



Property Description Report For: 107 Utica St, Municipality of V. Hamilton, Hamilton

No Photo Available

Status:	Active	Roll Section:	Taxable
Swis:	253203	Tax Map ID #:	153.19-1-35
Property Class:	426 - Fast food	Site:	COM 1
In Ag. District:	No	Site Property Class:	426 - Fast food
Zoning Code:	-	Neighborhood Code:	32015 - Comm V Hamilton
School District:	Hamilton	Total Assessment:	2017 - \$260,300 2016 - \$260,300
Total Acreage/Size:	0.50	Property Desc:	
Land Assessment:	2017 - \$75,000 2016 - \$75,000	Deed Page:	5206
Full Market Value:	2017 - \$269,741 2016 - \$260,300	Grid North:	1033885
Equalization Rate:	----		
Deed Book:	2009		
Grid East:	1097368		

Owners

Spirit Master Funding III, LLC
14631 N Scottsdale Rd 200
Scottsdale AZ 85254

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/30/2009	\$237,664	426 - Fast food	Land & Building	Spirit Master Funding LLC	No	No	No	2009/5206
12/21/2007	\$307,539	426 - Fast food	Land & Building	FFCC Acquisition Corp	Yes	Yes	No	1429/221

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Electric		

Inventory

Overall Eff Year Built:	1990	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	100	0	0		1990	Normal	Average	1710	1

Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	6,960.00 sq ft	Average	Normal	1979
Shed-finishd	12 x 16	Average	Normal	2002

Special Districts for 2017

No information available for the 2017 roll year.

Special Districts for 2016

No information available for the 2016 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2017	County	\$8,427.05
2017	School	\$5,035.32
2017	Village	\$3,214.21
2016	County	\$3,007.90
2016	School	\$4,951.34
2016	Village	\$3,150.17

*** Taxes reflect exemptions, but may not include recent changes in assessment.**