

LOCATION & OWNER INFORMATION

PARCEL ID

73-41-44-04-15-000-0170

NBHD

730600RS

PARCEL ADDR

13325 KINGSBURY DR

LEGAL

BARRINGTON WOODS OF WELLINGTONLT 17

TAX DISTRICT

73486

OWNER

IH5 PROPERTY FLORIDA LP INVITATION HOMES
RYAN LLC C/O

ADDRESS

PO BOX 4900
SCOTTSDALE AZ 85261-4900



0100 PROPERTY USE /SINGLE FAMILY

LIVING UNITS:1

GIS ACRES: .3138

TOTAL CARDS:1

AUTOCAD:

AG INFORMATION

LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	26-JUN-25	3	A	73

INCOME
AG

TOTAL PARCEL

TYPE	VALUE
MASS	610,385
OVERRIDE	
INCOME	0
PRIOR YR VAL	601,000
BUILDING	383,867
OBY's	1,485
LAND	225,033
MARKET	610,385
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	
SOH%	0.37
1	CAMA VALUE

SALES INFORMATION

BOOK	PAGE	DC	QC	S	PRICE	DATE
27245	1060	WD	QD	I	315,000	19-DEC-14
18748	1765	QC	DD	I	150,000	15-JUN-05
18166	1070	WD	DD	I	375,000	31-JAN-05
DD #85-SOLD BELOW MKT, NOT REFLECTIVE.						

PERMIT INFORMATION

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
17-2732	20-JUL-17	F	03	T	2018	15,730
15-127	15-JAN-15	F	05	T	2016	3,834

NOTES

PETN2020-3861 PETN2023-3355 PETN2024-2153 PETN2025-3167

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	1988			0	0	316	1	C		14.69	A	A	32					100	1,485.00
																				OBY VALUE	1,485.00

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	PUD			S	W1			0	13,667	0.31	1	17.25	T	1		0	100	225,033.00	
NOTES: WTR 119FF										FUTURE LAND USE:										
TOTAL ACRES										.3138										
																		REV: 71 A	25-MAR-25	
																		TOTAL LAND VALUE		225,033.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	2399
BASE AREA				
A1	1	FSP	34	304
FINISHED SCREENED PORCH				
A2	2	FOP	28	54
FINISHED OPEN PORCH				
A3	3	FGR	44	400
FINISHED GARAGE				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				3157

73-41-44-04-15-000-0170

RESIDENTIAL

13325 KINGSBURY DR

VECTOR:
BAS(A0CL25D23D10L36D32R15U3R17R9U12R20U50)FSP(A1L25D23CL22D4L14D6R36U10)FOP(A2L25D23L22D4L14D6R36U10D10L36D32R15U3R17CD6R9U6L9)FGR(A3L25D23L22D4L14D6R36U10D10L36D32R15U3R17D6R9CD2R20U20L20D18)

BUILDING INFORMATION				
1	/	1	SYS CRD# /TOT BLDGS	
0100	ID	1	SFR	
			C&D	
1.28			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
5	/		BED RM / TOT RM	
2	/	1	FULL BA / HALF BA	
	/	8	ADD FIX / TOTAL FIX	
1988	/	1988	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOD KTCH / BATH	
R3	/	AV	GRADE / CDU	
70	/		% GOOD / DEPR TB	
1		1	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%	
			2,693 EFF BLDG AREA	
			2,399 SQ FT LIVING AREA	
			2,693 TOTAL EBA	

NOTES:				
BLDG 001 SEC 4				

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

428,422	RCN
299,896	RCNLD
383,867	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