



MINI PROPERTY REPORT

3450 W Flying Diamond Dr, Tucson, AZ 85742



Presented by

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HomeSmart
8388 Hartford Drive
Scottsdale, AZ 85255

3450 W Flying Diamond Dr, Tucson, AZ 85742



Legend: 🏠 Subject Property

FOR SALE

Active: 1/13/2017

List Price

\$449,900

List Date: 1/13/2017

Days in RPR: 248

Last Price Update: 7/27/2017

Current Estimated Value

\$444,690

Last RVM® Update: 8/29/2017

RVM® Est. Range: \$418,009 – \$471,371

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$24,740

↑ RVM® Change - Last 12 Months: 88.7%

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Home Facts

Public Remarks

MOTIVATED SELLER ~ PRICED BELOW MARKET VALUE! Don't miss out on this opportunity. Completely remodeled with large addition, contemporary style on horse property. Grand entrance with 8' wrought iron/glass doors. Open floor plan w/ all new large windows which allow for exceptional natural light. Spacious greatroom perfect for entertaining. Large kitchen with 42" cabinets, beautiful granite and glass mosaic backsplash. Huge kitchen pantry with plenty of storage. Serene water feature to enjoy while dining and relaxing. Grand master suite with large walk-in closet, spa-like master bath with incredible walk-in shower. Mother-in-law suite. Office with exterior door perfect for home-based business. Natural travertine throughout. NEWAC and heating system, water heater, and septic system.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	-
Property Subtype	Single Family	Residential	-
Bedrooms	-	4	-
Total Baths	1	3	-
Full Baths	1	3	-
Partial Baths	-	-	-
Living Area (sq ft)	1,260	3,153	-
Lot Size	0.86 acres	0.86 acres	-
Lot Dimensions	37320 SF	Unknown	-
Garage	Carport	-	-
Garage (spaces)	1	2	-
Pool	-	None	-
Year Built	1979	1979	-
Total Rooms	6	-	-
Roofing	Roll Composition	Built Up	-
Heating	Forced air unit	Heat Pump	-
Cooling	Evaporative Cooler	-	-
Fireplaces	-	None	-
Exterior Walls	Adobe	-	-
Number of Stories	1	-	-

Homeowner Facts

Owner Name (Public)	Premier Properties & Development Group Llc
Mailing Address	4729 E Sunrise Dr # 120 Tucson AZ 85718-4534
Vesting	Company/Corporation

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Dining	Formal
Fireplace	None
Floor	Carpet, Natural Stone
Heating	Heat Pump
Laundry	Room
Room Details	Den

Interior Details

Number of Plumbing Fixtures	3
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Exterior Features

Fence	None
Patio	Uncovered Slab
Roof	Built Up
Security	None
Spa	None
Pool	None
Parking	Space Available
Sewer	Septic
Special	Unknown
Utilities	No Electric
View	Mountain
General	None
Lot Size Dimensions	Unknown

Exterior Details

Lot Size - Square Feet	37320 sq ft
Lot Size - Acres	0.857 ac
Neighborhood Code	01000506

Location Details

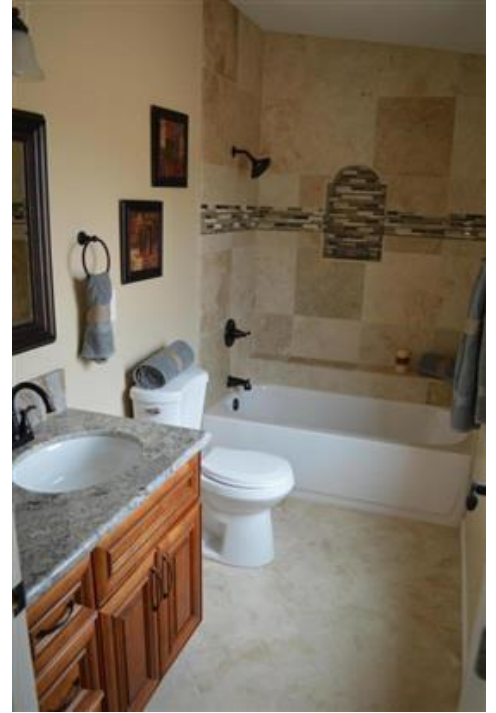
Directions to Property	N Of Ina On Thomydale, E On Flying Diamond To Address
Subdivision	N/A
Area Description	Northwest
Walkability Score (out of 5)	Overall: 1.2 Amenity: 1.2 Leisure: 1.7

Other Details

Building Condition	Fair
Building Quality	C

Property Photos







Property History

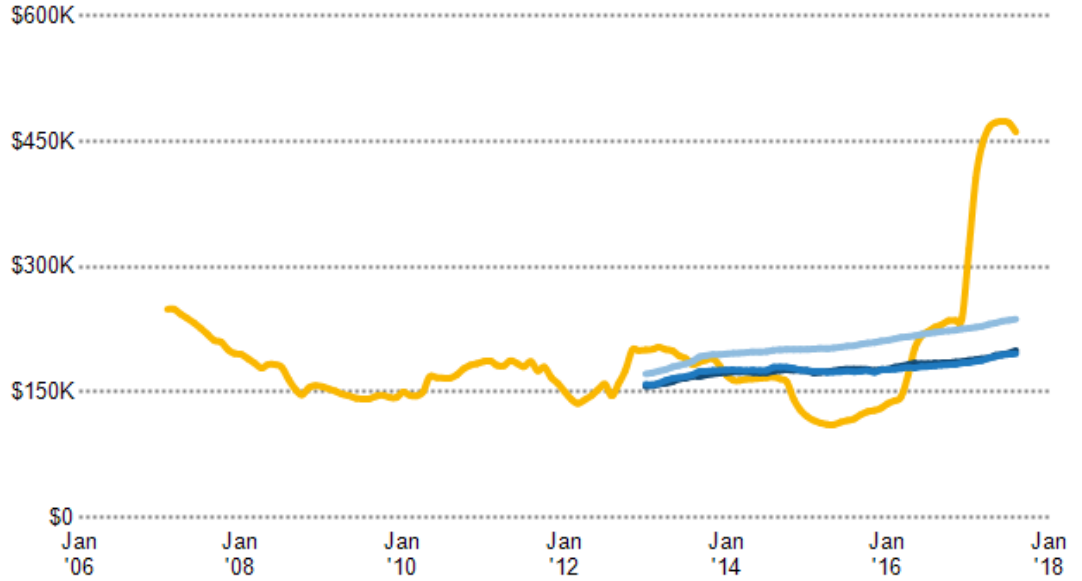
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 85742
- Pima County
- Arizona



Sales History

Sales Date	Sales Amount	Price per sq. ft.
9/11/2014	\$110,000	\$35

Assessed Values

Date	Improvements	Land	Total	Tax
2017	—	—	\$13,504	—
2016	—	—	\$12,861	\$2,114
2015	—	—	\$12,248	\$1,767
2014	—	—	—	\$1,670
2013	—	—	\$136,921	—
2012	—	—	—	\$1,633
2011	—	—	—	\$1,610
2009	—	—	—	—

Legal Description

Parcel Number: 224-19-0650	Zoning: —	Census Tract: 040190046.341008	Abbreviated Description: LOT:53 CITY/MUNI/TWP:PIMA COUNTY SUBD:NULL SEC/TWN/RNG/MER:SEC 8 TWN 12S RNG 13E S2 SW4 NE4 SW4 EXC W533' THEREOF H.94 AC P 79-8-12-13 (FORMERLY 203-18-0650)	City/Municipality/Township: Tucson, AZ 85742
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Deed Records

Recording Date	9/11/2014
Document Type	Warranty Deed
Sales Price	\$110,000
Sales Price Code	Verified Sale Price
Buyer Name	PREMIER PROPERTIES & DEVELOPMENT GROUP L
Buyer ID	Company
Seller Name	DAN GLASS, ESTATE OF BONNIE JEAN GLASS
Seller ID	Personal Representative (Attorney in Fact/Power of Attorney)
Document #	20142540499
Contract Date	9/8/2014


Price per Bedroom of Homes Sold



This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House

Median Sales Price by Square Footage



This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House

 Comps

Neighborhood: Housing Stats and Charts

	85742	Tucson	Pima County	Arizona	USA
Median Estimated Home Value	\$200K	\$194K	\$196K	\$237K	\$227K
Estimated Home Value 12-Month Change	+8.1%	+6.7%	+7.9%	+7.1%	–
Median List Price	\$245K	\$225K	\$230K	\$250K	\$108K
List Price 1-Month Change	-2%	0%	+1.8%	–	-1.7%
List Price 12-Month Change	+11.4%	+7.7%	+10%	+6.4%	+10.2%
Median Home Age	24	35	33	29	44
Own	77%	49%	61%	63%	64%
Rent	23%	51%	39%	37%	36%
\$ Value of All Buildings for which Permits Were Issued	–	–	\$424M	\$2.42B	\$102B
% Change in Permits for All Buildings	–	–	-11%	-16%	+2%
% Change in \$ Value for All Buildings	–	–	+4%	-11%	+7%

Median Sales Price vs. Sales Volume

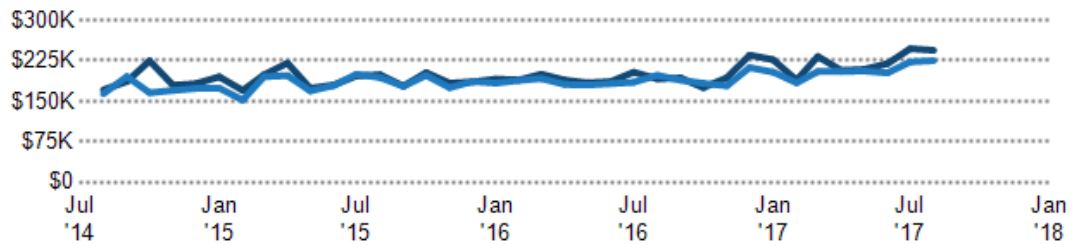
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

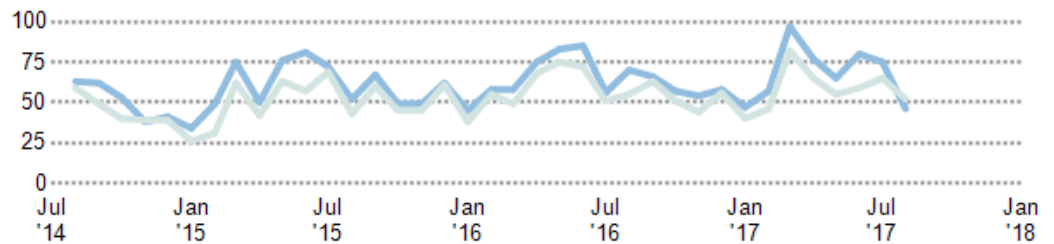
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

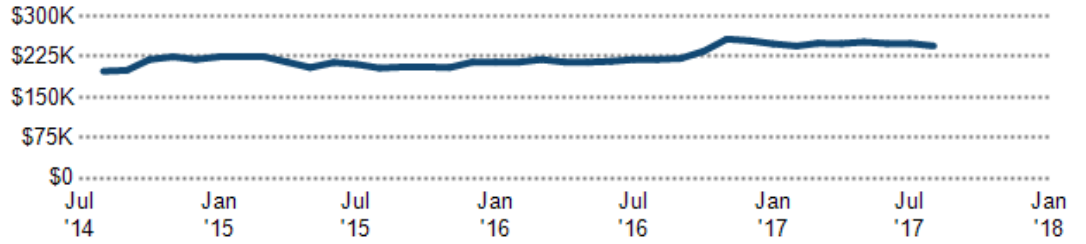
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume

