



GALBUT BEABEAU

A PROFESSIONAL CORPORATION
LAWYERS & COUNSELORS

Via Electronic Submission to:

Town of Paradise Valley
Community Development – Planning & Zoning Department
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253-4399

Re: Appeal of Zoning Determination – 6235 E. Catesby Road, Paradise Valley, 85253

Property Owners/Applicant: James and Anita Grantham

Property: 6235 E. Catesby Road, Paradise Valley, Arizona 85253

Request: A zoning determination that the Property is not subject to multiple rear-yard setbacks.



Introduction

The Applicant respectfully appeals the zoning determination by the Town of Paradise Valley (the “Town”) Zoning Administrator that the Property is subject to two rear-yard setbacks. Specifically, the Applicant requests a determination that the multiple “rear yard” position by the Town does not apply to the Property, as such interpretation is unsupported by the plain language of the Town of Paradise Valley Zoning Code (the “Code”) and is inconsistent with the prior application of the Code over many decades.

The Property is zoned R-43 which establishes the following setbacks:

District	Minimum Lot Size, sq ft	Minimum Lot Width, ft	Minimum Front Setback, ft	Minimum Side Setback, ft	Minimum Rear Setback, ft	Minimum Side/Rear with Frontage	Maximum Floor Area Ratio	Minimum Floor Area, sq ft ¹	Number of Stories
R-175 with a Primary Building built prior to June 13, 1991	175,000	165	40	20 ²	40	40	25%	2,000	2
R-175 with no Primary Building built prior to June 13, 1991	175,000	165	100	20 ²	100	100	25%	2,000	2
R-43	43,560	165	40	20	40	40	25%	2,000	2
R-35	35,000	150	40	20 ³	40	40	25%	1,800	2
R-35A	35,000	150	40	15 ³	40	40	25%	1,800	1
R-18	18,000	120	40	20	40	40	25%	1,500	1
R-18A	18,000	120	35	10	35	35	25%	1,500	1
R-10	10,000	100	20 ⁴	7 ⁴	25 ⁴	20 ⁴	None	1,500	1

As the Board of Adjustment is aware, Arizona law requires that municipal land-use regulation and interpretation be administered through a consistent and rational decision-making process. Municipal zoning authority is derived from A.R.S. § 9-462 et seq., which authorizes municipalities to regulate land use and zoning districts. Arizona courts reviewing the exercise of that authority have consistently held that municipal zoning determinations must have a rational basis and may not be arbitrary, capricious, or an abuse of discretion. *See, e.g., Pingitore v. Town of Cave Creek*, 194 Ariz. 261 (App. 1998).

Further, Arizona courts have long held that where a zoning ordinance is ambiguous or reasonably susceptible to more than one interpretation, the ambiguity is generally resolved in favor of the property owner and against the restricting authority. *See Kubby v. Hammond*, 68 Ariz. 17, 22 (1948) (stating “[z]oning ordinances, being in derogation of common law property rights, will be strictly construed and any ambiguity or uncertainty decided in favor of property owners.”). This principle reflects the fundamental rule that restrictions on the use of private property should not be expanded through inconsistent administrative interpretation.



The Town, acting through its planning staff, serves an important administrative role in ensuring that the Town's zoning regulations are applied consistently, predictably, and fairly. Maintaining that consistency is essential to preserving confidence in the Town's regulatory process and the integrity of the zoning framework.

Background

The Applicant purchased the Property in 2023, at which time the existing residence was situated within the 40-foot setback area along the southern lot line. The Property is located within the Mummy Mountain Park 4 subdivision and was platted in 1964. The relevant plat does not establish specific setbacks. At the time of the purchase of the Property, the location of the previously existing improvements, combined with a plain reading of the Code, and the status of similar properties in Paradise Valley, provided Applicant no indication that the southern lot line would be classified as a second "rear yard" subject to a 40-foot rear setback.

The professionals engaged by the Applicant (civil engineer Nick Prodanov with Land Development Group who has engineered and/or provided surveys to over 1,000 homes in Paradise Valley, and architect Brent Kendle of Kendle Design Collaborative, who has designed numerous homes in Paradise Valley) reviewed the Code and understood that the front setback is forty (40) feet from the cul-de-sac front, the west lot line is the forty (40) feet rear-yard setback, and the other boundaries are twenty (20) feet side setbacks.

The Applicant expended substantial time, effort, and financial resources designing a new residence. The proposed design does not seek to alter the use of the Property or expand development beyond what has historically existed in Paradise Valley; rather, it reflects a good-faith effort to replace an aging structure while respecting the established building envelope and the Code. The design and all related engineering have been submitted to the Town for permitting. In response to the building permit application, the Town Planning Department took the position that there should be multiple rear-yard setbacks.

Zoning Interpretation by the Town Planning Department

The Town's interpretation requiring multiple rear setbacks for the Property is inconsistent with the language, structure, and intent of the Code. The ordinance defines a "rear yard" in the singular. **Nowhere in the Code does it provide for multiple rear-yard setbacks for properties in the Town.**

Specifically, the Code defines a "rear yard" as "[a] yard extending across the rear width of a lot and being the minimum horizontal distance between the rear lot line and the rear setback line." The Code's use of singular terminology is not incidental. The definition refers to "the rear yard," "the rear lot line," and "the rear width of a lot." These terms contemplate a single, identifiable rear boundary opposite the front yard. If the Town intended for irregular or multi-sided lots to have multiple rear yards, the Code would expressly state so. It does not. Indeed, many Paradise Valley lots, particularly those located on cul-de-sacs, contain five or more sides. Yet the Code does not establish a separate classification for such parcels, nor does it authorize additional setback burdens based solely on lot geometry. Here, by designating multiple lot lines as "rear



yards,” the Town is attempting to create additional setback requirements that do not exist in the Code. An interpretation that results in this kind of regulatory action is not a reasonable construction of the Code. It is an overreach that the Code’s plain text does not permit.

On December 4, 2025, the “Yard Clarification” provided by the Community Development Director and the Senior Planner stated as follows:

Clarification: In accordance with Section 1002 of the Town Zoning Ordinance, the front yard adjoins the curved northeast property line (Catesby Road). The side yards adjoin the northwest and east property lines. The rear yards adjoin the south and southwest property lines.

All improvements must comply with Articles 5, 10, 23, and 24 of the Town Zoning Ordinance.

Approval: Reviewed by the Community Development Director and the Senior Planner

Section 1002 Front Yard Designation addresses how **front yards** are defined. **It says nothing regarding rear yards or multiple rear-yards.**

From December 2025 through the date of this letter there have been numerous conversations to seek clarification and reconsideration of the Town’s position. The goal has been open dialogue with an eye towards understanding the legal basis of the Town’s position.

For example, on January 21, 2026, I met with George Burton, Senior Planner, Community Development Department at the Town and discussed the position of the Town. Mr. Burton stated that he met with staff, including Development Director, Chad Weaver, and that they would not amend their position. I asked how the Town’s position was supported by the Code and why numerous comparable properties, previously identified in emails to him and his colleagues, had not been subject to the same interpretation. He had no explanation and stated it was the position of Chad Weaver, and I need to “take it up with him.”

On March 13, 2026, in response to direct questions regarding the Town’s position, I received an email from Mr. Weaver, stating that “the task of assigning yard designations can be complicated” and that “under our current standard of review” the Town planners were in agreement on “the interpretation.” Additionally, Mr. Weaver stated “Aside from other criteria, the current lot assignments align well with all surrounding lots, which is always a goal as it provides equity and predictability for the area.”

The role of the Town’s planning staff is to apply the Code as written—not to rewrite or expand it through ad hoc interpretation on a case-by-case basis. The Town’s planning staff does not establish what “provides equity and predictability.” To the contrary, the Code must be enforced consistently based on its plain language. Even if some degree of interpretation were appropriate, which is not here, the Town has not articulated any clear, consistent, or textually grounded basis for its position that is consistent with the Code. Instead, the asserted “interpretation” is applied without any defined standards or supporting rationale. Allowing such an approach effectively substitutes discretionary judgment for codified regulations, undermining predictability and



uniformity in land use administration. In effect, this application is the very definition of arbitrary and capricious decision-making.

The Town's position produces irrational results when applied to properties on a cul-de-sac. Unlike rectangular parcels, these lots inherently lack parallel rear boundaries, and treating multiple converging lot lines as separate rear yards artificially compresses the buildable envelope in a manner unrelated to any legitimate zoning objective and is not supported by the Code.

Additionally, the Town's stated reliance on the curvature of the cul-de-sac to justify the application of multiple rear yard setbacks is misplaced. Under the Code, a cul-de-sac is defined as "a short minor street having but one end open for motor traffic, the other being permanently terminated by a vehicular turn-around." The Code does not make any mention of a cul-de-sac having multiple "rear yards". Thus, the Property has a single point of access and a single street frontage along the cul-de-sac. Any interpretation that attempts to treat the a cul-de-sac as creating additional yard designations improperly results in an artificial reclassification of lot lines that is not supported by the Code.

The Property should be analyzed in a manner consistent with its actual relationship to the street—one front yard along the cul-de-sac, a single rear yard opposite that frontage, and the remaining lot lines as side yards. The Town's contrary interpretation effectively converts a standard cul-de-sac lot into a uniquely burdened parcel based solely on the geometry of the turnaround, rather than based on the Code.

Impact to Applicants

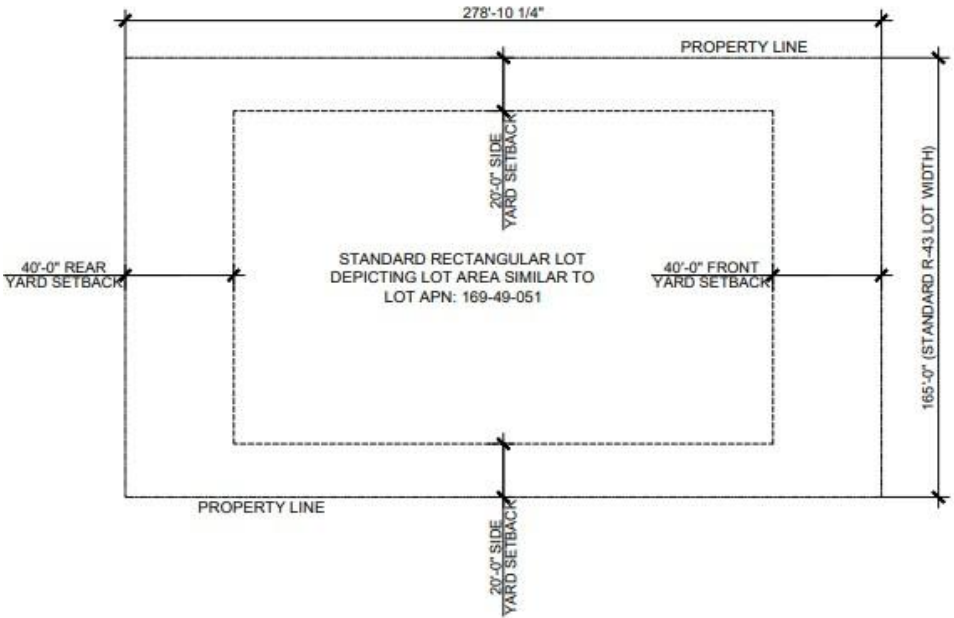
The Town's current interpretation of the Zoning Ordinance treats the southern boundary of the Property as a second "rear yard". A second "rear yard" is not a designation of R-43 parcels, and when applied to this irregularly shaped lot, the resulting buildable and usable area is disproportionately restricted in a manner that does not occur on other R-43 parcels:

- A typical rectangular lot of the same size (46,010 sq. ft.) has clearly defined front, side, and back setbacks, and an approximate (depending on length and width) buildable envelope of **24,856 sq. ft.**, representing 54.02% of the total lot area (*See Figure 1*).
- As interpreted by the Town, the Property's buildable envelope is only **20,621.97 sq. ft.**, which is only 44.82% of the lot, and a reduction of 4,235 sq. ft. from the standard lot (more than **17%** of the standard lot's buildable area) (*See Figure 2*).
- As a matter of comparison, the Applicant's position of one rear yard setback on the western property line yields a buildable envelope of **23,191 sq. ft.** (*See Figure 3*)



Figure 1 – Standard Rectangular Lot

LOT COVERAGE	
TYPICAL R-43 AREA	43,560 SQ FT
TOTAL AREA OF EXAMPLE LOT DEPICTED	46,010 SQ FT
FRONT YARD SETBACK	40 FT
REAR YARD SETBACK	40 FT
SIDE YARD SETBACKS	20 FT
MAXIMUM BUILDABLE AREA	24,856 SQFT



LOT COVERAGE	
TYPICAL R-43 AREA	43,560 SQ FT
TOTAL AREA OF LOT APN: 169-49-051	46,010 SQ FT
FRONT YARD SETBACK	40 FT
REAR YARD SETBACK	40 FT
SIDE YARD SETBACKS	20 FT
MAXIMUM BUILDABLE AREA	20,621 SQFT

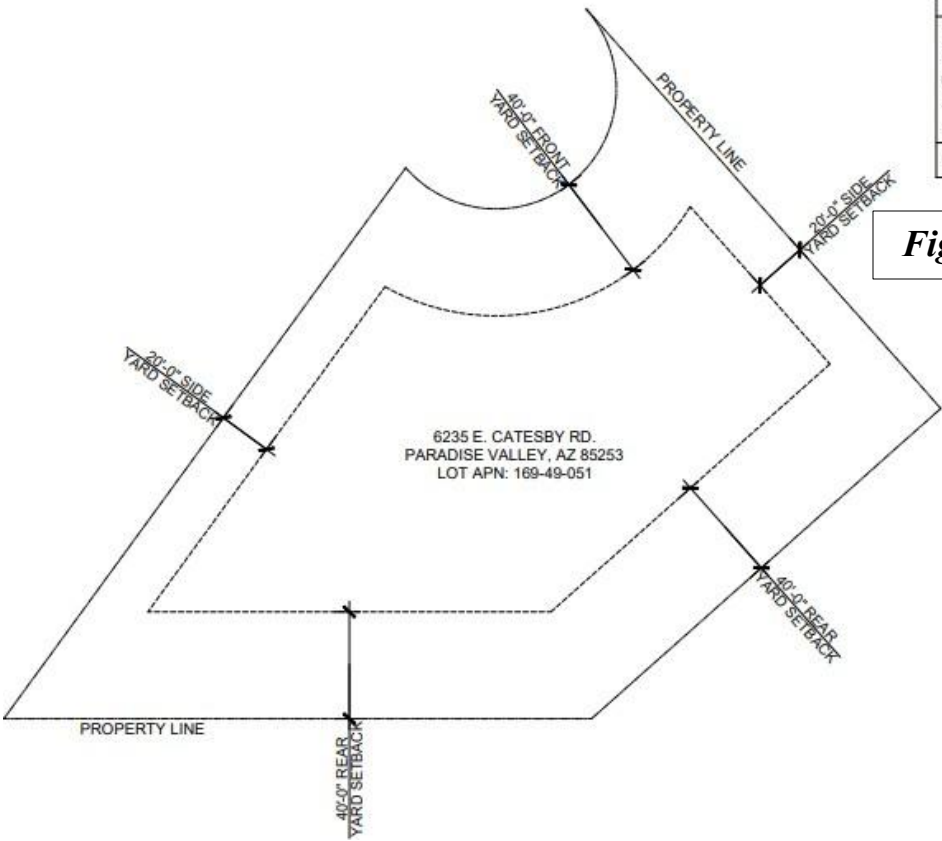


Figure 2 - 6235 E. Catesby Road.



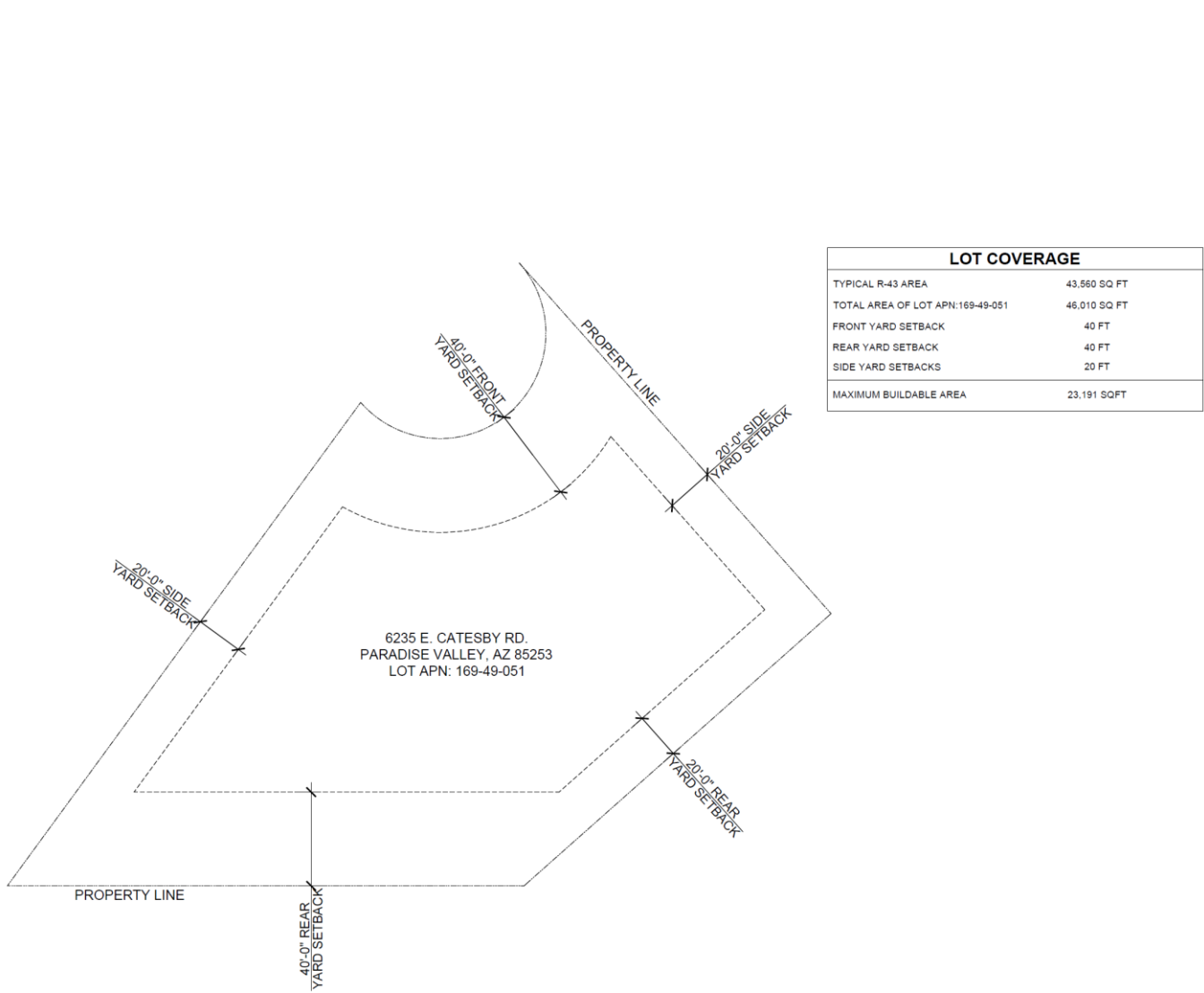
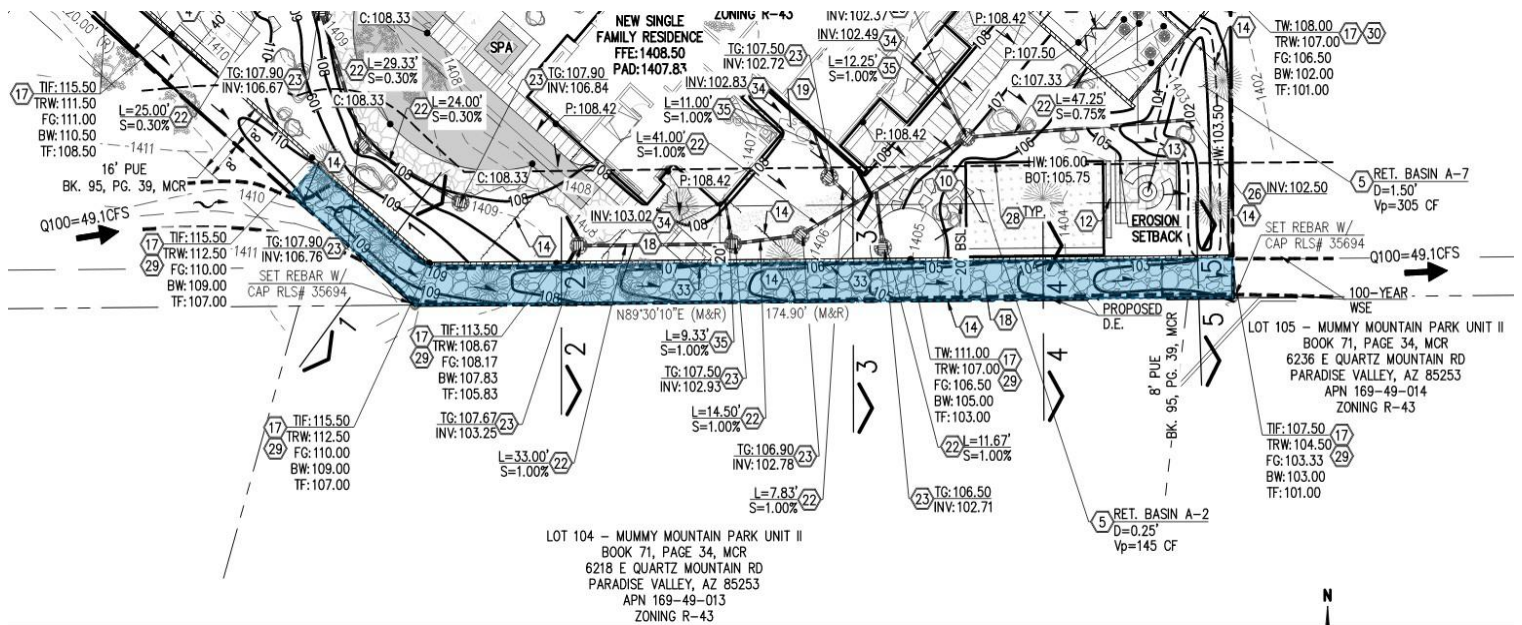


Figure 3- One Rear Yard Setback



Additionally, the Property is burdened by drainage requirements and associated site constraints, which encumber portions of the Property and restrict its use for ordinary residential purposes. These easements reduce the area available for improvements, landscaping, and functional outdoor space, thereby diminishing the Property's effective size and utility. Please see the depiction in blue below.



Previous Application of Similarly Situated Parcels

Even if the Town's interpretation were textually defensible, which it is not, its selective application to the Property constitutes an arbitrary and capricious application of the Code. The Applicant has identified numerous properties within Paradise Valley that share materially identical characteristics to the Property (i.e., cul-de-sac, similar lot geometry, comparable orientation, and analogous boundary conditions). Yet these properties were not subject to multiple rear yard designations and were permitted to develop in a manner that would be precluded under the interpretation now being applied to the Property. While not exhaustive, every property included below (and shown on Exhibit A), regardless of its location within a subdivision, contains five or more sides, is located on a cul-de-sac, and follows the text of Code wherein there is one front yard, one rear yard, and the remaining sides are considered side yards.

Property	Subdivision	Description
6671 E Judson Rd	Judson	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback; three designated side yards



6352 E Belmont	Lavitt Manor	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded and approved in 2019; This property is less than 10 houses away as the bird flies from the Property.
6421 E Ironwood Dr	Camelback Country Club Estates	Six-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback; four designated side yards; Year built 2016
8216 N 62nd Pl	Jarson Estates	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1984
6901 E Bronco Dr	Cheney Heights	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1971; Year built 2024
6715 E Cuarenta Ct	El Norte Cuarenta	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1973; Year built 2002
6900 E Bronco Dr	Cheney Heights	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1971; Year built 2001
5740 E Cactus Wren Rd	None	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2005
5739 E Cactus Wren Rd	Club Estates	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2014; Subdivision does not establish setback
3545 E Nita Rd	Viewland	Seven-sided Lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and five designated side yards; Year built 2022; Plat approved 1964
6817 N 46th Pl	Enclave In Paradise Valley	Five-sided Lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 2001; Year built 2010
6816 N Joshua Tree Ln	Paradise Hills Lot 68-99	Five-sided Lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Plat recorded in 1953; Year built 2005
6726 N Desert Hills Rd	Egyptian Hills	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2021
8502 N. 59th Pl.	Equestrian Trails	Five-sided lot with cul-de-sac; cul-de-sac frontage considered front; one rear setback and three designated side yards; Year built 2014

It is also important to note that the previous residence on the Property was built within 40 feet of the southern boundary. On the exact same lot, the previous residence was built pursuant to



a different interpretation of the Code.

When the same zoning provision is applied inconsistently to materially indistinguishable properties, without any explanatory distinction, the resulting treatment is not a legitimate exercise of administrative discretion. Instead, it is an inconsistency that the law does not accept. Administrative interpretations may be entitled to deference when they reflect consistent, longstanding practice. However, when the Town departs from prior practice without explanation, that deference is forfeited. Here, the Town has offered no basis for its inconsistent approach. Notably, there is no Paradise Valley Zoning Determination that gives guidance on this issue.

No amendments have been made to the relevant provisions of the Code. No clarifying policies or interpretive guidance have been adopted. No administrative rationale has been articulated while requested multiple times. This indicates that the inconsistent application of the Code is an ad hoc determination whose inconsistency with prior practice cannot be explained by any change in the applicable Code and law.

The Applicant has engaged in extensive, good-faith efforts to understand the basis for the Town's current position. Those efforts have included multiple direct communications with Town planning staff. Despite these efforts, the Applicant has received no substantive response that (1) identifies a meaningful distinction between the Property and the comparable properties in Exhibit A, or (2) articulates a consistent and replicable methodology for determining when multiple rear yard designations apply to similarly situated lots.

Under established principles of administrative law, land use determinations must be grounded in identifiable standards and applied with reasonable consistency. A determination that treats similarly situated properties differently, without articulating a rational basis for doing so, is the definition of arbitrary and capricious administrative action. The Town's silence in response to the Applicant's reasonable inquiries only reinforces this notion.

Conclusion

In sum, the Town's current position rests on a misinterpretation of the Code that is not supported by its plain language and has been applied inconsistently to similarly situated properties. For these reasons, the Town should issue a determination confirming that the southern boundary of the Property is not a "rear yard" and is therefore not subject to the 40-foot rear setback requirement.

Thank you for your consideration.

Sincerely,



Keith R. Galbut



Exhibit A

Feature Information

(1 of 1) Clear ?

174-54-034

Owner Information

Owner Name: 6671 JUDSON LLC
 In Care Of:
 Property Address: 6671 E JUDSON RD PARADISE VALLEY 85253
 Mailing Address: 6386 SILENT HARBOR DR HUNTINGTON BEACH CA USA 92648
 Deed Number: 20200226507
 Sale Date:
 Sale Price: \$

Property Information

Lat/Long: 33.536180, -111.936214
 S/T/R: 10 2N 4E
 Jurisdiction: PARADISE VALLEY
 PUC: 0171
 Lot Size (sq ft): 66439.000000
 MCR #: 541-26
 Subdivision: JUDSON
 Lot #: 32
 Tract/Block: /
 Floor: 1
 Construction Year: 2002
 Living Space (sq ft): 8,997

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 5,346,600	\$ 5,342,000
LPV:	\$ 2,735,964	\$ 2,605,680
Legal Class:	4.1	4.1





Feature Information
(1 of 1) Clear ?

169-03-111

Owner Information

Owner Name: WHITE FAMILY REVOCABLE TRUST
In Care Of:
Property Address: 6352 E BELMONT DR, PARADISE VALLEY 85253
Mailing Address: 6352 E BELMONT DR, PARADISE VALLEY AZ USA 85253
Deed Number: 20240170112
Sale Date: 01/01/2022
Sale Price: \$5983320

Property Information

Lat/Long: 33.548542, -111.944242
S/T/R: 4 2N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0171
Lot Size (sq ft): 49448.000000
MCR #: 1499-50
Subdivision: LAVITT MANOR 2
Lot #: 2
Tract/Block: /
Floor: 1
Construction Year: 2022
Living Space (sq ft): 6,791

Valuation Information

Tax Year: 2026 2025
FCV: \$ 7,904,200 \$ 6,318,300
LPV: \$ 3,482,618 \$ 3,316,779
Legal Class: 3.1 3.1

Address or Intersection



Zoom to ...





Feature Information
(1 of 1) Clear ?

174-36-016A

Owner Information

Owner Name: SKAGGS DON/TERESA A
In Care Of:
Property Address: 6421 E IRONWOOD DR PARADISE VALLEY 85253
Mailing Address: 6421 E IRONWOOD DR PARADISE VALLEY AZ USA 85253
Deed Number: 20180037094
Sale Date: 01/01/2018
Sale Price: \$2850000

Property Information

Lat/Long: 33.553748, -111.942999
S/T/R: 34 3N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 59258.000000
MCR #: 139-33
Subdivision: CAMELBACK COUNTRY CLUB ESTATES
Lot #: 14
Tract/Block: /
Floor: 1
Construction Year: 2016
Living Space (sq ft): 6,606

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 4,673,200	\$ 4,533,500
LPV:	\$ 2,682,119	\$ 2,554,399
Legal Class:	3.1	3.1



Zoom to ...





Feature Information

(1 of 1)

Clear ?

168-61-007

Owner Information

Owner Name: KKT PROPERTIES L L C
In Care Of:
Property Address: 8216 N 62ND PL PARADISE VALLEY 85253
Mailing Address: 8216 N 62ND PL PARADISE VALLEY AZ USA 85253
Deed Number: 20240684850
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.557110, -111.947196
S/T/R: 33 3N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0171
Lot Size (sq ft): 49498.000000
MCR #: 274-07
Subdivision: JARSON ESTATES
Lot #: 4
Tract/Block: /
Floor: 1
Construction Year: 2006
Living Space (sq ft): 7,350

Valuation Information

Tax Year: 2026 2025
FCV: \$ 5,149,700 \$ 4,412,700
LPV: \$ 3,189,702 \$ 3,037,811
Legal Class: 3.1 3.1



Zoom to ...



Address or Intersection

Feature Information
(1 of 1) Clear ?

174-39-014

Owner Information

Owner Name: MARTORI STEPHEN A III/ERIKA
In Care Of:
Property Address: 6901 E BRONCO DR PARADISE VALLEY 85253
Mailing Address: 6901 E BRONCO DR PARADISE VALLEY AZ USA 85253
Deed Number: 20250216137
Sale Date: 04/01/2025
Sale Price: \$9467500

Property Information

Lat/Long: 33.549818, -111.932247
S/T/R: 3 2N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 47153.000000
MCR #: 135-17
Subdivision: CHENEY HEIGHTS
Lot #: 5
Tract/Block: /
Floor: 1
Construction Year: 2024
Living Space (sq ft): 7,884

Valuation Information

Tax Year: 2026 2025
FCV: \$ 7,047,500 \$ 3,279,700
LPV: \$ 3,735,175 \$ 1,803,835
Legal Class: 3.1 M

Zoom to





Feature Information

(1 of 1)

Clear ?

174-38-024

Owner Information

Owner Name: WILLIAM S WINER 2008 REVOCABLE LIVING TRUST
In Care Of:
Property Address: 6715 E CUARENTA CT PARADISE VALLEY 85253
Mailing Address: 7180 E KIERLAND BLVD UNIT 1116 PHOENIX AZ USA 85254
Deed Number: 20250636741
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.551152, -111.936560
S/T/R: 3 2N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 43326.000000
MCR #: 158-02
Subdivision: EL NORTE CUARENTA
Lot #: 6
Tract/Block: /
Floor: 1
Construction Year: 2002
Living Space (sq ft): 7,402

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 4,959,700	\$ 4,496,700
LPV:	\$ 2,926,487	\$ 2,787,131
Legal Class:	3.1	3.1



Zoom to





Feature Information
(1 of 1) Clear ?

174-39-013

Owner Information

Owner Name: CHAL ARTHUR H/KAREN K TR

In Care Of:

Property Address: 6900 E BRONCO DR
PARADISE VALLEY 85253

Mailing Address: 6900 E BRONCO DR
PARADISE AZ USA
852533123

Deed Number: 20110598173

Sale Date:

Sale Price: \$

Property Information

Lat/Long: 33.550796,
-111.932272

S/T/R: 32N 4E

Jurisdiction: PARADISE VALLEY

PUC: 0161

Lot Size (sq ft): 47995.000000

MCR #: 135-17

Subdivision: CHENEY HEIGHTS

Lot #: 4

Tract/Block: /

Floor: 1

Construction Year: 2001

Living Space (sq ft): 6,077

Valuation Information

Tax Year: 2026 2025

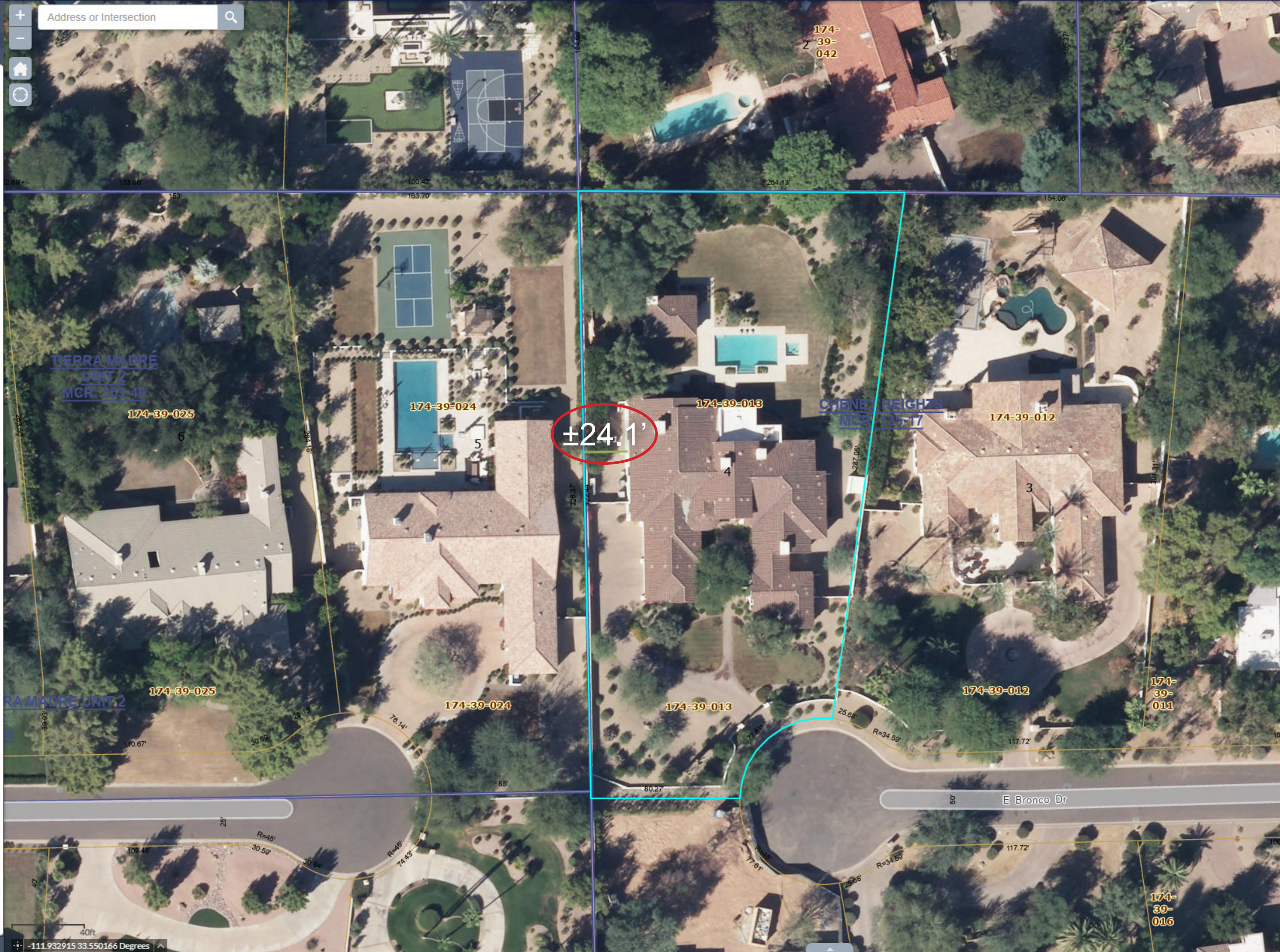
FCV: \$ 4,253,700 \$ 3,951,700

LPV: \$ 2,496,898 \$ 2,377,998

Legal Class: 3.1 3.1



Zoom to ...





Feature Information
(1 of 1) Clear ?

169-32-003

Owner Information

Owner Name: STOLESON MARK/KATHERINE
In Care Of:
Property Address: 5739 E CACTUS WREN RD PARADISE VALLEY 85253
Mailing Address: 5739 E CACTUS WREN RD PARADISE VALLEY AZ USA 85253
Deed Number: 20250080849
Sale Date: 02/01/2025
Sale Price: \$9600000

Property Information

Lat/Long: 33.534985, -111.956488
S/T/R: 9 2N 4E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 42722.000000
MCR #: 74-49
Subdivision: CLUB ESTATES
Lot #: 1
Tract/Block: /
Floor: 1
Construction Year: 2014
Living Space (sq ft): 6,333

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 6,703,800	\$ 6,108,500
LPV:	\$ 2,924,925	\$ 2,785,643
Legal Class:	4.2	4.2



Zoom to ...





Feature Information
(1 of 1) Clear ?

170-03-040

Owner Information

Owner Name: MICHELON RICHARD IAN/AMY
In Care Of:
Property Address: 3545 E NITA RD PARADISE VALLEY 85253
Mailing Address: 3545 E NITA RD PARADISE VALLEY AZ USA 85253
Deed Number: 20230425721
Sale Date: 12/01/2021
Sale Price: \$6975000

Property Information

Lat/Long: 33.520719, -112.005277
S/T/R: 13 2N 3E
Jurisdiction: PARADISE VALLEY
PUC: 0161
Lot Size (sq ft): 51083.000000
MCR #: 106-48
Subdivision: VIEWLAND
Lot #: 4
Tract/Block: /
Floor: 1
Construction Year: 2022
Living Space (sq ft): 6,558

Valuation Information

Tax Year:	2026	2025
FCV:	\$ 5,488,300	\$ 5,473,800
LPV:	\$ 3,012,557	\$ 2,869,101
Legal Class:	4.1	4.1



Zoom to ...





Feature Information

(1 of 1)

Clear ?

169-35-002A

Owner Information

Owner Name: LEWIS D GHIZ FAMILY TRUST

In Care Of:

Property Address: 6726 N DESERT HILLS RD PARADISE VALLEY 85253

Mailing Address: 6726 N DESERT HILLS RD PARADISE VALLEY AZ USA 85253

Deed Number: 20200146213

Sale Date:

Sale Price: \$

Property Information

Lat/Long: 33.535782, -111.949348

S/T/R: 9 2N 4E

Jurisdiction: PARADISE VALLEY

PUC: 0171

Lot Size (sq ft): 50172.000000

MCR #: 69-18

Subdivision: EGYPTIAN HILLS

Lot #: 2

Tract/Block: /

Floor: 1

Construction Year: 2021

Living Space (sq ft): 6,712

Valuation Information

Tax Year:	2027	2026
FCV:	\$ 8,275,600	\$ 7,861,100
LPV:	\$ 3,457,610	\$ 3,292,962
Legal Class:	4.1	4.1





Feature Information

(1 of 1)

Clear ?

168-58-030A

Owner Information

Owner Name:	ABWELL LLC
In Care Of:	
Property Address:	8502 N 59TH PL PARADISE VALLEY 85253
Mailing Address:	8502 N 59TH PL PARADISE VALLEY AZ USA 85253
Deed Number:	20220643521
Sale Date:	08/01/2022
Sale Price:	\$6100000

Property Information

Lat/Long:	33.560861 , -111.952834
S/T/R:	33 3N 4E
Jurisdiction:	PARADISE VALLEY
PUC:	0151
Lot Size (sq ft):	45158.000000
MCR #:	97-19
Subdivision:	EQUESTRIAN TRAILS
Lot #:	28
Tract/Block:	/
Floor:	1
Construction Year:	2014
Living Space (sq ft):	4,817

Valuation Information

Tax Year:	2027	2026
FCV:	\$ 4,670,300	\$ 4,596,300
LPV:	\$ 2,120,849	\$ 2,019,856
Legal Class:	3.1	3.1

