

第三周作业：

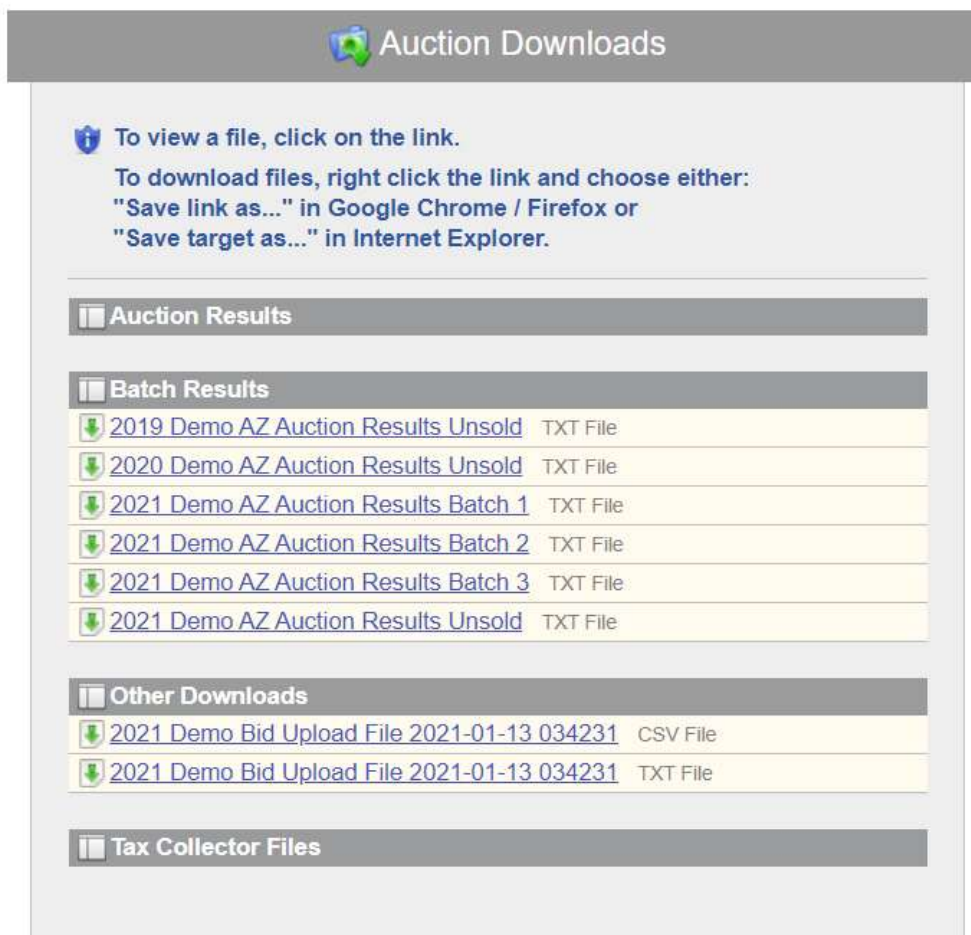
在要投资的 County, 拿到一个 List 后, 缩短 List 到 50 个标的以内。详细阐述小组成员是如何拿到这个 List 的, 原来 List 有多长, 是如何缩短。

From Team #2:

Our group has collaboratively done the following steps to complete this week's home work.

1). We extracted the current 2021 auction list from this website after registration with the Maricopa County. "2021 Demo Bid Upload File 2021-01-12 034231" file.

<https://demo.arizonataxsale.com/index.cfm?folder=download>



2). The original list has over 13000+ records (available for bid on 2/11/2021) for this county. We noticed that the face value of tax line range from \$\$0.38 to \$178,710.00. We are not interested to any records which is below couple hundred dollars. But it will still be a very large number of list if we search \$500 and up. Finally ,we got exactly 50 records filtering the FACE AMOUNT (tax lien value) from \$10,000 ~ \$12,500. The extracted list will be submitted with this homework.

3). Using the extracted list of 50-records, we have collected the following information of each record.

RA_ITEMID	ADVNUM	PARCEL FACEVALUE	Owner Type	Address
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CurrentMV Last Deed Date Deed type 10% land or 30% SFH Rule Met rule?

Total tax Due years Due Tax Lien(Int%) Lot size(sq ft) living area

Owner's name IRS Lien Comments

<https://demo.arizonataxsale.com/index.cfm?folder=previewitems>

For the 30% Rule, we found only one commercial which is 27%, the next one is 6%. All others are within the 30% range which is what we want.

4). As we are not interested to bid on any land parcel or commercial real properties, we have filtered the "Type" field for Residential only. The list of all residential records has 20 records. We continue to narrow down with the following criteria.

- Total Tax due <\$20,000 and 2019,2020 only/no more than recent 2 years
- Property value \$1mil ~\$1.5mil
- No complicated/subdivision cases

We have decided to research the following five properties for some basic information which is the next week's homework (#4).

RA_ITEMID	ADVNUM	PARCEL	FACEVALUE	Total tax Due	years Due	HomeAddress	CurrentMV-County
2204020	7720	17417170	\$10,411.80	\$19,280	2019 2020	7456 E MCLELLAN LN SCOTTSDALE 85250	1,348,500
2203771	7471	16923041	\$10,394.13	\$19,233	2019 2020	4849 E PEBBLE RIDGE RD PARADISE VALLEY 85253	1,269,300
2208470	12170	30492088B	\$10,181.66	\$18,839	2019;2020	24516 S 220TH PL QUEEN CREEK 85142.	953,800
2203769	7469	16913020B	\$10,117.78	\$18,836	2019 2020	4236 E UPPER RIDGE WY PARADISE VALLEY 85253	1,325,700
2206334	10034	21764165	\$10,205.67	\$18,624.69	2019, 2020	11488 E Carribbean Ln, Scottsdale 85255	\$1,557,268