

LOCATION & OWNER INFORMATION

PARCEL ID

00-41-41-14-00-000-3132

NBHD

901000RS

PARCEL ADDR

11955 SANDY RUN

LEGAL

14-41-41, TH PT OF E 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 LYG N OF A LI 300 FT N OF N LI OF 50 FT CNL R/W IN OR 1669P555 (LESS S 30 FT) A/K/A E 1/2 C-106

TAX DISTRICT

00141

OWNER

SRP SUB LLC INVITATION HOMES LLC C/O

ADDRESS

2525 FRYE RD STE 300
CHANDLER AZ 85224-6287



ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	28-MAY-25	3	A	60

INCOME

AG

0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

GIS ACRES: .9872

TOTAL CARDS:1

AUTOCAD:

TOTAL PARCEL

TYPE	VALUE
MASS	479,780
OVERRIDE	
INCOME	0
PRIOR YR VAL	451,428
BUILDING	226,670
OBY's	1,374
LAND	251,736
MARKET	479,780
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.52
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
27563	808	CT	DD	I	227,100	27-MAY-15
05753	1958	WD	QM	I	145,000	01-JUL-88
05194	0964	WD	U	V	18,000	01-FEB-87

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
M-2015-016778-0000	09-JUL-15	F	05	T	2016	2,250

NOTES

PETN2026-4092

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
1	1	FAC	1987			0	0	220	1	C		4.20	A	A	100					100	924.00
1	2	PAT	1987			0	0	240	1	C		7.49	A	A	25					100	450.00
																				OBY VALUE	1,374.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE	
1	0100	AR			A	S1			0	43,002	0.99	0	255,000.00	T	0.99	1	0	100	251,736.00	
NOTES: PAVED RD										FUTURE LAND USE: RR-10										
TOTAL ACRES										.9872										
										TOTAL LAND VALUE										251,736.00

REV: 02 A 01-MAY-26

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	1149	
BASE AREA				
A1 1	FGR	43	400	
FINISHED GARAGE				
A2 2	FUS	87	644	
FINISHED UPPER STORY				
A3 3	FOP	28	184	
FINISHED OPEN PORCH				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			2377	

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RESIDENTIAL

11955 SANDY RUN

VECTOR:
BAS(A0L20CL46D27R31U8R6D3R9U22)FGR(A1CL20D20R20U20)FUS(A2U30CU14L46D14R46)FOP(A3U30U14CU4L46D4R46)

BUILDING INFORMATION				
1	/	1	SYS CRD#	/TOT BLDGS
0100	ID	1	SFR	
			C&D	
1.15			NBHD FACTOR	
			LEVEL / UNIT TYPE	
2	/		UNIT HEIGHT / BLDG HEIGHT	
3	/		BED RM / TOT RM	
2	/	0	FULL BA / HALF BA	
	/	6	ADD FIX / TOTAL FIX	
1987	/	1992	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOD KTCH / BATH	
R2	/	AV	GRADE / CDU	
72	/		% GOOD / DEPR TB	
1		1	FPLC STACK / OPEN	
05			EW1 WSF: WOOD SIDIN	
			EW2 NONE	
03			RS GABLE/HIP	
03			RC ASPHALT/COMPOSI	
05			IW1 DRYWALL	
00			IW2 N/A	
14			FT1 CARPETING	
15			FT2 CERAMIC/QUARRY	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
			1,933 EFF BLDG AREA	
			1,793 SQ FT LIVING AREA	
			1,933 TOTAL EBA	

NOTES:				
BLDG 001 EYB - ROOF 7/08 #72				

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE
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273,755	RCN
197,104	RCNLD
226,670	ADJRCNLD
1	TOTAL ID UNIT VALUE

LN	SE	LEVEL		YR	EFF	AREA SIZE	EXTER	USE	WA	EXTERIOR	CN	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC	
NO	NO	FR	TO	BLT	YB		PERM	TYPE		NAME		HT	WALL	TYPE	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD