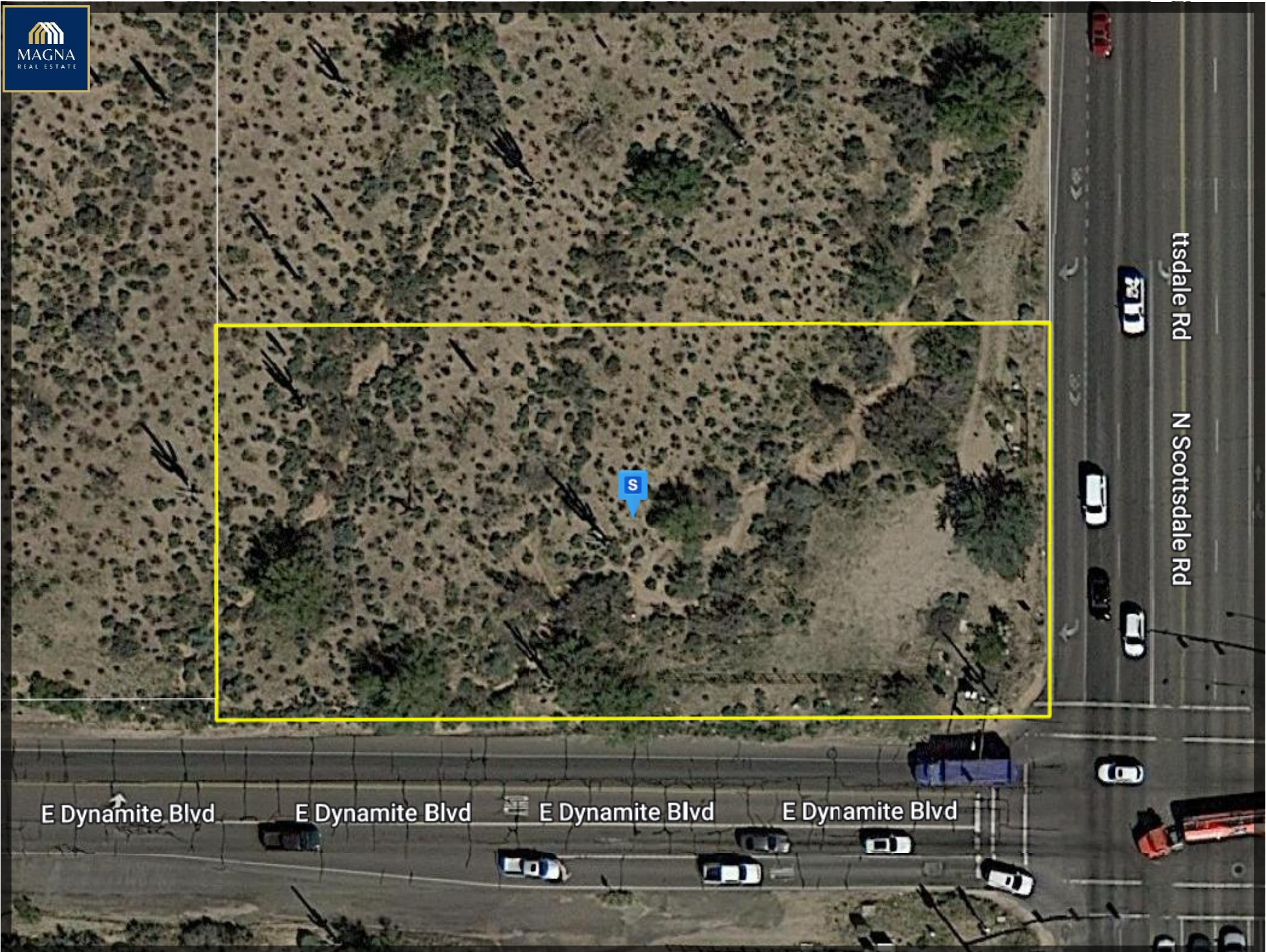
LEGEND: Parcels Sections Centerlines
 Lots Section Corners Subdivisions

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.





tsdale Rd

N Scottsdale Rd

E Dynamite Blvd

E Dynamite Blvd

E Dynamite Blvd

E Dynamite Blvd