

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

09-2N-27-1292-0059-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

RooF Cover Interior Wall Interior Floo Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

1003081403043 1002 10002WOOD FRAME 1001. 1. 1000 10000NONE 10004Quality Level 040100SINGLE FAMILYMKT AREA044073.200

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,8711001,871194,577FGR4405524225,167FOP4230131,352FOP12830383,952

TOTALS2,4812,164225,048

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0000563.00SF6.506.50100201920193983,586

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE05/30/2019BYKBTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100012,164111.1320105.58228,475201920192019001.5098.50

1 SINGLE FAM - 0% - 0Heated Area: 1871HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE225,048TOTAL MARKET OB/XF VALUE3,586TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE278,634SOH/AGL Deduction0ASSESSED VALUE278,634TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE278,634TOTAL JUST VALUE278,634NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE288,961

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2506/091910/18/2021WDQI01330,000

GRANTOR:MORRIS JOHN & ANGELAGRANTEE:AMERICAN HOMES 4 RE2285/12656/21/2019SWQI01242,900GRANTOR:LGI HOMES-FLORIDA LLCGRANTEE:MORRIS JOHN & ANGEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W24 S8 W16 S54 E13 N7 E6 N9 N3 W3 U3R5 S3 E3 E5 N3 E11 N40 \$
FGR=[YR=2019;ORIG=-21,62] E21 N22 W11 S3 W8 N3 D1L2 D2L3 E3 S19 \$
FOP=[YR=2019;ORIG=-24,0] W16 S8 E16 N8 \$
FOP=[YR=2019;ORIG=-27,62] E6 N7 W6 S7 \$