

LOT 86
IN OR 2103/1005
DUNES OF AMELIA PHASE 1

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7428 E VISTA BONITA DRIVE
SCOTTSDALE, AZ 85255

2024

00-00-30-044D-0086-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC		2121.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,242	100	2,242	356,526
FGR	520	55	286	45,480
FOP	38	30	11	1,749
FSP	160	40	64	10,177
TOTALS	2,960		2,603	413,934

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,603	131.1552	163.94	426,736	2017	2017	0	0	0	3.00	97.00
1 SNGL FAM - 0% - 0												
Heated Area: 2242												
HX Base Yr												
Diagram showing building footprints (FSP, BAS, FGR, FOP) and dimensions. The lot is 24 units wide and 49 units deep. The building footprints are labeled with their respective years (2017). Dimensions are provided for various segments of the lot and building footprints.												