

**Wilson (095)**  
**Tax Year 2026 | Reappraisal 2026**

Jan 1 Owner  
 PR BORROWER 26  
 PO BOX 4090  
 SCOTTSDALE AZ 85261

Current Owner

**CEDARBEND DR 1212**

Ctrl Map: 031M    Group: I    Parcel: 048.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$55,000  
**Improvement Value:** \$218,600  
**Total Market Appraisal:** \$273,600  
**Assessment Percentage:** 25%  
**Assessment:** \$68,400

**Subdivision Data**

**Subdivision:**  
 VILLAGES AT CEDAR CREEK  
**Plat Book:** 18    **Plat Page:** 244    **Block:**    **Lot:** 9

**Additional Information**

**General Information**

**Class:** 00 - Residential    **City:**  
**City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 950    **Neighborhood:** J32  
**District:** 01    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC    **Zoning:**  
**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL

**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:** 0    **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:**  
 8 - HEAT AND COOLING PKG  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1079

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 1989  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,079
OPF - OPEN PORCH FINISHED	39
GRF - GARAGE FINISHED	240

**Outbuildings & Yard Items**

<b>Building #</b>	<b>Type</b>	<b>Description</b>	<b>Area/Units</b>
1	DRW - DRIVEWAY		1
1	WDK - WOOD DECK	8X16	128
1	CMN - COMMON AREA		1

**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>
4/2/2025	\$0	2372	766		QC - QUITCLAIM DEED	-
9/26/2016	\$0	1725	146		QC - QUITCLAIM DEED	-
11/18/2014	\$139,000	1618	320	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/8/2011	\$130,000	1454	455	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/26/2005	\$127,500	1138	1500	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/12/2001	\$104,000	846	1495	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
6/25/2000	\$0	821	1556		-	-
9/20/1996	\$91,900	448	358	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
4/24/1992	\$0	426	760		-	-
7/21/1989	\$0	415	764		-	-
5/31/1988	\$0	409	313		-	-
2/12/1987	\$0	403	111		-	-