PRELIMINARY - SUBJECT TO CHANGE

PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

LOCATION & OWNER INFORMATION

PARCEL ID	**00-41-42-34-00-000-7490**
NBHD	**725600RS**
PARCEL ADDR	12858 61ST ST N
LEGAL	34-42-41, N 241.5 FT OF S 572 FT OF W 209 FT OF 4609 FT OF SEC IN OR2625P1547
TAX DISTRICT	00226
OWNER	**SFR BORROWER 2021 2 LLC TRICON RESIDENTIAL C/O RYAN LLC**
ADDRESS	**PO BOX 4900**
	SCOTTSDALE AZ 85261-4900

PALM BEACH COUNTY

0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS: 1 **GIS ACRES: 1.16**

TOTAL CARDS: 1 **AUTOCAD:**

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	07-JUN-24	3	A	60

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	579,048
OVERRIDE	
INCOME	0
PRIOR YR VAL	573,723
BUILDING	385,328
OBY's	0
LAND	193,720
MARKET	579,048
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.33
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
29782	1087	WD	Q	I	397,000	03-APR-18
16946	354	WD	DD	V	108,000	07-MAY-04
DD-SOLD BELOW MARKET. #30 4/20/05						
12375	1332	WD	DM	V	20,000	10-JAN-01
DD #30-TONY HELLER, TR-GRANTOR.						

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE

TOTAL

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
B-2023-022554-0000	29-NOV-23	F	05	T	2025	1,000
B06027528	19-MAY-06	F	00	C	2008	237,582

NOTES

PETN2019-1401 PETN2020-3435 PETN2026-4075

OBY INFORMATION

CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN	SOH	VALUE
																			OBY VALUE		

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	50,530	1.16	0	167,000.00	T	1.16	1		0	100		193,720.00
NOTES: WTR 209FF												FUTURE LAND USE: RR-2.5							REV:	71 A	04-MAY-26
									TOTAL ACRES	1.16									TOTAL LAND VALUE		193,720.00

PRELIMINARY - SUBJECT TO CHANGE

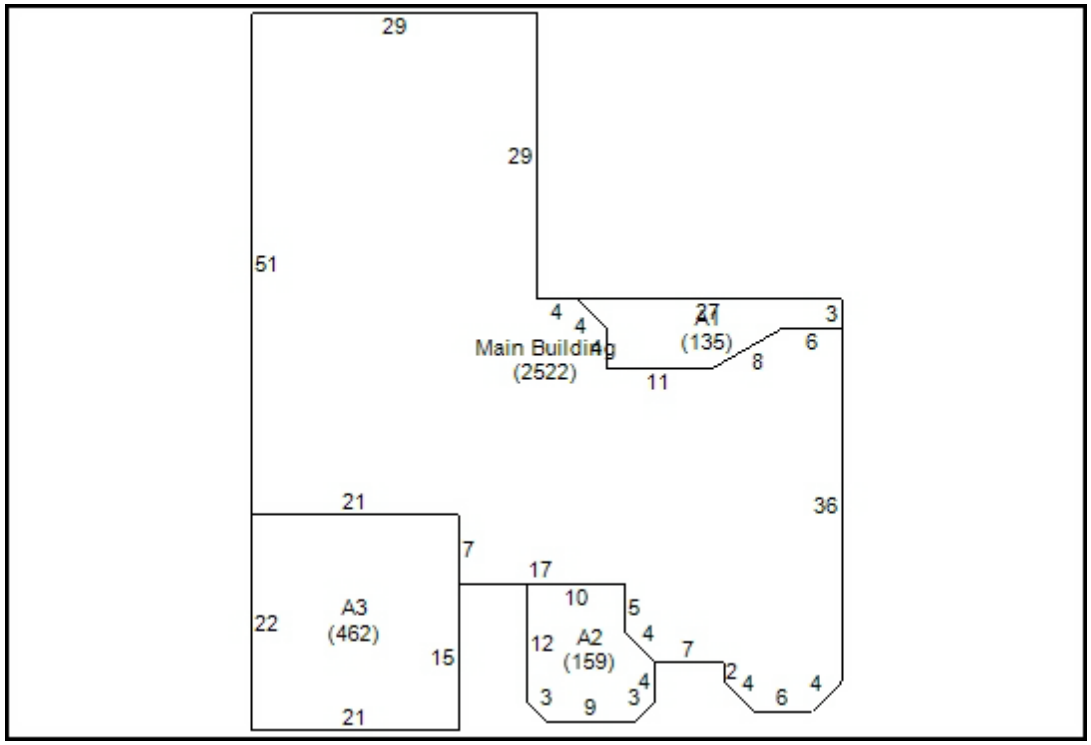
PALM BEACH COUNTY PROPERTY RECORD CARD

TAX YEAR 2026

00-41-42-34-00-000-7490 RESIDENTIAL 12858 61ST ST N

SUB-AREA INFORMATION

	LINE	CODE	PCT	SIZE
A	0	BAS	100	2522
	BASE AREA			
A1	1	FOP	28	135
	FINISHED OPEN PORCH			
A2	2	FOP	28	159
	FINISHED OPEN PORCH			
A3	3	FGR	43	462
	FINISHED GARAGE			
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
	TOTAL SQ FT			3278



VECTOR:

BAS(A0CD36VD3L3L6VL3U3U2L7VL3U3U5L17U7L21U51R29D29R4VR3D3D4R11VU4R7R6)FOP(A1CL6VD4L7L11U4VL3U3R27D3)FOP(A2D36D3L3L6L3U3U2L7CD4VD2L2L9VL2U2U12R10D5VR3D3)FGR(A3D36D3L3L6L3U3U2L7L3U3U5L17CD15L21U22R21D7)

BUILDING INFORMATION

1 / 1 SYS CRD# /TOT BLDGS

0100	ID 1	SFR
		C&D
1.16		NBHD FACTOR
		LEVEL / UNIT TYPE
1 /		UNIT HEIGHT / BLDG HEIGHT
5 /		BED RM / TOT RM
3 /		FULL BA / HALF BA
/	9	ADD FIX / TOTAL FIX
2007 /	2007	YRBLT / EFFYR
/		YR / % REMODELED
		REMOD KTCH / BATH
R2 /	AV	GRADE / CDU
81 /		% GOOD / DEPR TB
		FPLC STACK / OPEN
17		EW1 MSY: CB STUCCO
		EW2 NONE
04		RS WOOD TRUSS
03		RC ASPHALT/COMPOSI
05		IW1 DRYWALL
		IW2 N/A
21		FT1 BAMBOO
15		FT2 CERAMIC/QUARRY
3		HEAT HTG & AC
4		HEAT SYS FORCED AIR DUCT
		KB_ADJ
		MKT_ADJ
		FUNC
		ECON
100		SOH%
	2,804	EFF BLDG AREA
	2,522	SQ FT LIVING AREA
	2,804	TOTAL EBA

NOTES:

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

410,096	RCN
332,179	RCNLD
385,328	ADJRCNLD
1	TOTAL ID UNIT VALUE

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