

**Sumner (083)**  
**Tax Year 2026 | Reappraisal 2024**

Jan 1 Owner  
 OLYMPUS BORROWER LLC  
 PO BOX 4090  
 SCOTTSDALE AZ 85261

Current Owner

**MANSKER DRIVE 1016**  
 Ctrl Map: 120K    Group: A    Parcel: 025.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$90,000  
**Improvement Value:** \$215,900  
**Total Market Appraisal:** \$305,900  
**Assessment Percentage:** 40%  
**Assessment:** \$122,360

**Subdivision Data**

**Subdivision:**  
 NORTH POINTE PHASE I  
**Plat Book:** 12    **Plat Page:** 274    **Block:**    **Lot:** 44

**Additional Information**

PLAT: 12 PAGE: 274 BLOCK: LOT: 44 SUBD: NORTH POINTE PHASE I

**General Information**

**Class:** 08 - Commercial    **City:** MILLERSVILLE  
**City #:** 487    **Special Service District 2:**  
**Special Service District 1:**    **Neighborhood:** M03  
**District:** 06    **Number of Mobile Homes:**  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:**    **Zoning:**  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** 1    **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1441  
**Foundation:**  
 02 - CONTINUOUS FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 07 - DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 1992  
**Plumbing Fixtures:**  
 8  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,141
USH - UPPER STORY HIGH	500
GRF - GARAGE FINISHED	231
OPF - OPEN PORCH FINISHED	24

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	FPL - FIREPLACE	33.8	1
1	DRW - DRIVEWAY	33.8	240
1	SLB - SLAB	33.8	80

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
12/16/2021	\$330,000	5819	655	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/27/2018	\$194,000	4785	213	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/24/2016	\$157,000	4371	322	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/18/2011	\$107,500	3497	454	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/30/2007	\$106,500	2842	84	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
4/11/2007	\$112,455	2736	645	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
4/15/2005	\$115,000	2228	711	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/13/2003	\$0	1681	474	V - VACANT	-	-
5/18/1998	\$0	821	559	V - VACANT	-	-
1/28/1993	\$0	307	469	V - VACANT	-	-
8/5/1988	\$0	36	726	V - VACANT	-	-