

LOCATION & OWNER INFORMATION

PARCEL ID 00-42-47-06-09-005-0070

NBHD 06Q140RZ

PARCEL ADDR 18786 CASPIAN CIR

LEGAL WEITZER SUB PL 2 LT 7 BLK 5

TAX DISTRICT 00355

OWNER TRUE NORTH PROPERTY OWNER A LLC

ADDRESS PO BOX 4090
SCOTTSDALE AZ 85261-4090



ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	30-JUN-21	3	A	99

INCOME
AG

0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1 **GIS ACRES: .311**

TOTAL CARDS:1 **AUTOCAD:**

TOTAL PARCEL

TYPE	VALUE
MASS	567,748
OVERRIDE	
INCOME	0
PRIOR YR VAL	588,706
BUILDING	333,512
OBY's	12,950
LAND	221,286
MARKET	567,748
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.39
SOH%	
1 CAMA VALUE	

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
29093	1938	WD	D	I	300,000	05-APR-17
28513	593	CT	D	I	289,700	17-AUG-16
07733	1245	WD	QM	I	145,500	01-MAY-93

AG INFORMATION

LINE	CA	L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL								

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
00-B96031431	11-DEC-96	F	05	C	1998	13,800
00-B95011386	13-MAY-95	F	05	C	1996	12,390
00-B93000453	08-JAN-93	F	00	C	1994	97,181

NOTES

91-3006 PETN2017-3295 AGE RESTR. - N/A BLDG 001 MASS #99. PETN2025-3349

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	5	PL1	1997			0	0	1	1	C	1 6	51,800.00	A	A	25					100	12,950.00
																				OBY VALUE	12,950.00

LAND INFORMATION

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0130	RS				S ZW1				13,544	0.31	1	35.75	T	1		0	100	221,286.00
NOTES: FRESH WATER CANAL (USUALLY FOR DRAINAGE)										FUTURE LAND USE: MR-5									
TOTAL ACRES										.3109									
																		REV: 71 A	13-MAY-25
																		TOTAL LAND VALUE	221,286.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	1368
BASE AREA				
A1	1	FGR	44	399
FINISHED GARAGE				
A2	2	FUS	87	696
FINISHED UPPER STORY				
A3	3	NVA	0	812
NO VALUE AREA				
A4	4	FOP	28	20
FINISHED OPEN PORCH				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			3295	

00-42-47-06-09-005-0070 **RESIDENTIAL** 18786 CASPIAN CIR

VECTOR:
 BAS(A0CD37L13U4L5D5L7U18L19U24R19D4R25)FGR(A1L25U4L19D24CR19D21L19U21)FUS(A2L25U4L19U24CU23R6U12R12D19R6D3R2D3VL4D4R4D9L8U3L18)NVA(A3U26CL13U4L5U4L4VU4R4U3L2U3L6U19R26D37)FOP(A4D37L13CL5U4R5D4)

BUILDING INFORMATION				
1	/	1	SYS CRD#	/TOT BLDGS
0300	ID	1	SFR-ZERO LOT	
			C&D	
1.12			NBHD FACTOR	
			LEVEL / UNIT TYPE	
2	/		UNIT HEIGHT / BLDG HEIGHT	
4	/		BED RM / TOT RM	
2	/	1	FULL BA / HALF BA	
	/	8	ADD FIX / TOTAL FIX	
1993	/	2000	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOD KTCH / BATH	
R3	/	AV	GRADE / CDU	
77	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
16			EW2 WSF: STUCCO	
04			RS WOOD TRUSS	
07			RC CONCRETE TILE	
05			IW1 DRYWALL	
			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%	
			2,156 EFF BLDG AREA	
			2,064 SQ FT LIVING AREA	
			2,156 TOTAL EBA	

NOTES:
 BLDG 001 2015SQ U/A 4BD/2.5BA (FLIPPED)
 NOTE: POOL,PATIO, SC
 BLDG 001 R ENC =EST*GATE

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

386,726	RCN
297,779	RCNLD
333,512	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