

LOCATION & OWNER INFORMATION	
PARCEL ID	74-42-43-12-21-000-2230
NBHD	74L060RZ
PARCEL ADDR	4116 TORRES CIR
LEGAL	BRIGER PARS B, E & F LT 223
TAX DISTRICT	74407
OWNER	IH4 PROPERTY FLORIDA LP INVITATION HOMES RYAN LLC C/O
ADDRESS	PO BOX 4900 SCOTTSDALE AZ 85261-4900



ENTER INFORMATION				
TYPE	DATE	E	I	AP
IMP	20-JUL-23	3	A	60
INCOME AG				

0100 PROPERTY USE /SINGLE FAMILY	
LIVING UNITS:1	GIS ACRES: .1852
TOTAL CARDS:1	AUTOCAD:

TOTAL PARCEL	
TYPE	VALUE
MASS	412,783
VERRIDE	
INCOME	0
PRIOR YR VAL	387,481
BUILDING	258,802
OBY's	1,470
LAND	152,511
MARKET	412,783
AG/NON AG LAND	
AG LAND & IMP	
LAND MKT VAL	0
LB Ratio (value)	0.37
SOH%	
1 CAMA VALUE	

SALES INFORMATION						
BOOK	PAGE	DC	QC	S	PRICE	DATE
26734	148	WD	QD	I	180,000	11-APR-14
25135	1769	WD	DF	I	149,900	30-MAR-12
24816	821	CT	DD	I	111,600	25-OCT-11

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

PERMIT INFORMATION						
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
03020545	03-MAR-03	F	00	C	2004	139,166

NOTES
PETN2016-4252 PETN2017-3626 PETN2019-3897 PETN2020-3893 AGE RESTR. - NO PETN2023-3442 PETN2025-3233

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	2003	2003				264	1	C	3	22.27	A	A	25					100	1,470.00
																				OBY VALUE	1,470.00

LAND INFORMATION																			
L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0100	RPD			S	ZS1				8,073	0.19	1	37.00	T	1		0	100	152,511.00
NOTES: Residential properties										FUTURE LAND USE:					REV: 07 A 08-APR-25				
TOTAL ACRES										.1853					TOTAL LAND VALUE				152,511.00

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A	0	BAS	100	1648
BASE AREA				
A1	1	FGR	44	400
FINISHED GARAGE				
A2	2	FOP	28	30
FINISHED OPEN PORCH				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT				2078

74-42-43-12-21-000-2230 **RESIDENTIAL** 4116 TORRES CIR

VECTOR:
BAS(A0CD33L20D8L5D6L2D6L13U53R40)FGR(A1D33CD20X20)FOP(A2D41L20CD6X5)

BUILDING INFORMATION		
1	/	1 SYS CRD# /TOT BLDGS
0300	ID 1	SFR-ZERO LOT
		C&D
1.15		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
2003	/ 2007	YRBLT / EFFYR
	/	YR / % REMODELED
		REMOD KTCH / BATH
R2	/ AV	GRADE / CDU
81	/	% 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
00		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%
1,832 EFF BLDG AREA		
1,648 SQ FT LIVING AREA		
1,832 TOTAL EBA		
277,834 RCN		
225,045 RCNLD		
258,802 ADJRCNLD		
1 TOTAL ID UNIT VALUE		

NOTES:

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

277,834	RCN
225,045	RCNLD
258,802	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