

**LOCATION & OWNER INFORMATION**

**PARCEL ID** 73-41-44-09-05-000-0610

**NBHD** 730100RS

**PARCEL ADDR** 12753 MEADOWBREEZE DR

**LEGAL** MEADOWLAND COVE PL 2 OF WELLINGTON LT 61

**TAX DISTRICT** 73486

**OWNER** PROGRESS RESIDENTIAL BORROWER 5 LLC

**ADDRESS** PO BOX 4090  
SCOTTSDALE AZ 85261-4090



**ENTER INFORMATION**

TYPE	DATE	E	I	AP
IMP	02-JUL-24	3	A	60

**INCOME**  
AG

**0100 PROPERTY USE /SINGLE FAMILY**

**LIVING UNITS:1** **GIS ACRES: .2609**

**TOTAL CARDS:1** **AUTOCAD:**

**TOTAL PARCEL**

TYPE	VALUE
MASS	422,847
OVERRIDE INCOME	0
PRIOR YR VAL	409,844
BUILDING	247,595
OBY's	707
LAND	174,545
MARKET	422,847
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.41
SOH%	
1 CAMA VALUE	

**SALES INFORMATION**

BOOK	PAGE	DC	QC	S	PRICE	DATE
28017	1000	WD	DD	I	223,000	05-NOV-15
ESTATE SALE SEE SA 28035/1043						
07682	1666	WD	QD	I	122,000	01-APR-93
QM						
07682	1665	WD	QD	V	38,000	01-APR-93

**AG INFORMATION**

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

**PERMIT INFORMATION**

PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
16-2580	11-JUL-16	F	05	T	2017	4,000
15-4651	11-JAN-16	F	03	T	2017	9,800
11-1116	11-APR-11	F	05	T	2012	1,715

**NOTES**

PETN2025-3450

**OBV 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	1995			0	0	130	1	C		7.34	A	A	25					100	239.00
1	2	SCE	1995			0	0	314	1	C		5.96	A	A	25					100	468.00
																				OBV VALUE	707.00

**LAND INFORMATION**

L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHD	INF	PCT	SOH	VALUE		
1	0100	PUD			S	S1			0	11,363	0.26	1	22.50	T	1		0	100	174,545.00		
										TOTAL ACRES	.2609						FUTURE LAND USE:				
																		REV: 71 A	29-MAY-25		
																		TOTAL LAND VALUE	174,545.00		

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	1628
BASE AREA				
A1	1	FSP	34	140
FINISHED SCREENED PORCH				
A2	2	FGR	44	399
FINISHED GARAGE				
A3	3	FOP	28	60
FINISHED OPEN PORCH				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				2227

**73-41-44-09-05-000-0610**      **RESIDENTIAL**      12753 MEADOWBREEZE DR

**VECTOR:**  
 BAS(A0L14D10CD2L13U2L13D30R19D12R6D10R2D4R13U56L14)FSP(A1CL14D10R14U10)FGR(A2L14D10D2L13U2L13D30CD21R19U21L19)FOP(A3L14D10D2L13U2L13D30D21R19CD1R6U10L6D9)

BUILDING INFORMATION				
<b>1</b>	<b>/</b>	<b>1</b>	<b>SYS CRD# /TOT BLDGS</b>	
0100	ID	1	SFR	
			C&D	
1.35			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	
1993	/	1993	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOD KTCH / BATH	
R2	/	AV	GRADE / CDU	
74	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
00			EW2 NONE	
03			RS GABLE/HIP	
03			RC ASPHALT/COMPOSI	
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%	
			1,869 EFF BLDG AREA	
			1,628 SQ FT LIVING AREA	
			1,869 TOTAL EBA	

**NOTES:**  
 BLDG 001 LOC IN SEC 10

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

247,843	RCN
183,404	RCNLD
247,595	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