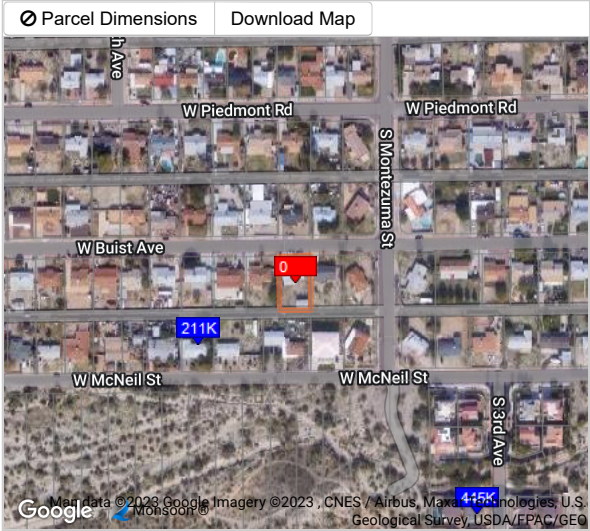


0 315 W Buist Ave, Phoenix, AZ 85041-9006 (Foreclosure)

Maricopa Assessor Parcel # 300-60-067

📍 Foreclosure Information

Auction Information	Recorder	Beneficiary
Trustee Sale Number: AZ-22-943867-AB	Original Owner: MARGARITO S CORONA	SHELLPOINT MORTGAGE SERVICING
Auction Date: 04/25/2023 10:00 AM	Deed of Trust: 07/16/2010	55 BEATTIE PL STE 500
Location: Court House	DT Document #: 20100607790	GREENVILLE, SC 29601
Last Updated: 02/01/2023 06:16 PM	Notice Date: 01/17/2023	<b>Trustee</b>
Opening Bid:	Notice Document #: 20230026393	QUALITY LOAN SERVICE CORP
Estimated Value:	Deed Type: Notice of Trustee Sale	2763 CAMINO DEL RIO SOUTH
Estimated Percent Gain: %	Status: Pending	SAN DIEGO, CA 92108
Mortgage Amount: \$36,000		8666457711



Property Information		Area Information	
Property Owner	ESTATE OF KRISTINE L VILLA	Subdivision	SOUTH MOUNTAIN HEIGHTS ANNEX 18-43, 78-103
Property Address	315 W Buist Ave Phoenix, AZ 85041-9006 Maricopa County	Section/Town/Range	8/1S/3E
Tax Mailing Address	Estate Of Kristine L Villa 315 W Buist Ave Phoenix, AZ 85041-9006	Census Tract	116732
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Census Block	2002
Legal Class	(03-01) OWNER OCCUPIED RESID	Latitude	33.358421758173
Lot/Block/Tract	75/-/-	Longitude	-112.079688631856
MCR Number	004714	Tax Area	661300
		Tax Municipality	Phoenix
		School Districts	Roosevelt Elementary District#66 Phoenix Union High School District#210

Legal Description

Abbr. Legal Description	LOT 75 SOUTH MOUNTAIN HEIGHTS ANNEX 18-43, 78-103 MCR 004714
Full Legal Description	SOUTH MOUNTAIN HTS ANNEX

📍 Land Areas

Lot	County Zone	City Zone
Size: 0.242 acres / 10,528 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 100% To 5.5 Or 6.5 W/Bonus):

🏠 Structure: 📏

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information	Construction	Additional Features
Rooms: 5	Roof Material: ASPHALT SHINGLE	A/C: REFRIGERATION
Bathroom Fixtures: 6	Heat: YES	Patio: COVERED
Living Area: 1,186 sqft	Construction: 8" PAINTED BLOCK	Covered Parking: CARPORT - 1
Year Built: 1959	Added Attached: None	Added Detached: None
Stories: S		

📜 Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
01/20/2023	ESTATE OF KRISTINE L VILLA	KRISTINE L VILLA	\$0	\$0	\$0	Deed			20230033390
02/05/2018	KRISTINE L VILLA	ELEANOR C CORONA	\$0	\$0	\$0	Decree Of Distribution With Real Property			20180088470
12/08/2016	MARGARITO S & ELEANOR C CORONA	MARGARITO S CORONA	\$0	\$0	\$0	Quit Claim			20160906826
07/16/2010	MARGARITO S CORONA	KRISTINE L VILLA	\$45,000	\$9,000	\$36,000	Warranty	Fannie/Freddie		20100607788
07/16/2010	KRISTINE L VILLA	ROJELIO J VILLA	\$0	\$0	\$0	Quit Claim			20100607787
08/19/2008	KRISTINE L VILLA	PEARL Y HERNANDEZ	\$0	\$0	\$0	Quit Claim			20080721972
08/19/2008	PEARL Y HERNANDEZ	ROGELIO J VILLA	\$0	\$0	\$0	Quit Claim			20080721971

Sale Date	Buyer	Seller	Sale				Financing	Transaction	Doc #
			Price	Down	Mortgage	Deed			
05/11/2006	ROJELIO J VILLA KRISTINE L VILLA	ROBERT W & LUCILLE W LINGENFELTER	\$202,000	\$500	\$161,600	Warranty	Fannie/Freddie		20060642510
12/25/1958	ROBERT W & LUCILLE W LINGENFELTER		\$0	\$0	\$0	Deed			0647 7-0092

Loan Origination History: \$

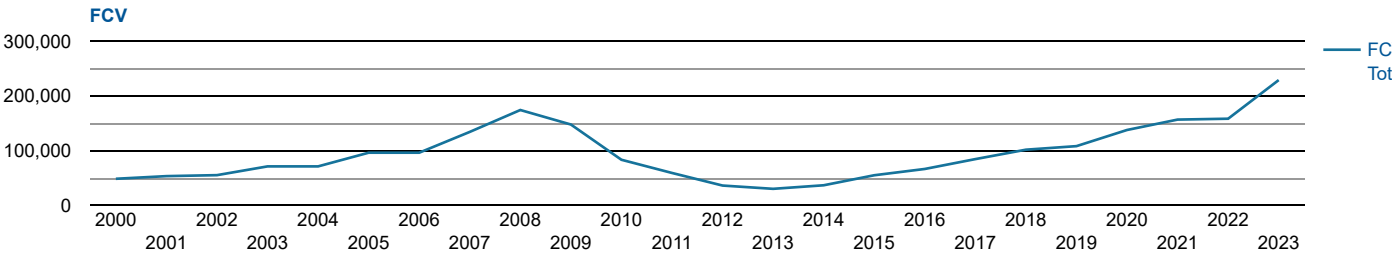
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
07/16/2010	CORONA,MARGARITO S	J P MORGAN CHASE BANK	\$36,000	Fannie/Freddie	20100607790

Subdivision - SOUTH MOUNTAIN HEIGHTS ANNEX 18-43, 78-103

Subdivision Details	Stories	Average House
Improved Lots: 126	Single Story: 125	Sqft: 1,534
Year Built Range: 1948 - 2000	Multiple Story: 1	Lot Sqft: 10,262
With Pool: 12 (10%)		Fixtures: 5

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)		Year over Year (YoY)			
	2019 Final	2020 Final	2021 Final	2022 Final	2023 Prelim	
FCV Improvement	\$86,400	\$110,000	\$125,200	\$126,500	\$183,000	
FCV Land	\$21,600	\$27,500	\$31,300	\$31,600	\$45,700	
FCV Total	\$108,000	\$137,500	\$156,500	\$158,100	\$228,700	
FCV YoY Change	6%	27%	14%	1%	45%	
Assessed FCV	\$10,800	\$13,750	\$15,650	\$15,810	\$22,870	
LPV Total	\$42,118	\$44,224	\$46,435	\$48,757	\$51,195	
State Aid	\$75	\$77	\$78	\$84	\$0	
Tax Amount	\$694	\$719	\$728	\$706	\$0	



Flood Information

Map Number: 04013C2680L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date: 2013-10-16	
Panel: 2680L	
FEMA Zone: X	