

LOCATION & OWNER INFORMATION	
<b>PARCEL ID</b>	<b>00-42-45-25-10-000-0060</b>
<b>NBHD</b>	<b>085300RS</b>
<b>PARCEL ADDR</b>	4945 PINE TREE DR
<b>LEGAL</b>	VILLAS OF PINETREE LT 6
<b>TAX DISTRICT</b>	00204
<b>OWNER</b>	<b>2018 2 IH BORROWER LP INVITATION HOMES RYAN LLC C/O</b>
<b>ADDRESS</b>	<b>PO BOX 4900 SCOTTSDALE AZ 85261-4900</b>



ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	28-MAY-25	3	A	60
<b>INCOME AG</b>				

<b>0100 PROPERTY USE /SINGLE FAMILY</b>	
<b>LIVING UNITS:1</b>	<b>GIS ACRES: .1745</b>
<b>TOTAL CARDS:1</b>	<b>AUTOCAD:</b>

TOTAL PARCEL	
TYPE	VALUE
MASS	500,146
OVERRIDE INCOME	0
PRIOR YR VAL	515,116
BUILDING	284,742
OBY's	3,578
LAND	211,826
MARKET	500,146
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.42
SOH%	
1 CAMA VALUE	

SALES INFORMATION						
BOOK	PAGE	DC	QC	S	PRICE	DATE
26376	409	WD	QL	I	275,000	29-AUG-13
24498	1493	WD	QM	I	255,000	11-APR-11
SELLER MADE \$5,000 REPAIRS PRIOR TO CLOSING-NEW AC						
10942	0657	WD	QD	I	165,000	10-FEB-99

AG INFORMATION								
LINE	CA	L#	CROP	LUC	ACRES	RATE	CODE	VALUE
<b>TOTAL</b>								

PERMIT INFORMATION							
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT	
M-2023-034666-0000	07-AUG-23	F	03	T	2024	6,058	
00-B98030690	17-NOV-98	F	05	C	2000	1,211	
00-B97032982	17-DEC-97	F	00	C	1999	90,000	

NOTES											
92-12328, P02-2436, .1745 AC. PETN2015-3199 PETN2017-3382 PETN2018-1955 PETN2020-3580 PETN2022-3849 PETN2023-3692 PETN2024-1716 PETN2025-2887											

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	PAT	1998			0	0	497	1	C	3	22.27	A	A	25					100	2,767.00
1	2	SCE	1999	1999			0	544	1			5.96			25					100	811.00
<b>OBY VALUE</b>																				<b>3,578.00</b>	

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	RS			S	S1			0	7,601	0.17	1	26.25	T	1		0	100	211,826.00		
<b>NOTES:</b>										TOTAL ACRES					.1745	FUTURE LAND USE: LR-1					
																<b>REV: 36 A 28-FEB-25</b>					
																TOTAL LAND VALUE					211,826.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	2020
BASE AREA				
A1	1	FOP	28	48
FINISHED OPEN PORCH				
A2	2	FGR	44	441
FINISHED GARAGE				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				2509

00-42-45-25-10-000-0060 RESIDENTIAL 4945 PINE TREE DR

VECTOR:  
 BAS(A0CL34VU2L2L5VD2L2L14D16R8D16R6D2R8D16R14U16R21U34)FOP(A1L34VU2L2L5VD2L2L14D16R8D16R6D2CD6R8U6L8)FGR(A2L34VU2L2L5VD2L2L14D16R8D16R6D2D6R8U6L8R8D16R14CD5R21U21L21D16)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0100	ID	1	SFR	
			C&D	
1.22			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
0	/		BED RM / TOT RM	
2	/	0	FULL BA / HALF BA	
	/	6	ADD FIX / TOTAL FIX	
1998	/	2004	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOD KTCH / BATH	
R2	/	AV	GRADE / CDU	
79	/		% 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	
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%	
			2,227 EFF BLDG AREA	
			2,020 SQ FT LIVING AREA	
			2,227 TOTAL EBA	
			295,436 RCN	
			233,395 RCNLD	
			284,742 ADJRCNLD	
			1 TOTAL ID UNIT VALUE	

NOTES:

L#	COD	LENGTH	WIDTH	EL	ST	ID	UT	VALUE

295,436	RCN
233,395	RCNLD
284,742	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	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD