

LOCATION & OWNER INFORMATION

PARCEL ID

00-41-43-04-00-000-6080

NBHD

725400RS

PARCEL ADDR

13087 52ND CT N

LEGAL

4-43-41, W 209 FT OF E 827 FT OF S 239 FT OF N 4332 FT OF E 1/2 A/K/A G-49

TAX DISTRICT

00226

OWNER

SWAY 2014 1 BORROWER LLC INVITATION HOMES LLC C/O

ADDRESS

2525 FRYE RD STE 300
CHANDLER AZ 85224-6287



ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	30-AUG-22	3	A	85

INCOME

AG

0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

GIS ACRES: 1.1463

TOTAL CARDS:1

AUTOCAD:

TOTAL PARCEL

TYPE	VALUE
MASS	440,094
OVERRIDE	
INCOME	0
PRIOR YR VAL	439,728
BUILDING	239,844
OBY's	8,200
LAND	192,050
MARKET	440,094
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.44
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
26214	765	CT	DD	I	151,800	29-JUL-13
18682	1898	WD	QD	I	430,000	31-MAY-05
05185	1099	WD	Q	I	69,900	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
B-2026-031915-0000	25-AUG-26	F	03	O	2027	23,900
B03004687	25-FEB-03	F	05	C	2004	16,000
00-B91005325	15-MAR-91	F	01	C	1993	7,000

NOTES

(22) PETN2026-4101

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	8	PL1	2003	2003				1	1	D	3 6	32,800.00	A	A	25					100	8,200.00
																				OBY VALUE	8,200.00

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			239	50,094	1.15	0	167,000.00	1.15	1		0	100	192,050.00		
NOTES:										FUTURE LAND USE: RR-2.5											
										TOTAL ACRES	1.15									TOTAL LAND VALUE	192,050.00

REV: 71 A 04-MAY-26

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	1890	
BASE AREA				
A1 1	FGR	43	400	
FINISHED GARAGE				
A2 2	FOP	28	24	
FINISHED OPEN PORCH				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			2314	

00-41-43-04-00-000-6080RESIDENTIAL13087 52ND CT N

Diagram of Main Building (1890) showing dimensions and sub-areas:

- Overall dimensions: 79 (width) x 26 (depth)
- Sub-area A1 (400): 20 (width) x 20 (depth)
- Sub-area A2 (24): 4 (width) x 6 (depth)
- Other dimensions: 16, 20, 53, 6, 4

VECTOR:
BAS(A0CL79D16R20D16R6U6R53U26)FGR(A1L79D16CD20R20U20L20)FOP(A2L79D16D20R20CR6U4L6D4)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0100	ID	1	SFR	
			C&D	
1.12			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
5	/		BED RM / TOT RM	
2	/	0	FULL BA / HALF BA	
	/	6	ADD FIX / TOTAL FIX	
1987	/	1990	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOD KTCH / BATH	
R2	/	AV	GRADE / CDU	
71	/		% GOOD / DEPR TB	
1		1	FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
00			EW2 NONE	
04			RS WOOD TRUSS	
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%	
			2,069 EFF BLDG AREA	
			1,890 SQ FT LIVING AREA	
			2,069 TOTAL EBA	

NOTES:				

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

301,614 RCN
214,146 RCNLD
239,844 ADJRCNLD
1 TOTAL ID UNIT VALUE

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