



# Maricopa County Assessor's Office Parcel Viewer



4211 E CLAREMONT AVE



Show search results for 4211 E CLARE...



## Feature Information

(1 of 1)

Clear



**169-22-097**

### Owner Information

Owner Name: YK WELLNITZ LIVING TRUST  
Property Address: 4211 E CLAREMONT AVE PARADISE VALLEY 85253  
Mailing Address: 4211 E CLAREMONT AVE PARADISE VALLEY AZ 85253  
Deed Number: 200300426  
Sale Date: 04/1/2020  
Sale Price: \$2,095,000

### Property Information

Lat/Long: 33.528210, -111.989429  
S/T/R: 7 2N 4E  
Jurisdiction: PARADISE VALLEY  
Zoning: R-43  
PUC: 0171  
Lot Size (sq ft): 44935  
MCR #: 195-46  
Subdivision: CLEARVIEW EDITION  
Lot #: 16  
Floor: 1  
Construction Year: 1994  
Living Space (sq ft): 5,676

### Valuation Information

|              |             |             |
|--------------|-------------|-------------|
| Tax Year:    | 2022        | 2021        |
| FCV:         | \$2,080,800 | \$1,961,200 |
| LPV:         | \$2,005,722 | \$1,910,211 |
| Legal Class: | 3.1         | 3.1         |



Zoom to

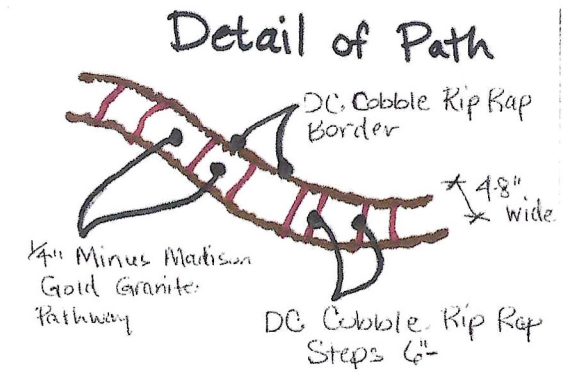
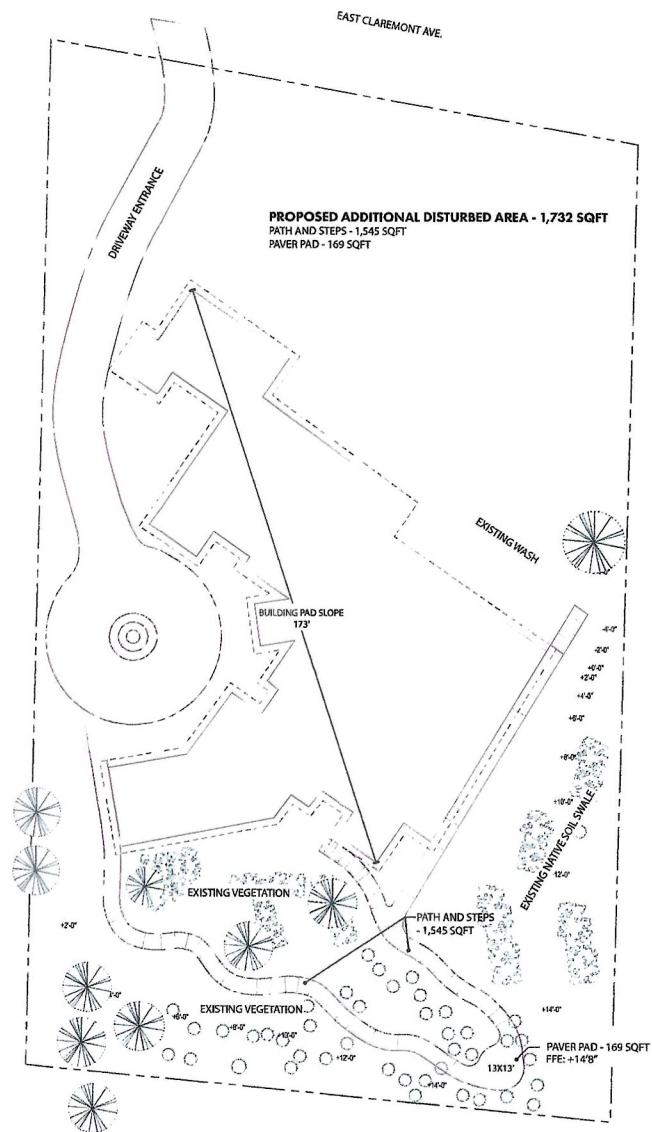
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Note: 13'x13' Paver Pad at  
top is Mega-Libre  
Bella Color  
Non Reflective Paver



1 SITE PLAN  
SCALE: 1/16" = 1'-0"

02/26/22

## SITE PLAN

 1/16" = 1'-0"

4211 EAST CLAREMONT AVE. PARADISE VALLEY AZ 85253



## LIGHTING KEY

| SYM                                                                               | QTY            | NAME                                                                                 |
|-----------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------|
|  | 4 <del>4</del> | VEGETATION LOW VOLTAGE LIGHT. LEONLITE 4WLED GRANDEN LIGHT 3000K, 164 LUMENS, BRONZE |
|  | 8              | PATH LIGHTS. MOON RAYS LOW VOLTAGE, RUBBED BRONZE 2700K, 150 LUMENS                  |

Moonrays 95804 Cable - Galena Landscape Low Volt Lights, Rubbed, Bronze mushroom path lights



### Technical Details

|                       |                                                      |
|-----------------------|------------------------------------------------------|
| Brand                 | Moonrays                                             |
| Manufacturer          | Moonrays                                             |
| Part Number           | 95804                                                |
| Item Weight           | 14.4 pounds                                          |
| Product Dimensions    | 11 x 6.75 x 6.75 inches                              |
| Country of Origin     | China                                                |
| Item model number     | 95804                                                |
| Assembled Height      | 6.75 inches                                          |
| Assembled Length      | 11 inches                                            |
| Assembled Width       | 6.75 inches                                          |
| Item Package Quantity | 1                                                    |
| Style                 | Garden                                               |
| Color                 | Bronze                                               |
| Material              | Steel                                                |
| Finish Type           | Bronze                                               |
| Included Components   | Electrical & Wiring Plug<br>Electrical adapter cable |
| Voltage               | 12 Volts                                             |
| Shield Material       | Plastic, Aluminum                                    |
| Power Source          | Corded-electric                                      |
| Batteries Included?   | No                                                   |
| Warranty              | 11 watts (150 Lumens) A-rated light bulbs            |

LEONLITE 4W LED Landscape Spotlight, AC/DC 12V Low Voltage Garden Lights, IP65 Waterproof Non-Dimmable, ETL Listed, Bronze Aluminum Housing, 3000K Warm White



### Technical Details

|                          |                                               |
|--------------------------|-----------------------------------------------|
| Color/Warm White (3000K) |                                               |
| Manufacturer             | LEONLITE                                      |
| Part Number              | 74799                                         |
| Item Weight              | 11.2 ounces                                   |
| Product Dimensions       | 4.75 x 3.03 x 11.73 inches                    |
| Country of Origin        | China                                         |
| Item model number        | 74799                                         |
| Size                     | 6 Pack                                        |
| Color                    | Warm White (3000K)                            |
| Style                    | Modern                                        |
| Finish                   | Aluminum/Glass                                |
| Material                 | Aluminum, Polycarbonate                       |
| Power Source             | AC/DC                                         |
| Voltage                  | 12 Volts                                      |
| Wattage                  | 4 watts                                       |
| Type of Bulb             | LED                                           |
| Luminous Flux            | 164 Lumens                                    |
| Plug Profile             | Surface                                       |
| Special Features         | 46,000hrs long lifespan, ETL Listed landscape |



2 LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

1/8" = 1'-0"

4211 EAST CLAREMONT AVE. PARADISE VALLEY AZ 85253



[illegible]



Aerial photo, 1/2





Aerial photo, 2/2





- South West Stake
  - Facing North Along West Lot Line





- Facing North East





- Facing East Along South Lot Line





- South Lot Line Stake, corner stake for Lot 57 & Lot 56 on E. Keim Drive.
  - Facing West Along South Lot Line





- Facing North





- Facing East Along South Lot Line



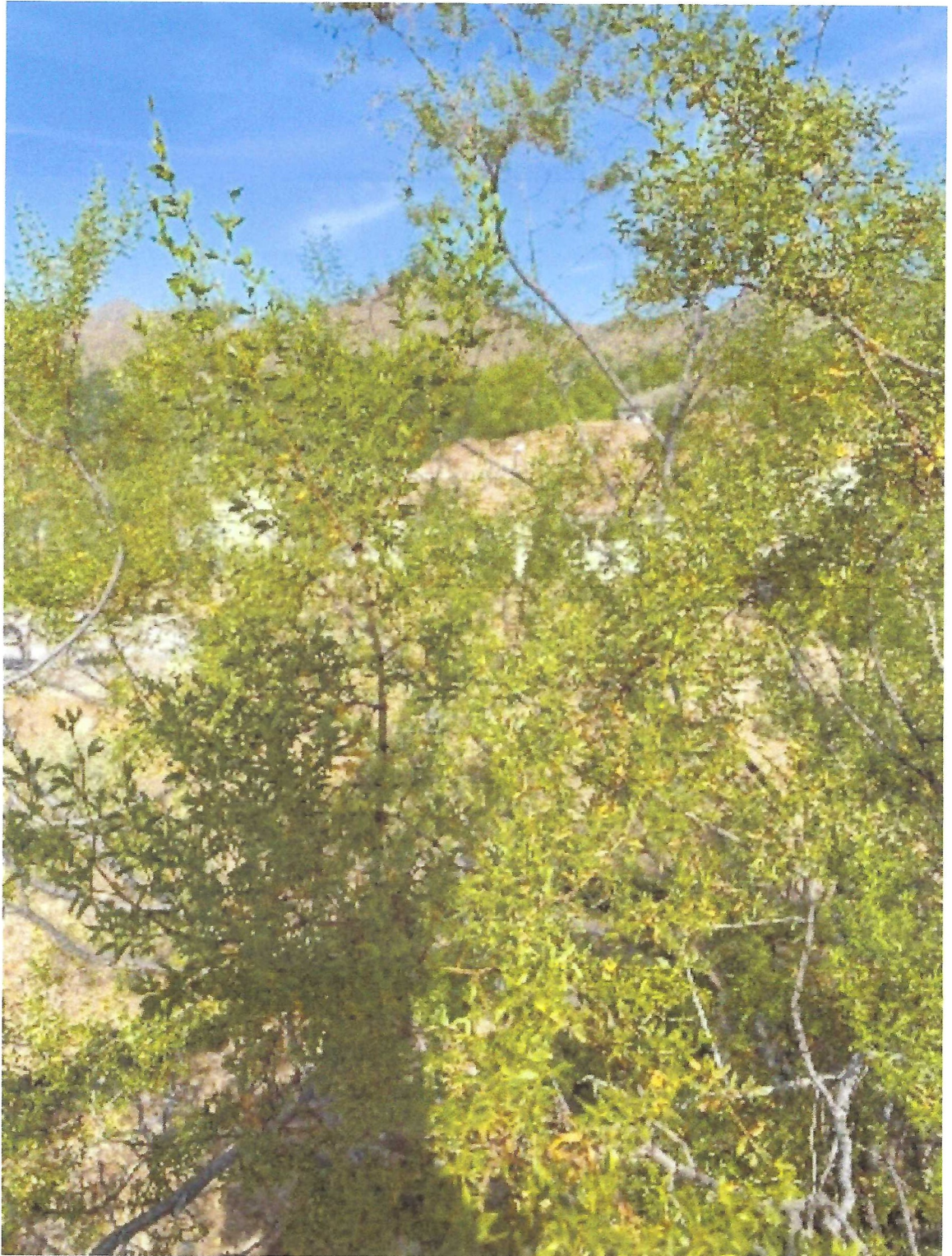


- South East Stake; all views blocked by Creosote bush
  - Facing West Along South Lot Line



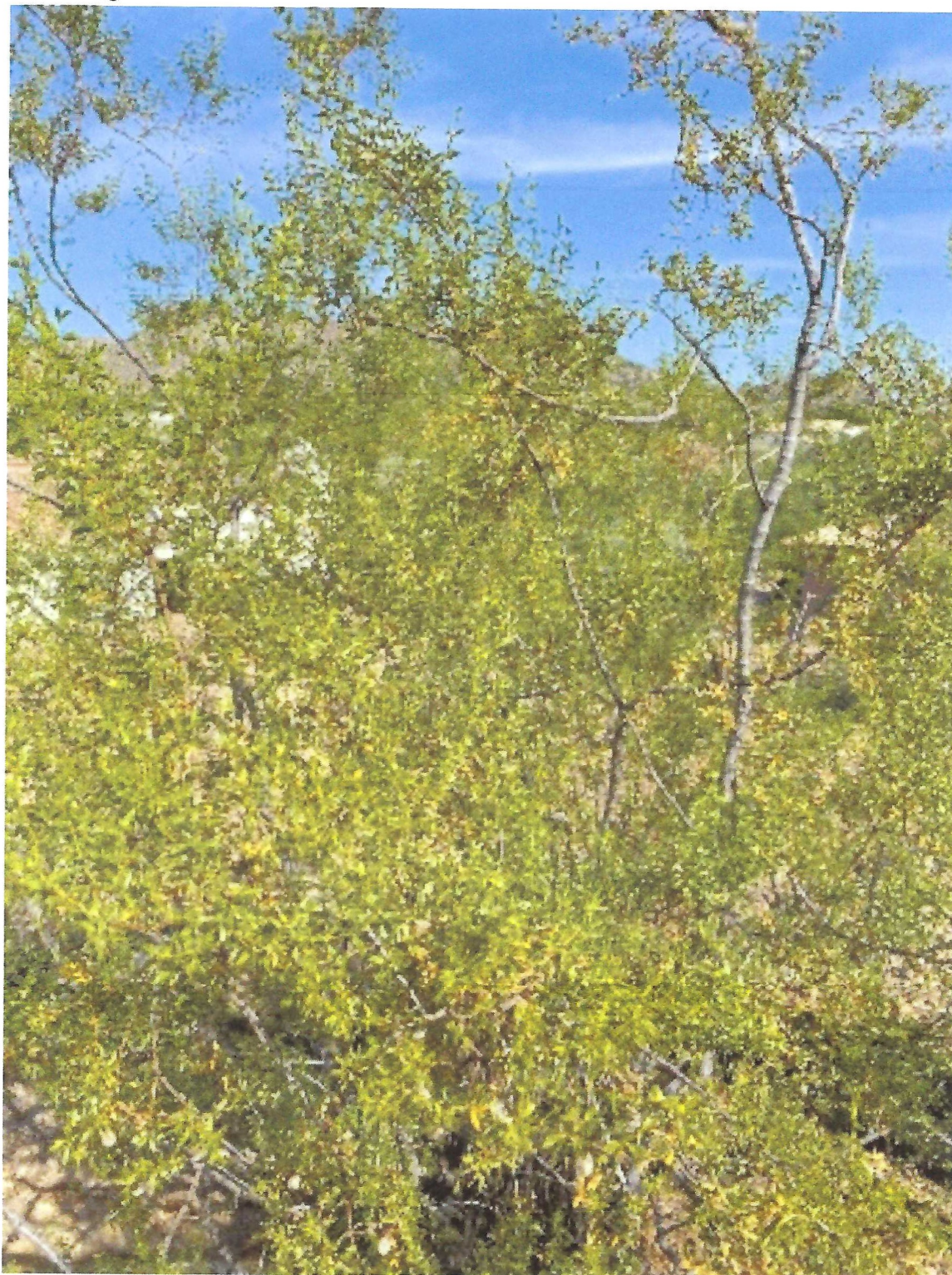


- Facing North West



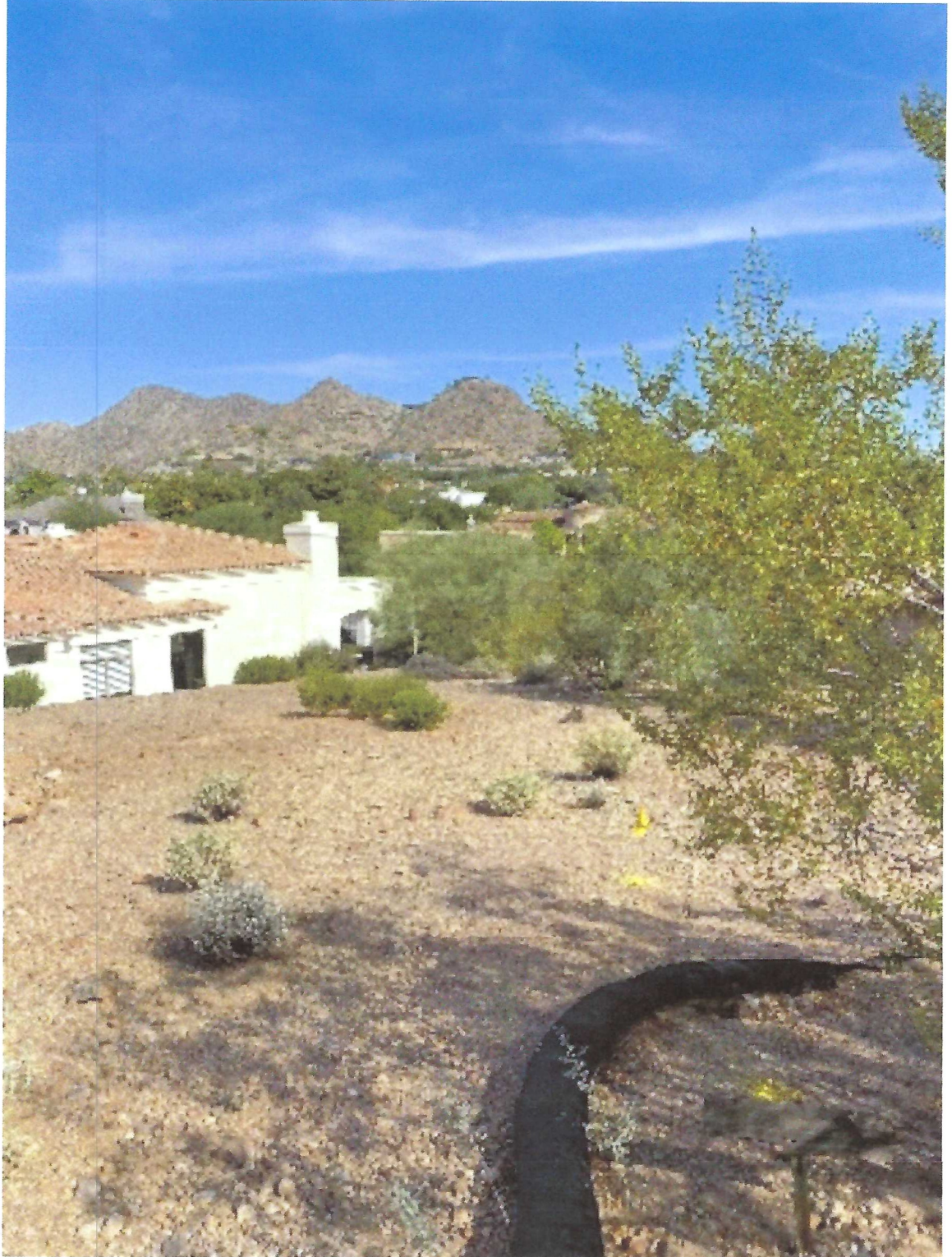


- Facing North Along East Lot Line



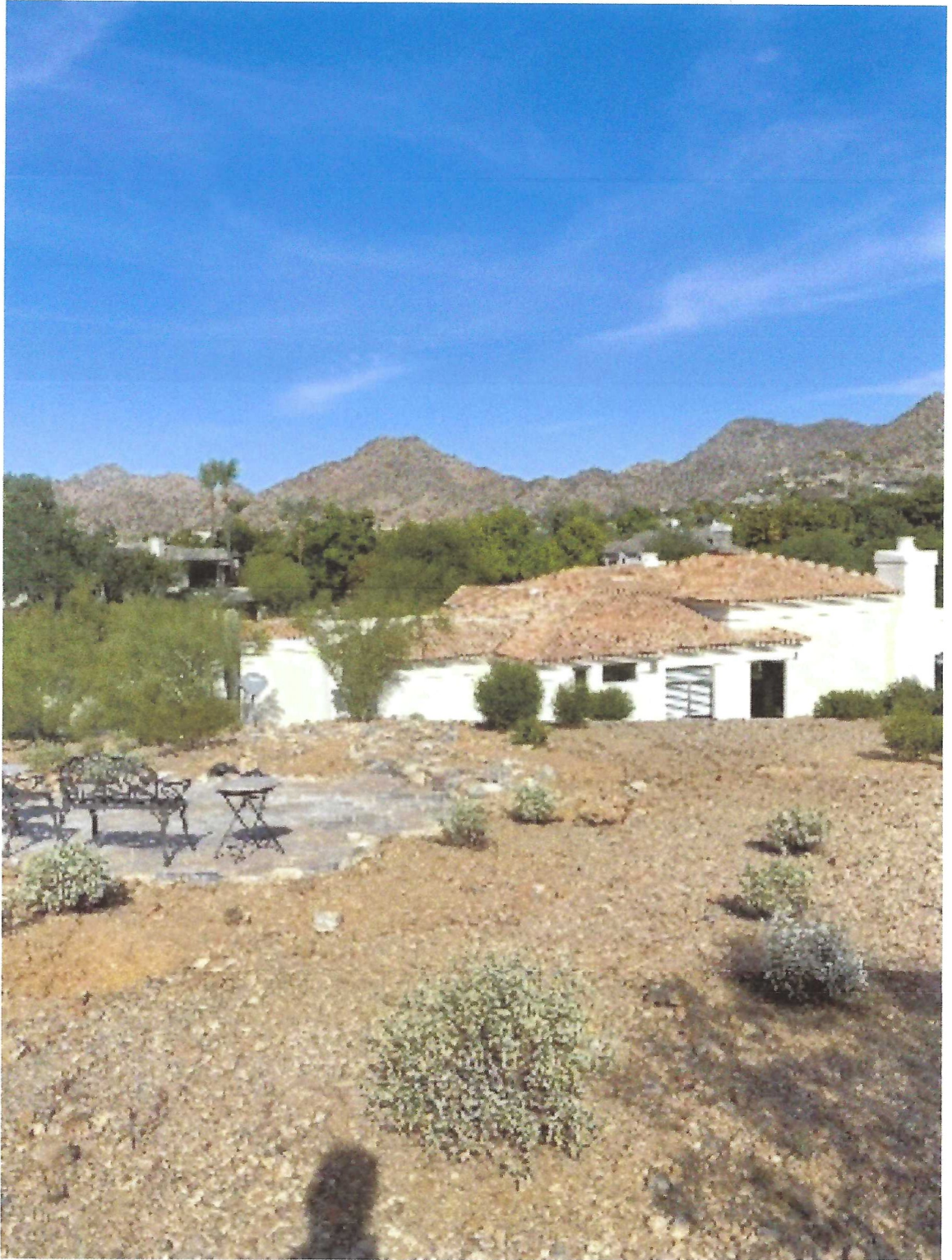


- To the side of Creosote bush by South East Stake
  - Facing Towards the East Lot Line





- Facing North West





- Facing West Along South Lot Line





- Natural Swale East of Home

