

LOCATION & OWNER INFORMATION

**PARCEL ID** 00-42-45-14-15-000-0350  
**NBHD** 084500RS  
**PARCEL ADDR** 8640 ROSALIE CT  
**LEGAL** RAINBOW LAKES 2 LT 35  
  
**TAX DISTRICT** 00202  
**OWNER** IH4 PROPERTY FLORIDA LP INVITATION HOMES RYAN LLC C/O  
  
**ADDRESS** PO BOX 4900  
 SCOTTSDALE AZ 85261-4900



ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	15-JUL-22	3	A	71

**INCOME**  
AG

**0100 PROPERTY USE /SINGLE FAMILY**  
**LIVING UNITS:1** **GIS ACRES: .173**  
**TOTAL CARDS:1** **AUTOCAD:**

TOTAL PARCEL

TYPE	VALUE
MASS	413,323
VERRIDE	
INCOME	0
PRIOR YR VAL	375,450
BUILDING	211,117
OBYS	984
LAND	201,222
MARKET	413,323
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.49
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
26782	1310	WD	QD	I	250,000	05-MAY-14
25137	968	WD	DM	I	139,000	30-MAR-12
SHORT SALE SEE LP 22788/384 & PER MAILER; SELLER PD 4000 IN BUYERS						
19886	85	WD	QD	I	370,000	13-JAN-06

AG INFORMATION

LINE	CA	L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL								

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
00-B92014955	14-JUL-92	F	05	C	1993	4,500

NOTES

PETN2019-3624 PETN2020-3519 PETN2021-3072 PETN2022-3839 PETN2023-3667 PETN2025-2873

OBJ 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	PAT	1992			0	0	536	1	C		7.34	A	A	25					100	984.00
																				OBV VALUE	984.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE	
1	0130	RTS			S	W1			0	7,537	0.17	1	32.00	T	1		0	100	201,222.00	
NOTES: WTR 52FF																				
TOTAL ACRES											.173	FUTURE LAND USE: LR-3								
																			TOTAL LAND VALUE	201,222.00

SUB-AREA INFORMATION			
LINE	CODE	PCT	SIZE
A	0	BAS	100
BASE AREA			
A1	1	FOP	28
FINISHED OPEN PORCH			
A2	2	FGR	44
FINISHED GARAGE			
A3	3	FUS	87
FINISHED UPPER STORY			
A4			
A5			
A6			
A7			
A8			
A9			
A10			
A11			
A12			
A13			
A14			
A15			
A16			
A17			
TOTAL SQ FT			2057

**00-42-45-14-15-000-0350**      **RESIDENTIAL**      8640 ROSALIE CT

**VECTOR:**  
 BAS(A0CL18D6L18D23R15D4R21U10VR2U2U6VU2L2U13)FOP(A1L18D6L18D23CD7R15U7L15)FGR(A2L18D6L18D23D7R15CD18R21U21L21D3)FUS(A3R20CD6R9D15L9D12R18U10VR2U2U6VU2L2U13L18)

BUILDING INFORMATION			
<b>1</b>	<b>/</b>	<b>1</b>	<b>SYS CRD# /TOT BLDGS</b>
0100	ID	1	SFR
			C&D
1.09			NBHD FACTOR
			LEVEL / UNIT TYPE
2	/		UNIT HEIGHT / BLDG HEIGHT
3	/		BED RM / TOT RM
2	/	1	FULL BA / HALF BA
	/	8	ADD FIX / TOTAL FIX
1991	/	1996	YRBLT / EFFYR
	/		YR / % REMODELED
			REMOD KTCH / BATH
R2	/	AV	GRADE / CDU
75	/		% GOOD / DEPR TB
			FPLC STACK / OPEN
17			EW1 MSY: CB STUCCO
17			EW2 MSY: CB STUCCO
03			RS GABLE/HIP
07			RC CONCRETE TILE
05			IW1 DRYWALL
00			IW2 N/A
15			FT1 CERAMIC/QUARRY
12			FT2 HARDWOOD
3			HEAT HTG & AC
4			HEAT SYS FORCED AIR DUCT
			KB_ADJ
			MKT_ADJ
			FUNC
			ECON
100			SOH%
1,672 EFF BLDG AREA			
1,511 SQ FT LIVING AREA			
1,672 TOTAL EBA			
258,246 RCN			
193,685 RCNLD			
211,117 ADJRCNLD			
1 TOTAL ID UNIT VALUE			

**NOTES:**  
 BLDG 001 FUS IS EST.

L#	COD	LENGTH	WIDTH	EL ST	ID UT	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	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD