

LOCATION & OWNER INFORMATION

PARCEL ID

00-42-45-17-09-000-0140

NBHD

402300RS

PARCEL ADDR

8407 LYONS RANCHES RD

LEGAL

LYONS RANCHES LT 14

TAX DISTRICT

00205

OWNER

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

ADDRESS

PO BOX 4900
SCOTTSDALE AZ 85261-4900



PALM BEACH COUNTY



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: .2089

TOTAL CARDS:1

AUTOCAD:

TOTAL PARCEL

TYPE	VALUE
MASS	568,433
OVERRIDE	
INCOME	0
PRIOR YR VAL	584,327
BUILDING	424,589
OBY's	0
LAND	143,844
MARKET	568,433
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.25
SOH%	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
26141	321	WD	QD	I	334,000	17-JUN-13
24737	751	WD	QM	I	291,790	24-AUG-11
MAILER RECD 12/20/11, SELLER PD \$3,000 BUYER'S CLOSING COSTS.						

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
B-2010-023120-0000	21-JAN-11	F	00	C	2012	254,524

NOTES

PETN2024-1711 PETN2025-2880

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	RT			S	S1				9,100	0.21	1	18.15	T	1	CN	-5	100	143,844.00
NOTES: PB114 PG3 Backs Lyons Road, no buffer										FUTURE LAND USE:									
TOTAL ACRES										.2089									
																		REV: 85 A	19-MAR-25
																		TOTAL LAND VALUE	143,844.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	1426	
BASE AREA				
A1 1	FOP	28	160	
FINISHED OPEN PORCH				
A2 2	FGR	44	420	
FINISHED GARAGE				
A3 3	FOP	28	58	
FINISHED OPEN PORCH				
A4 4	FUS	87	1227	
FINISHED UPPER STORY				
A5 5	NVA	0	176	
NO VALUE AREA				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			3467	

00-42-45-17-09-000-0140RESIDENTIAL8407 LYONS RANCHES RD

Diagram showing the Main Building (1426) and A2 (420) footprint. The Main Building is a large rectangle with dimensions 34 by 38. A2 is a smaller rectangle attached to the bottom right of the Main Building, with dimensions 20 by 20. The diagram also shows various setbacks and dimensions for the building and its components.

VECTOR:
BAS(A0CD38L21U7L6D3L13U34R40)FOP(A1CL16X10)FGR(A2D38CD20X21)FOP(A3D38L21D1CL8U5R2U3R6D8)FUS(A4R20CR40D36L21U9R7U12L4VD3L3L6D16L13U34)NVA(A5R33D34CU16R6VR3U3R4D12L7D7L6)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0100	ID	1	SFR	
			C&D	
1.29			NBHD FACTOR	
			LEVEL / UNIT TYPE	
2	/		UNIT HEIGHT / BLDG HEIGHT	
3	/		BED RM / TOT RM	
3	/		FULL BA / HALF BA	
	/	9	ADD FIX / TOTAL FIX	
2011	/	2011	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOKTCH / BATH	
R2	/	AV	GRADE / CDU	
85	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
00			EW2 NONE	
04			RS WOOD TRUSS	
07			RC CONCRETE TILE	
05			IW1 DRYWALL	
00			IW2 N/A	
15			FT1 CERAMIC/QUARRY	
14			FT2 CARPETING	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
			2,739 EFF BLDG AREA	
			2,653 SQ FT LIVING AREA	
			2,739 TOTAL EBA	

NOTES:	
BLDG 001 WILLOW 3/3	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

387,222	RCN
329,139	RCNLD
424,589	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	SIZE	PERM	TYPE	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD