

LOCATION & OWNER INFORMATION	
PARCEL ID	73-41-44-10-01-003-0100
NBHD	730800RS
PARCEL ADDR	12758 GUILFORD CIR
LEGAL	SOUTH SHORE NO 1 OF WELLINGTONLT 10 BLK 3
TAX DISTRICT	73486
OWNER	SRP SUB LLC INVITATION HOMES RYAN LLC C/O
ADDRESS	PO BOX 4900 SCOTTSDALE AZ 85261-4900



ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	26-JUN-25	3	A	73
INCOME				
AG				

0100 PROPERTY USE /SINGLE FAMILY	
LIVING UNITS:1	GIS ACRES: .2273
TOTAL CARDS:1	AUTOCAD:

TOTAL PARCEL	
TYPE	VALUE
MASS	461,330
OVERRIDE	
INCOME	0
PRIOR YR VAL	463,023
BUILDING	278,180
OBY's	0
LAND	183,150
MARKET	461,330
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.40
SOH%	
1	CAMA VALUE

SALES INFORMATION							
BOOK	PAGE	DC	QC	S	PRICE	DATE	
26328	1492	WD	QD	I	213,000	05-SEP-13	
22935	1119	WD	QD	I	215,000	27-OCT-08	
22283	177	WD	DM	I	232,000	13-NOV-07	
DD OUT OF FORECLOSURE 21876/1765							

AG INFORMATION							
LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
TOTAL							

PERMIT INFORMATION							
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT	
BP22-1015	10-MAY-22	F	05	T	2023	1,200	
BP22-1016	04-APR-22	F	05	T	2023	750	
20-5630	24-NOV-20	F	03	T	2021	3,970	
19-428	14-FEB-19	F	05	C	2020	3,645	

NOTES
S6-431 \$1118, 2009 EYB, MINOR UPDATING PETN2016-3858 PETN2022-4044 PETN2023-3385 PETN2024-2179 PETN2025-3178

OBY INFORMATION																					
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	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	PUD			S	S1			0	9,900	0.23	1	18.50	T	1		0	100	183,150.00
NOTES:										TOTAL ACRES					.2273				
										FUTURE LAND USE:					REV: 71 A 25-MAR-25				
										TOTAL LAND VALUE					183,150.00				

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	1701
BASE AREA				
A1	1	FSP	34	420
FINISHED SCREENED PORCH				
A2	2	FOP	28	27
FINISHED OPEN PORCH				
A3	3	FGR	44	624
FINISHED GARAGE				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				2772

73-41-44-10-01-003-0100 **RESIDENTIAL** 12758 GUILFORD CIR

VECTOR:
 BAS(A0CL24D5D10L46D24R37U3R9U7R12U6R12U23)FSP(A1L24D5CL42D10R42U10)FOP(A2L24D5L42D10R42U10D10L46D24R37CR9U3L9D3)FGR(A3L24D5L42D10R42U10D10L46D24R37R9CD13R24U29L12D6L12D10)

BUILDING INFORMATION	
1	/ 1 SYS CRD# /TOT BLDGS
0100	ID 1 SFR
	C&D
1.35	NBHD FACTOR
	LEVEL / UNIT TYPE
1	/ UNIT HEIGHT / BLDG HEIGHT
3	/ BED RM / TOT RM
2	/ 0 FULL BA / HALF BA
	/ 6 ADD FIX / TOTAL FIX
1975	/ 1987 YRBLT / EFFYR
	/ YR / % REMODELED
	REMOD KTCH / BATH
R2	/ AV GRADE / CDU
70	/ % 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
12	FT1 HARDWOOD
00	FT2 N/A
3	HEAT HTG & AC
4	HEAT SYS FORCED AIR DUCT
	KB_ADJ
	MKT_ADJ
	FUNC
	ECON
100	SOH%
	2,127 EFF BLDG AREA
	1,701 SQ FT LIVING AREA
	2,127 TOTAL EBA
	294,370 RCN
	206,059 RCNLD
	278,180 ADJRCNLD
	1 TOTAL ID UNIT VALUE

NOTES:

L#	COD	LENGTH	WIDTH	EL ST	ID UT	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	YB	SIZE	PERM	TYPE NAME	HT	WALL TYPE	TYP	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN	%GD