

LOCATION & OWNER INFORMATION

PARCEL ID

00-41-47-14-02-000-0080

NBHD

866000RS

PARCEL ADDR

21290 PURPLE SAGE LN

LEGAL

INDIAN HEAD SEC 1 LT 8

TAX DISTRICT

00355

OWNER

2018 2 IH BORROWER LP INVITATION HOMES
RYAN LLC C/O

ADDRESS

PO BOX 4900
SCOTTSDALE AZ 85261-4900



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

TOTAL CARDS:1

GIS ACRES: .232

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	12-JUN-24	3	A	46

INCOME

AG

TOTAL PARCEL

TYPE	VALUE
MASS	466,381
OVERRIDE	
INCOME	0
PRIOR YR VAL	474,117
BUILDING	308,404
OBY's	9,638
LAND	148,339
MARKET	466,381
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.32
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
26179	1913	WD	QD	I	299,950	08-JUL-13
24012	1426	WD	QD	I	248,000	04-AUG-10
14067	1868	WD	DM	I	173,000	22-AUG-02
DD #60-SOLD BELOW MKT.						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
00-B01028548	07-NOV-01	F	03	T	2003	10,600

NOTES

PETN2016-4043 PETN2024-1548 PETN2025-2762

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	WLL	1980			0	0	194	1	C		14.69	A	A	25					100	713.00
1	4	PL1	1982			0	0	1	1	C		35,700.00	A	A	25					100	8,925.00
																				OBY VALUE	9,638.00

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	RE			S	S1			0	10,108	0.23	1	16.25	T	1	09	-5	100	148,339.00
NOTES: backs road										FUTURE LAND USE: LR-1									
TOTAL ACRES										.232									
										TOTAL LAND VALUE									
										148,339.00									

REV: 46 A 09-APR-25

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	1619	
BASE AREA				
A1 1	FSP	34	240	
FINISHED SCREENED PORCH				
A2 2	FGR	44	480	
FINISHED GARAGE				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			2339	

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Diagram showing Main Building (1619), A1 (240), and A2 (480) with dimensions.

VECTOR:
BAS(A0CL13D9L20U6L27D10R20D24R12D5R28U42)FSP(A1L13CU3L20D12R20U9)FGR(A2L13U3L20D12R20U9D9L20U6L27D10CD24R20U24L20)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0100	ID	1	SFR	
			C&D	
1.24			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
4	/		BED RM / TOT RM	
2	/	0	FULL BA / HALF BA	
	/	6	ADD FIX / TOTAL FIX	
1980	/	1990	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOKTCH / BATH	
R3	/	AV	GRADE / CDU	
71	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
00			EW2 NONE	
03			RS GABLE/HIP	
07			RC CONCRETE TILE	
05			IW1 DRYWALL	
00			IW2 N/A	
15			FT1 CERAMIC/QUARRY	
00			FT2 N/A	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
1,912 EFF BLDG AREA				
1,619 SQ FT LIVING AREA				
1,912 TOTAL EBA				

NOTES:				

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

350,300	RCN
248,713	RCNLD
308,404	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