

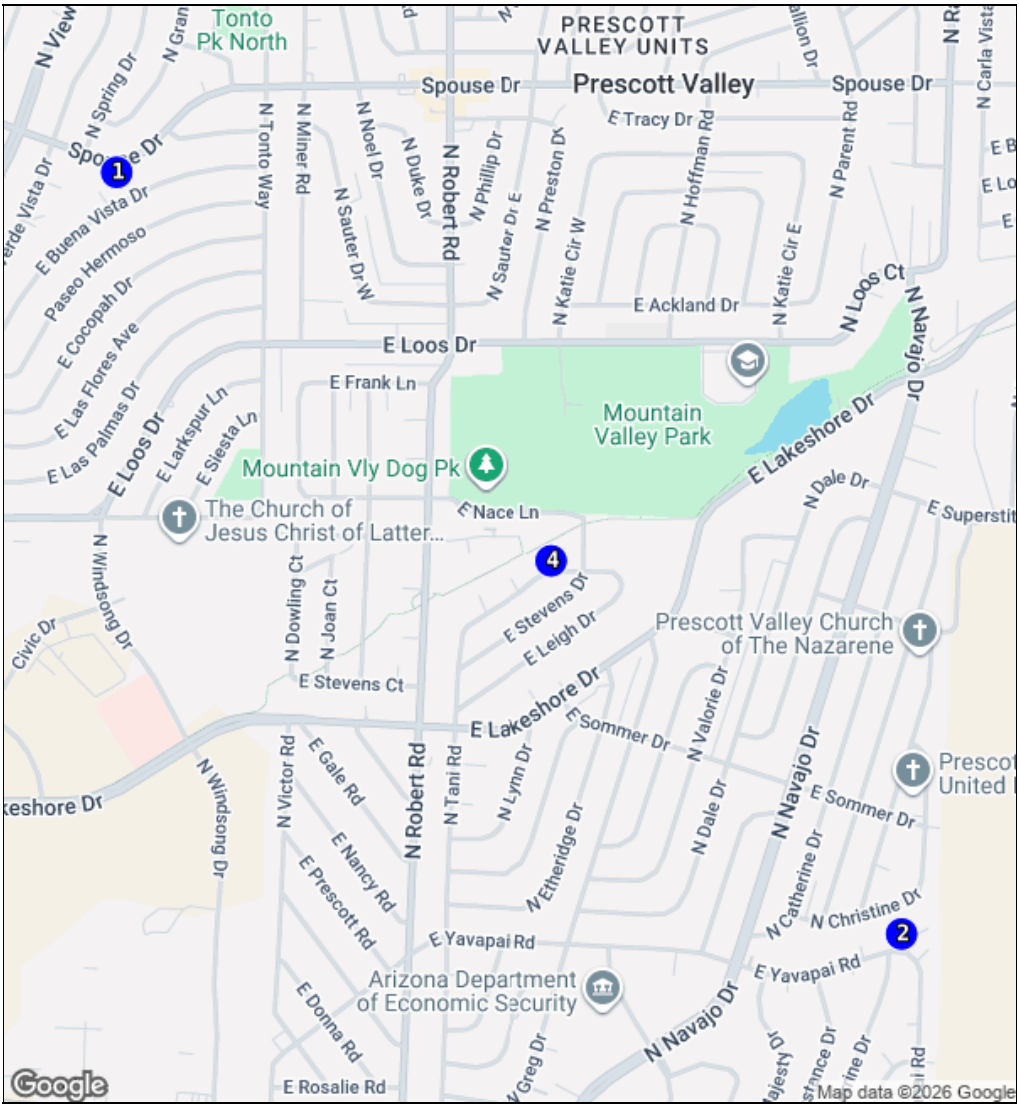
		Price / Status / MLS #	Year Built	# Bedrooms	# Bathrooms	Total Approx Price/SqFt	Subdivision	Approx Lot SqFt	Zip Code	Garage Spaces	Carport Spaces	Private Pool Y/N	Agent Days on Market	Close of Escrow Date
1		\$635,000 7733 E SPOUSE DR A Prescott Valley, AZ 86314 Closed / 6992670	1988				PRESCOTT VALLEY 19	3	86314				21	04/13/2026
		Details on page 3, original condition												
2		\$595,000 8936 E YAVAPAI RD Prescott Valley, AZ 86314 Closed / 6801936	2019				PRESCOTT VALLEY 14	0	86314				97	06/16/2025
		Details on page 4												
3		\$1,850 3894 N Tani RD Apt 2 Prescott Valley, AZ 86314 Closed / 6897622	2019	3	2	1,123	PRESCOTT VALLEY 11	8,530	86314	1.00	0	N	6	09/01/2025
4		\$1,699 3894 N Tani RD Apt 1 Prescott Valley, AZ 86314 Closed / 6901439	2019	3	2	1,123	PRESCOTT VALLEY 11	8,530	86314	1.00	0	N	85	11/01/2025

Prepared by Belinda
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All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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Legend

- 1. 7733 E SPOUSE DR A, Prescott Valley, AZ 86314(6992670)
- 2. 8936 E YAVAPAI RD, Prescott Valley, AZ 86314(6801936)
- 3. 3894 N Tani RD Apt 2, Prescott Valley, AZ 86314(6897622)
- 4. 3894 N Tani RD Apt 1, Prescott Valley, AZ 86314(6901439)

	6992670	Multiple Dwellings	Closed
	Total # of Units: 3 # of Buildings: 1 Lot Size Dimensions: - Covered Parking Spcs: 3 Total Parking Spcs: 9 Uncvrd Parking Spcs: 6 Year Built: 1988 Zoning: MF Add'l Parcels: No Other Type:		Subdivision: PRESCOTT VALLEY 19 Tax Municipality: Prescott Valley Marketing Name: - Hun Block: Map Code/Grid: Legal: LOT 7761 PRESCOTT VALLEY 19 BOOK 15 PAGE 45 Census Tract: 604
	Ele Sch Dist: Humboldt Unified District Elementary School: Jr. High School:		High School District: Humboldt Unified District High School:

Cross Streets: **Directions:** Glassford Hill to Spouse W, with the property located on the left.

Public Remarks: Welcome to 7733 E Spouse Drive, a well-maintained ranch-style triplex located on a spacious .34-acre lot in Prescott Valley. This 2,886 sq ft multi-family property showcases pride of ownership, featuring a functional layout and remarkable flexibility. Each of the three units includes 2 bedrooms, 1 bathroom, an attached 1-car garage, and in-unit laundry-features that significantly enhance tenant retention and rental demand. The private yard areas behind each unit provide comfortable outdoor living spaces, a rare find in similar properties. Recent exterior paint and a newer roof reflect ongoing maintenance, while mature landscaping and attractive curb appeal set this property apart from typical income properties. Unit C presents an exceptional opportunity for an owner-occupant. Wit

Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0	3 Bedroom Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
1 Bedroom Units: # 1 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0	4 Bedroom Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
2 Bedroom Units: # 2 Bedroom Units: 3; Avg Rent: 1,400; Avg SqFt: 962; # Baths: 1	

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: Built-In Electric Oven; Refrigerator; Dishwasher; Disposal; Washer/Dryer; W/D Hookup Parking Features: Garage; Garage Door Opener; Off Street Exterior Amenities: Rain Gutters; Partially Fenced; Sidewalk(s) Community Features: No Pool Project Type: Tri-Plex Sale Includes: Land & Building; Laundry Equipment	Source of Fincl Data: Owner Adjusted Gross Inc: \$49,392 Other Income: \$0 Operating Exp: \$2,308 Net Operating Income: \$0 Owner Association: No % Vacancy Allowance: 0.02 Annual Ownr Asoc Fee: \$0	Construction: Wood Frame Const - Finish: Painted; Siding Roofing: Composition Floors: Vinyl Heating: Baseboard; Electric Cooling: Ceiling Fan(s); Other Water Source: City Franchise Sewer: Sewer - Public Gas: None Electric: APS Road Surface Type: Asphalt Environmental: None Tenant Pays: Electricity; Trash Collection; Cable TV Owner Pays: Water; Sewer; Landscaping	County Code: Yavapai Legal Description (Abbrev): LOT 7761 PRESCOTT VALLEY 19 BOOK 15 PAGE 45 Tax Year: 2025 Taxes: \$2,308 Assessor Number: 103-37-448 Lot Number: 7761 Ownership: Fee Simple Range: 1W Section: 11 Township: 14N Total Owed: 0 Equity: \$650,000 Monthly Payments: 1,400 Down Payment %: 2,100 New Financing: Cash; Conventional; 1031 Exchange Reports/Disclosures: None

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 21 / 21 Status Change Date: 04/13/2026 Close of Escrow Date: 04/13/2026 Off Market Date: 03/27/2026	List Price: \$650,000 Sold Price: \$635,000 Loan Type: Exchange Loan Years: 0 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	

Showing Service: Non-MLS Showing Service - See Private Remarks
Showing Notification Methods: Showing Service: Non-MLS Showing Service - See Private Remarks
Lockbox Type: Other

Listed by: Keller Williams Arizona Realty (kwaz21)

	6801936	Multiple Dwellings	Closed
	Total # of Units: 2 # of Buildings: 1 Lot Size Dimensions: 168x137x217x 64 Covered Parking Spcs: 0 Total Parking Spcs: 2 Uncvrd Parking Spcs: 2 Year Built: 2019 Zoning: MF Add'l Parcels: No Other Type:		Subdivision: PRESCOTT VALLEY 14 Tax Municipality: Prescott Valley Marketing Name: PRESCOTT VALLEY UNIT 14 Hun Block: Map Code/Grid: Legal: LOT 4210 PRESCOTT VALLEY 14 BOOK 13 PAGE 9 Census Tract: 610
	Ele Sch Dist: Humboldt Unified District Elementary School: Mountain View Elementary School Jr. High School: Bradshaw Mountain Middle School		High School District: Humboldt Unified District High School: Bradshaw Mountain Hi

Cross Streets: HWY 69 / NAVAJO **Directions:** From Hwy 69, N on Navajo, R on Yavapai to property at the end on your left.

Public Remarks: Quality duplex includes 2 bedrooms, 2 bathrooms & 1 car garage for each unit. Built in 2019, paver driveway, fenced back yard with covered patios. Open floor plan includes tile flooring throughout, ceiling fans and recessed lighting in all the right places. Kitchen features custom cabinets, solid surface countertops, white appliances and lots of storage space. Spacious family room includes plenty of natural light, ceiling fan and recessed lights. Fully occupied, great condition and ready for a new owner! Seller is motivated, please make an offer.

Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0	3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
1 Bedroom Units: # 1 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0	4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
2 Bedroom Units: # 2 Bedroom Units: 2; Avg Rent: 1,825; Avg SqFt: 1,207; # Baths: 2	

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: Built-In Range; Refrigerator; Dishwasher; Microwave; W/D Hookup Parking Features: Garage; 1 Space/Unit; Attached; Add'l Parking Avail Exterior Amenities: Fenced Community Features: No Pool Project Type: Duplex Sale Includes: Building(s) Only; Personal Property	Source of Fincl Data: Other (See Remarks) Adjusted Gross Inc: \$41,610 Other Income: \$0 Operating Exp: \$2,711 Net Operating Income: \$37,230 Owner Association: No % Vacancy Allowance: 0.05 Annual Ownr Asoc Fee: \$0	Construction: Wood Frame Const - Finish: Painted; Stucco Roofing: Composition Floors: Ceramic Tile Heating: Central Cooling: Ceiling Fan(s); Central Air Water Source: City Franchise Sewer: Sewer - Public Gas: None Electric: APS Road Surface Type: Asphalt Environmental: None Tenant Pays: Water; Sewer; Electricity; Trash Collection Owner Pays: None	County Code: Yavapai Legal Description (Abbrev): LOT 4210 PRESCOTT VALLEY 14 BOOK 13 PAGE 9 Tax Year: 2024 Taxes: \$2,711 Assessor Number: 103-31-242 Lot Number: 4210 Ownership: Fee Simple Range: 2W Section: 13 Township: 14 Total Owed: 0 Equity: \$660,000 Monthly Payments: 0 Cap Rate: 5.64 Down Payment %: 0 New Financing: Cash; VA; FHA; Conventional Reports/Disclosures: None

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 97 / 97 Status Change Date: 06/17/2025 Close of Escrow Date: 06/16/2025 Off Market Date: 04/15/2025	List Price: \$635,000 Sold Price: \$595,000 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: None

Listed by: CMA Realty (cmar001)