

January 18, 2017

City of Mesa  
Zoning Administrator  
Board of Adjustment

RE: Case BA17-012 525 S. Hunt Drive (District 4) – Requesting: 1) a variance to allow the number of covered parking spaces to be reduced below the required minimum; and 2) a variance to allow an encroachment of an accessory structure into the required rear and side yards; in the RS-6 District. (PLN2016-00938)

**Justification and Compatibility Statement**  
**525 S. Hunt Dr, Mesa AZ 85204**  
**Owner: Myrna Jensen**

Esteemed Administrator & Board Members:

In consideration of a Variance requested at the above property, please consider the following:

The variance request applies to an existing enclosed carport and existing detached accessory building(s). The age and circumstances of these existing structures should be taken into serious consideration by the Administrator and Board and strongly support the approval of this variance.

Mrs. Jensen and her husband purchased this home back in 1975, 42 years ago. Sometime prior to 1985, the carport was enclosed (on the submitted drawings and hereafter referred to as the “SPARE ROOM”) to increase the livable space for the Jensen’s growing family of six. They accommodated not only their large family there, but also took in her sister’s family following a financially devastating divorce. They have housed several other family members in need over the years.

Although their children are now grown, several children and many grandchildren live out of state and stay in her home for extended visits. Most recently, the Jensens housed and cared for Mr. Jensen’s aging father and attended to all of his medical and personal needs for many years, prior to his recent passing in 2016. Since then, the Jensen’s daughter and family of six have also stayed several months in the home while they were in transition. The spare room has been needed and well-used.

The detached accessory building located in the southeast corner of the backyard (on the submitted drawings and hereafter referred to as the “SHED”) was constructed soon after the enclosed carport/spare room--we estimate in 1986, over 30 years ago. At the time of its construction, there were no existing fences here (or in most of the neighborhood). The property line, we believe, is also beyond the fence that exists today. It also backs to an unused alley, which affords additional clearance between the shed and the closest neighbor.

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Basically, these two structures—the enclosed carport/spare room and shed--have already existed for over 30 years and were completed in a workmanlike manner, as is evident by their continued use.

The detached accessory building in the southwest corner of the property (on the submitted drawings and hereafter referred to as the “STOREROOM” to clarify between these two buildings) was constructed a few years ago (we are guessing 2014) and is well within the size and height limits for a detached accessory building not requiring a permit. Earlier in 2016, when Mrs. Jensen was dealing with this issue via the Development Services Department, she was told that perhaps a permit was needed only because Mr. Jensen added a small wall A/C unit to the storeroom after-the-fact. The A/C was installed to simply make the space more comfortable for Mr. Jensen in the summer months when he worked in the storeroom; it has never been used as livable space. Mrs. Jensen was also told recently by Mike Shannon, the Code Compliance Officer, that the plans for this storeroom were approved and nothing more was needed. Regarding this variance, we assume that the storeroom is not in question, but wanted to address its history for the information of the Board.

Mr. Jensen was the primary individual involved when all three structures were constructed. Mrs. Jensen assumed he did so with permits, when required, but has no records of such. Perhaps the City of Mesa can search their records to that effect. Essentially, Mrs. Jensen is unaware of any actions he took, or failed to take, in this regard. Her understanding was that the detached accessory buildings were within the proper size/height limits and did not require permits at all.

Unfortunately, Mr. Jensen is not available for questioning or comment regarding these structures. He passed away unexpectedly in September 2015, leaving Mrs. Jensen with only a \$10,000 insurance policy, substantial funeral and medical expenses, and no income beyond social security and a small retirement from a previous janitorial position. The City of Mesa confronted her on this issue after his passing.

Every other home in this cul-de-sac has been bought and sold several times since these structures came about, and have never been an issue for any of these neighbors personally or in any sales transaction. (Please see attached tax records showing ownership history of this and surrounding homes.) The Jensens have been serving and loving people throughout this neighborhood for over 40 years, and have always maintained their home and lawn in an effort to raise the quality of the neighborhood as much as possible. It has consistently been one of the best-kept homes in the area.



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Here are three elevation shots of the SHED (existing 30+ years, in the SE corner of the property...please note that the shed does not go all the way to the back fence (which we believe is also in a ways from the actual property line, anyways) but simply has an extended roof and gutter that does):



View of west end of SHED & roof extending to south fence



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Views of north end of SHED (+ west corner) & north wall/space between SHED and east fence

Please note also that both the shed and storeroom are roofed and painted/trimmed to match the main house, which shows the care which was taken to integrate them into the property and make them aesthetically pleasing for the neighborhood (which is *not* the case for most sheds in the area).

Here are four elevation shots of the STOREROOM (built approximately 2014, in the SW corner of the property):



View of east end of STOREROOM



View of east & north ends of STOREROOM

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View of north & west ends of STOREROOM



View of south end of STOREROOM

We are unsure what brought on this inquiry after more than 30 years, but it has been a significant source of stress and financial strain on Mrs. Jensen already, from dealing with permit and application fees that have taken a huge chunk out of her meager monthly income, to understanding exactly what the City is requiring and why. Mrs. Jensen's income does not afford her the services of a lawyer or contractor to assist in this process; family members and a friend with drafting skills have assisted her in drafting the site plan and application materials to the best of their ability.

On a personal note, Mrs. Jensen also broke her femur in December and is confined to a wheelchair, facing a long and expensive recovery. Major car repairs (still underway) and a water heater failure, all within the past two months, have created a tsunami of expenses and stress. The old adage seems to hold true: "When it rains, it pours." We are hoping the Board can offer an umbrella of sorts in putting this to rest quickly.

To fulfill the City's request for required information for her Variance application, please also consider the following:

- 1) Special circumstances/conditions that apply to this property that may not apply to others in the area/zoning district include: the abnormal shape of the cul-de-sac lot (creating a larger front yard, longer driveway, and smaller backyard due to the footprint of the home) and location of the property, backing to the alleyway as well as having street frontage on two sides of the home.
- 2) These conditions existed when the Jensens purchased the home in 1975.

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- 3) Strict compliance to Zoning Ordinances would deprive Mrs. Jensen of the use of this livable space (in the case of the enclosed carport/spare room) and storage space (in the case of the detached accessory buildings) because there are already an overwhelming number of homes in the area with both detached sheds and enclosed carports whose owners also enjoy these benefits. Most have existed for many years and it is unlikely all were permitted. This is a predominantly low-income neighborhood and many homeowners likely lack the knowledge of City requirements, as well as the resources to remedy such conditions post-construction. Many current owners in the neighborhood also purchased their homes years after these structures came about and are still able to enjoy them. Please review the following photos-- a sampling of such homes in the area-- taken on 12/19/16 while driving south from Broadway down Hunt Drive and then around Mrs. Jensen's block.





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525 S. Hunt Dr, Mesa 85204



(Above home has neither driveway nor garage)



Justification and Compatibility Statement  
525 S. Hunt Dr, Mesa 85204



- 4) The requested variance will not grant special privilege/unusual favor to this property over other sites with similar circumstances because enclosed carports and sheds are very common structures in this area, with a majority of homeowners in the neighborhood already enjoying these benefits.

Please also note from the photos that most people in this neighborhood park outside their garages—many lack covered parking also--and the driveway of the subject property is significantly larger than most, accommodating four vehicles easily. Mrs. Jensen only owns two vehicles—a 2002 sedan and her late husband's truck; both fit in the driveway with room remaining for two additional vehicles. Also note from the photos the care that Mrs. Jensen's family continues to take in helping her maintain the property at a high standard, especially in comparison to the rest of the neighborhood.

Denying this variance will only result in creating a huge financial burden on Mrs. Jensen--not to mention security concerns for an elderly widow dealing with the demo of an enclosed carport that leads into her home, only to replace it with a garage door that would make no difference at all to her neighbors and would significantly decrease the security to both her property and person.



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525 S. Hunt Dr, Mesa 85204

Each of her immediate cul-de-sac neighbors has submitted a Letter of Support in favor of this variance (with the exception of the Hites at 511 S. Hunt, who are out of state for an extended period) and an overwhelming number of residents in the surrounding neighborhood have also signed Letters of Support in favor of approval. They are all included following this statement.

In summary, both the enclosed carport/spare room and shed in question have been in place for over 30 years and neither has had unusual or negative impact on the neighborhood.

Please carefully consider, instead, the impact of this process on one of your long-time, upstanding citizens.

Feel free to contact Mrs. Jensen at 480-833-5858 with any further questions.

Respectfully,

Myrna Jensen  
525 S. Hunt Dr  
Mesa, AZ 85204  
480-833-5858

Updated from Original Statement dated 12/19/2016

Enclosures:

- 1) Tax records for 525 S. Hunt Dr & immediate neighbors (6 pages)
- 2) Letters of Support from 6 cul-de-sac neighbors (6 pages)
- 3) Letters of Support from 39 residents of surrounding neighborhood (13 pages)

525 S Hunt Dr, Mesa, AZ 85204-2714

Maricopa Assessor Parcel # 139-52-052

Flood Zone Lot Dimensions



- A - 1% annual, no analyses or Base Flood Elevations (BFE).
- AE - 1% annual, BFE from analyses.
- AH - 1% annual, depth 1-3 feet, BFE from analyses.
- AO - 1% or > annual, depth 1-3 feet, BFE from analyses.
- D - Undetermined but flooding possible.
- X - Outside chance of 1% and 0.2% annual.

#### Property Information

**Property Owner** MYRNA JENSEN  
JENSEN FAMILY TRUST

**Property Address** 525 S Hunt Dr  
Mesa, AZ 85204-2714  
Maricopa County

**Tax Mailing Address** Myrna Jensen  
525 S Hunt Dr  
Mesa, AZ 85204-2714

**Property Type** SFR GRADE 010-3 URBAN SUBDIV

**Legal Class** OWNER OCCUPIED RESID

**Lot/Block/Tract** 26/-/-

**MCR Number** 009428

#### Area Information

**Subdivision** CRESTMONT

**Section/Town/Range** 25/1N/SE

**Census Tract** 421802

**Census Block** 3010

**Latitude** 33.4055344621584

**Longitude** -111.798171919705

**Tax Area** 041000

**Tax Municipality** Mesa

**School Districts** Mesa Unified District #04

#### Description

LOT 26 CRESTMONT

#### Land Areas

<b>Lot</b>	<b>County Zone</b>	<b>City Zone</b>
Size: 0.2 acres / 8,497 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

#### Structure

SFR GRADE 010-3 URBAN SUBDIV

Class: CLASS R3, AVERAGE

#### Structure Information

**Rooms:** 5

**Bathroom Fixtures:** 6

**Living Area:** 1,353 sqft

**Year Built:** 1961

**Stories:** 1

**Builder Name:**

#### Construction

**Quality:** AVERAGE

**Roof Material:** ASPHALT SHINGLE

**Heat:** YES

**Construction:** 8" PAINTED BLOCK

**Pool:** No

**Added Value:** None

#### Additional Features

**A/C:** EVAPORATIVE COOLING

**Patio:** COVERED

**Covered Parking:** CARPORT - 2

**Land Premium:** None

**Added Area:** None

#### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
11/24/2015	Myrna Jensen Jensen Family Trust	Myrna Jensen	\$0	\$0	\$0	Warranty			20150638180
07/18/1975	Warren C Jr & Myrna Jensen		\$0	\$0	\$0	Miscellaneous			11250-0697

#### No Loan History

#### Subdivision - CRESTMONT

##### Subdivision Details

**Improved Lots:** 64

**Year Built Range:** 1952 - 1980

**With Pool:** 7 (11%)

##### Stories

**Single Story:** 64

**Multiple Story:** 0

##### Average House

**Sqft:** 1,709

**Lot Sqft:** 8,643

**Fixtures:** 5

#### Tax Assessment History

Full Cash Value (FCV) Limited Property Value (LPV) Year over Year (YoY)

	2013 Final	2014 Final	2015 Final	2016 Final	2017 Prelim
FCV Improvement	\$40,400	\$52,000	\$71,900	\$81,300	\$90,800
FCV Land	\$10,100	\$13,000	\$17,900	\$20,300	\$22,700
FCV Total	\$50,500	\$65,000	\$89,800	\$101,600	\$113,500
FCV YoY Change	-9%	29%	38%	13%	12%
Assessed FCV	\$5,050	\$8,500	\$8,980	\$10,180	\$11,350
LPV Total	\$50,500	\$55,550	\$58,328	\$61,244	\$64,300
State Aid	\$90	\$102	\$110	\$120	\$
Tax Amount	\$527	\$642	\$628	\$665	\$

521 S Hunt Dr, Mesa, AZ 85204-2714

Maricopa Assessor Parcel # 139-52-053

☒ Flood Zone
 ☒ Lot Dimensions


- A - 1% annual, no analyses or Base Flood Elevations (BFE).
- AE - 1% annual, BFE from analyses.
- AH - 1% annual, depth 1-3 feet, BFE from analyses.
- AO - 1% or > annual, depth 1-3 feet, BFE from analyses.
- D - Undetermined but flooding possible.
- X - Outside chance of 1% and 0.2% annual.

## Property Information

**Property Owner** ALMA J HERNANDEZ VAZQUEZ

**Property Address** 521 S Hunt Dr  
Mesa, AZ 85204-2714  
Maricopa County

**Tax Mailing Address** Alma J Hernandez Vazquez

**Property Type** SFR GRADE 010-3 URBAN SUBDIV

**Legal Class** NON-PRIMARY

**Lot/Block/Tract** 271--

**MCR Number** 009428

## Area Information

**Subdivision** CRESTMONT

**Section/Town/Range** 25/1N/5E

**Census Tract** 421802

**Census Block** 3010

**Latitude** 33.4056007179047

**Longitude** -111.797920124828

**Tax Area** 041000

**Tax Municipality** Mesa

**School Districts** Mesa Unified District #04

## Description

LOT 27 CRESTMONT

## Land Areas

Lot	County Zone	City Zone
Size: 0.18 acres / 7,974 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

## Structure

SFR GRADE 010-3 URBAN SUBDIV

Class: CLASS R3, AVERAGE

## Structure Information

**Rooms:** 6

**Bathroom Fixtures:** 6

**Living Area:** 1,407 sqft

**Year Built:** 1961

**Stories:** 1

**Builder Name:**

## Construction

**Quality:** AVERAGE

**Roof Material:** ASPHALT SHINGLE

**Heat:** YES

**Construction:** 8" PAINTED BLOCK

**Pool:** No

**Added Value:** None

## Additional Features

**A/C:** EVAPORATIVE COOLING

**Patio:** COVERED

**Covered Parking:** GARAGE - 1

**Land Premium:** None

**Added Area:** 300 sqft

## Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
09/26/2016	Alma J Hernandez Vazquez	Rigo B V Garcia	\$0	\$0	\$85,000	Quit Claim	Fannie/Freddie		20160700219
04/03/2015	Rigo B V Garcia	Anastasia Hernandez	\$0	\$0	\$0	Correction			20150228126
03/20/2015	Rigo B V Garcia	Anastasia Hernandez	\$0	\$0	\$0	Warranty			20150188162
02/21/2012	Anastasia Hernandez	Benjamin R & Norma O Troglia	\$65,000	\$500	\$52,000	Warranty	Fannie/Freddie	Short Sale / Distressed	20120140726
02/26/1997	Benjamin R & Norma O Troglia	Stephen M Murillo	\$79,000	\$0	\$80,550	Warranty	Va		19970123372
06/30/1995	Stephen M Mumilo	Richard D & Doris M Mecone	\$75,000	\$3,750	\$67,500	Warranty	Fannie/Freddie		19950383393
05/08/1989	Richard Mecone		\$0	\$0	\$48,786	Miscellaneous	Fha		19890209390
08/28/1987	Bart Massey		\$60,000	\$1,550	\$53,863	Miscellaneous	Fha		19870540583

## \$ Loan History

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
09/26/2016	VAZQUEZ,ALMA J H	PARAMOUNT RESIDENTIAL MORTGAGE GROUP	\$85,000	Conventional	20160700220
02/21/2012	HERNANDEZ,ANASTASIA	J P MORGAN CHASE BANK	\$52,000	Fannie/Freddie	20120140727

## Subdivision - CRESTMONT

## Subdivision Details

**Improved Lots:** 64

**Year Built Range:** 1952 - 1980

**With Pool:** 7 (11%)

## Stories

**Single Story:** 64

**Multiple Story:** 0

## Average House

**Sqft:** 1,709

**Lot Sqft:** 8,643

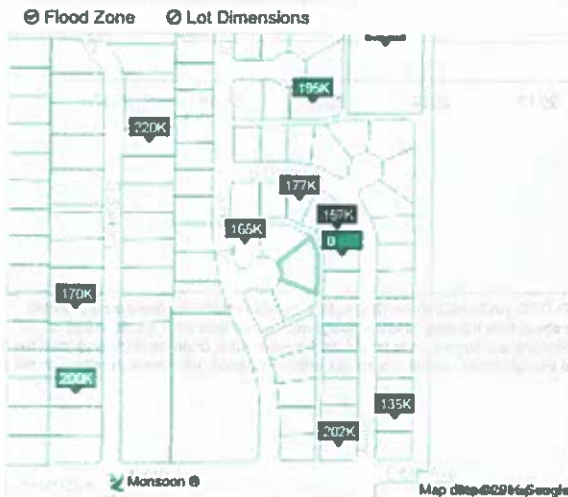
**Fixtures:** 5

## Tax Assessment History



517 S Hunt Dr, Mesa, AZ 85204-2714

Maricopa Assessor Parcel # 139-52-054



#### Property Information

**Property Owner** HUGO A GALINDO-DIAZ  
OLIVIA S ORTIZ

**Property Address** 517 S Hunt Dr  
Mesa, AZ 85204-2714  
Maricopa County

**Tax Mailing Address** Hugo A Galindo-Diaz  
517 S Hunt Dr  
Mesa, AZ 85204-2714

**Property Type** SFR GRADE 010-3 URBAN SUBDIV

**Legal Class** OWNER OCCUPIED RESID

**Lot/Block/Tract** 28/-/-

**MCR Number** 009428

#### Area Information

**Subdivision** CRESTMONT

**Section/Town/Range** 25/1N/5E

**Census Tract** 421802

**Census Block** 3010

**Latitude** 33.4058300649583

**Longitude** -111.797854130861

**Tax Area** 041000

**Tax Municipality** Mesa

**School Districts** Mesa Unified District #04

#### Description

LOT 28 CRESTMONT

#### Land Areas

Lot	County Zone	City Zone
Size: 0.22 acres / 9,418 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

#### Structure

SFR GRADE 010-3 URBAN SUBDIV

Class: CLASS R3, AVERAGE

#### Structure Information

**Rooms:** 7

**Bathroom Fixtures:** 6

**Living Area:** 1,870 sqft

**Year Built:** 1981

**Stories:** 1

**Builder Name:**

#### Construction

**Quality:** AVERAGE

**Roof Material:** ASPHALT SHINGLE

**Heat:** YES

**Construction:** 8" PAINTED BLOCK

**Pool:** No

**Added Value:** None

#### Additional Features

**A/C:** EVAPORATIVE COOLING

**Patio:** NONE

**Covered Parking:** CARPORT - 2

**Land Premium:** None

**Added Area:** 670 sqft

#### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
09/16/2014	Hugo A Galindo Diaz Olivia S Ortiz	Fannie Mae	\$110,000	\$46,500	\$63,500	Special Warranty	Private Lender	Gse	20140613184
02/28/2014	Fannie Mae	Marie Crandell	\$163,729	\$0	\$0	Trustees		Reverted	20140130000
01/29/2007	Marie Crandell	Marie Crandell	\$0	\$0	\$166,000	Quit Claim	Fannie/Freddie		20070115197
10/16/1996	Marie Crandell	Marie Crandell	\$0	\$0	\$0	Special Warranty			19960734779

#### \$ Loan History

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
09/17/2015	DIAZ,HUGO A G	MORIA DEVELOPMENT INC	\$67,150	Conventional	20150671904
09/16/2014	GALINDO-DIAZ,HUGO A	PRIVATE LENDER	\$63,500	Private Lender	20140613185

#### Subdivision - CRESTMONT

##### Subdivision Details

**Improved Lots:** 64

**Year Built Range:** 1952 - 1980

**With Pool:** 7 (11%)

##### Stories

**Single Story:** 64

**Multiple Story:** 0

##### Average House

**Sqft:** 1,709

**Lot Sqft:** 8,643

**Fixtures:** 5

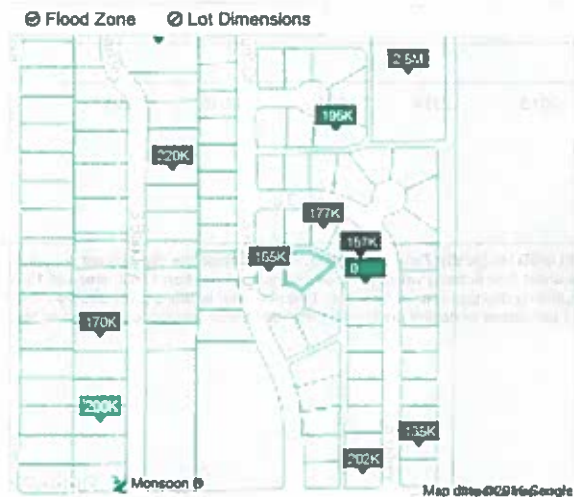
#### Tax Assessment History

Full Cash Value (FCV) Limited Property Value (LPV) Year over Year (YoY)

	2013 Final	2014 Final	2015 Final	2016 Final	2017 Prelim
FCV Improvement	\$48,100	\$63,200	\$67,600	\$97,800	\$107,80
FCV Land	\$12,000	\$15,600	\$21,900	\$24,400	\$26,90
FCV Total	\$60,100	\$79,000	\$109,500	\$122,200	\$134,70
FCV YoY Change	-7%	31%	39%	12%	10%
Assessed FCV	\$6,010	\$7,900	\$10,950	\$12,220	\$13,47
LPV Total	\$60,100	\$66,110	\$69,416	\$72,887	\$76,53
State Aid	\$43	\$122	\$131	\$143	\$
Tax Amount	\$251	\$771	\$748	\$792	\$

511 S Hunt Dr, Mesa, AZ 85204-2714

Maricopa Assessor Parcel # 139-52-055



- A - 1% annual, no analyses or Base Flood Elevations (BFE).
- AE - 1% annual, BFE from analyses.
- AH - 1% annual, depth 1 -3 feet, BFE from analyses.
- AO - 1% or > annual, depth 1 -3 feet, BFE from analyses.
- D - Undetermined but flooding possible.
- X - Outside chance of 1% and 0.2% annual.

Property Information		Area Information	
Property Owner	CAROL A HITE PATRICIA A HITE	Subdivision	CRESTMONT
Property Address	511 S Hunt Dr Mesa, AZ 85204-2714 Maricopa County	Section/Town/Range	25/1N/5E
Tax Mailing Address	Carol A Hite 8995 Gramercy Dr San Diego, CA 92123-2342	Census Tract	421802
Property Type	SFR GRADE 010-3 URBAN SUBDIV	Census Block	3010
Legal Class	NON-PRIMARY	Latitude	33.4060192896527
Lot/Block/Tract	29/-/-	Longitude	-111.798035301908
MCR Number	009428	Tax Area	041000
Description		Tax Municipality	Mesa
		School Districts	Mesa Unified District #04
		LOT 29 CRESTMONT	

## Land Areas

Lot	County Zone	City Zone
Size: 0.21 acres / 9,154 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

## Structure

SFR GRADE 010-3 URBAN SUBDIV Class: CLASS R3, AVERAGE

Structure Information	Construction	Additional Features
Rooms: 5	Quality: AVERAGE	A/C: EVAPORATIVE COOLING
Bathroom Fixtures: 6	Roof Material: ASPHALT SHINGLE	Patio: COVERED
Living Area: 1,195 sqft	Heat: YES	Covered Parking: CARPORT - 1
Year Built: 1961	Construction: 8" PAINTED BLOCK	Land Premium: None
Stories: 1	Pool: 450 sqft	Added Area: None
Builder Name:	Added Value: None	

## Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
01/12/2010	Carol A Hite Patricia A Hite	Dorise T & Patricia A Hite	\$0	\$0	\$0	Quit Claim			20100023853
09/03/2008	Dorise T & Patricia A Hite	Dorise T Hite	\$0	\$0	\$0	Quit Claim			20080763394
07/14/2008	Dorise T Hite	Carol A Hite	\$0	\$0	\$0	Quit Claim			20080610844
11/13/2002	Carol A Hite Patricia A Hite	Dorise T Hite	\$0	\$0	\$0	Quit Claim			20021197779
06/16/1989	Dorise T Hite		\$70,395	\$5,500	\$0	Miscellaneous			19890276909

## No Loan History

## Subdivision - CRESTMONT

Subdivision Details	Stories	Average House
Improved Lots: 64	Single Story: 64	Sqft: 1,709
Year Built Range: 1952 - 1980	Multiple Story: 0	Lot Sqft: 8,643
With Pool: 7 (11%)		Fixtures: 5

## Tax Assessment History

Full Cash Value (FCV)	Limited Property Value (LPV)	Year over Year (YoY)	2013 Final	2014 Final	2015 Final	2016 Final	2017 Prelim
FCV Improvement			\$40,300	\$52,000	\$72,800	\$82,900	\$92,40
FCV Land			\$10,000	\$13,000	\$18,200	\$20,700	\$23,10
FCV Total			\$50,300	\$65,000	\$91,000	\$103,600	\$115,50
FCV YoY Change			-10%	29%	40%	14%	11%
Assessed FCV			\$5,030	\$6,500	\$9,100	\$10,360	\$11,55
LPV Total			\$50,300	\$55,330	\$58,097	\$61,002	\$64,05
State Aid			\$0	\$0	\$0	\$0	\$
Tax Amount			\$614	\$742	\$735	\$782	\$

507 S Hunt Dr, Mesa, AZ 85204-2714

Maricopa Assessor Parcel # 139-52-056

Flood Zone Lot Dimensions



- A - 1% annual, no analyses or Base Flood Elevations (BFE).
- AE - 1% annual, BFE from analyses.
- AH - 1% annual, depth 1-3 feet, BFE from analyses.
- AO - 1% or > annual, depth 1-3 feet, BFE from analyses.
- D - Undetermined but flooding possible.
- X - Outside chance of 1% and 0.2% annual.

#### Property Information

**Property Owner** STRONG & STORIED LLC

**Property Address** 507 S Hunt Dr  
Mesa, AZ 85204-2714  
Maricopa County

**Tax Mailing Address** Strong & Storied Llc  
1449 S Red Rock Ct Unit A  
Gilbert, AZ 85296-3800

**Property Type** SFR GRADE 010-3 URBAN SUBDIV

**Legal Class** RENTAL RESIDENTIAL

**Lot/Block/Tract** 30/-

**MCR Number** 009428

#### Area Information

**Subdivision** CRESTMONT

**Section/Town/Range** 25/1N/5E

**Census Tract** 421802

**Census Block** 3010

**Latitude** 33.4059911073817

**Longitude** -111.798328794754

**Tax Area** 041000

**Tax Municipality** Mesa

**School Districts** Mesa Unified District #04

#### Description

LOT 30 CRESTMONT

#### Land Areas

**Lot** Size: 0.17 acres / 7,562 sqft  
• Corner

**County Zone** [R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%

**City Zone** [RS-6] Residential Single Dwelling Districts 6: 100%

#### Structure

SFR GRADE 010-3 URBAN SUBDIV

**Class:** CLASS R3, AVERAGE

#### Structure Information

**Rooms:** 5

**Bathroom Fixtures:** 6

**Living Area:** 1,353 sqft

**Year Built:** 1962

**Stories:** 1

**Builder Name:**

#### Construction

**Quality:** AVERAGE

**Roof Material:** ASPHALT SHINGLE

**Heat:** YES

**Construction:** 8" PAINTED BLOCK

**Pool:** No

**Added Value:** None

#### Additional Features

**A/C:** REFRIGERATION

**Patio:** SLAB & COVERED

**Covered Parking:** CARPORT - 2

**Land Premium:** None

**Added Area:** None

#### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
06/29/2016	Strong & Storied Llc	Equity Financial Llc	\$165,000	\$49,500	\$115,500	Special Warranty	Private Lender	Flip	20160456740
04/21/2016	Equity Financial Llc	Stanley & Phyllis Hulen	\$75,744	\$75,744	\$0	Warranty		Short Sale / Distressed	20160286859
10/25/1991	Stanley & Phyllis Hulen	Christian	\$59,000	\$0	\$47,200	Miscellaneous	Conventional		19910501344

#### Loan History

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
06/29/2016	STRONG & STORIED LLC	WILDMAN JAMES D TRUST (PT)	\$115,500	Conventional	20160456741

#### Subdivision - CRESTMONT

##### Subdivision Details

**Improved Lots:** 64

**Year Built Range:** 1952 - 1980

**With Pool:** 7 (11%)

##### Stories

**Single Story:** 64

**Multiple Story:** 0

##### Average House

**Sqft:** 1,709

**Lot Sqft:** 8,643

**Fixtures:** 5

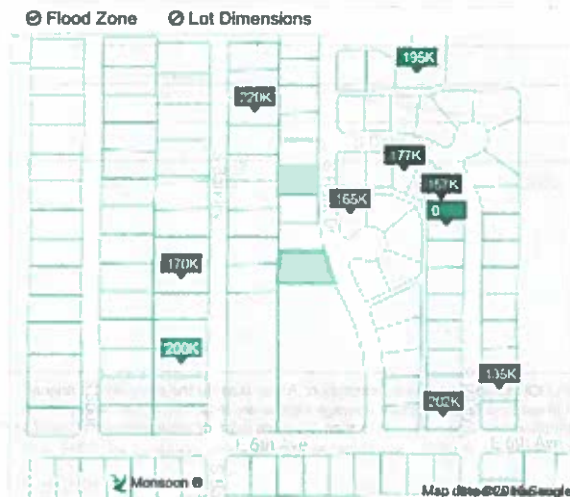
#### Tax Assessment History

Full Cash Value (FCV)	Limited Property Value (LPV)	Year over Year (YoY)	2013 Final	2014 Final	2015 Final	2016 Final	2017 Prelim
FCV Improvement			\$42,100	\$54,700	\$74,600	\$84,300	\$95,10
FCV Land			\$10,500	\$13,600	\$18,600	\$21,000	\$23,70
FCV Total			\$52,600	\$68,300	\$93,200	\$105,300	\$118,80
FCV YoY Change			-10%	30%	36%	13%	13%
Assessed FCV			\$5,260	\$6,830	\$9,320	\$10,530	\$11,88
LPV Total			\$52,600	\$57,860	\$60,753	\$63,791	\$66,98
State Aid			\$94	\$106	\$115	\$0	\$0
Tax Amount			\$549	\$671	\$854	\$818	\$0



**520 S Hunt Dr, Mesa, AZ 85204-2715**

**Maricopa Assessor Parcel # 139-52-038-A**



- A - 1% annual, no analyses or Base Flood Elevations (BFE).
- AE - 1% annual, BFE from analyses.
- AH - 1% annual, depth 1-3 feet, BFE from analyses.
- AO - 1% or > annual, depth 1-3 feet, BFE from analyses.
- D - Undetermined but flooding possible.
- X - Outside chance of 1% and 0.2% annual.

Property Information		Area Information	
Property Owner	ISAAC TYSON LULA B GARNER	Subdivision	CRESTMONT
Property Address	520 S Hunt Dr Mesa, AZ 85204-2715 Maricopa County	Section/Town/Range	25/1N/5E
Tax Mailing Address	Isaac Tyson 520 S Hunt Dr Mesa, AZ 85204-2715	Census Tract	421802
		Census Block	3001
Property Type	SFR GRADE 010-3 URBAN SUBDIV	Latitude	33.4056073231719
Legal Class	OWNER OCCUPIED RESID	Longitude	-111.798729955067
Lot/Block/Tract	12/-/-	Tax Area	041000
		Tax Municipality	Mesa
MCR Number	008428	School Districts	Mesa Unified District #04

**Description**

LOT 12 CRESTMONT

## Land Areas

Lot	County Zone	City Zone
Size: 0.26 acres / 11,175 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[RS-6] Residential Single Dwelling Districts 6: 100%

## Structure

SFR GRADE 010-3 URBAN SUBDIV	Class:	CLASS R3, AVERAGE
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Structure Information		Construction		Additional Features	
Rooms:	5	Quality:	AVERAGE	A/C:	EVAPORATIVE COOLING
Bathroom Fixtures:	6	Roof Material:	ASPHALT SHINGLE	Patio:	COVERED
Living Area:	1,200 sqft	Heat:	YES	Covered Parking:	GARAGE - 2
Year Built:	1961	Construction:	8" PAINTED BLOCK	Land Premium:	None
Stories:	1	Pool:	No	Added Area:	None
Builder Name:		Added Value:	None		

### Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
07/22/2015	Isaac Tyson Lula B Garner	Isaac Tyson	\$0	\$0	\$0	Warranty			20150526964
01/25/2010	Isaac Tyson	Arizona Sfr Llc	\$123,500	\$4,322	\$121,235	Warranty	Fha		20100082390
09/14/2009	Arizona Sfr Llc	East Valley Sfr Llc	\$0	\$0	\$0	Quit Claim			20090850186
09/10/2009	East Valley Sfr Llc	Tyson Hill	\$87,500	\$87,500	\$0	Warranty			20090843088
08/13/2009	Tyson Hills	Layne Peterson Plc	\$0	\$0	\$0	Quit Claim			20090752301
08/13/2009	Layne Peterson Plc	Esteban C Lopez	\$46,595	\$0	\$0	Trustees			20090752300
12/01/2006	Esteban C Lopez	Lisa M Barraza	\$249,000	\$2,000	\$199,200	Warranty	Fannie/Freddie		20061572440

### \$ Loan History

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
06/28/2013	TYSON,ISAAC	BANK OF AMERICA	\$118,683	Fha	20130598338
01/25/2010	TYSON,ISAAC	NOVA FINANCIAL & INVESTMENT CO	\$121,235	Fha	20100062391

**Subdivision - CRESTMONT**

Subdivision Details	Stories	Average House
Improved Lots: 64	Single Story: 64	Sqft: 1,709
Year Built Range: 1952 - 1980	Multiple Story: 0	Lot Sqft: 8,643
With Pool: 7 (11%)		Fixtures: 5

### Tax Assessment History

Full Cash Value (FCV)	Limited Property Value (LPV)	Year over Year (YoY)				
	2013 Final	2014 Final	2015 Final	2016 Final	2017 Prelim	
FCV Improvement	\$41,200	\$52,400	\$71,500	\$82,300	\$91,300	
FCV Land	\$10,300	\$13,100	\$17,800	\$20,500	\$22,800	
FCV Total	\$51,500	\$65,500	\$89,300	\$102,800	\$114,100	
FCV YoY Change	-10%	27%	36%	15%	11%	