

LOT 469
HERON ISLES PHASE TWO C-3
PBK 8/180

PROGRESS RESIDENTIAL BORROWER
23 LLC, PO BOX 4090
SCOTTSDALE, AZ 85261

2024

37-3N-28-0741-0469-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TITL 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	1,997	230,300
FGR	483	55	266	30,675
FOP	80	30	24	2,768
FSP	112	40	45	5,190
TOTALS	2,672		2,332	268,933

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,332	124.5090	118.28	275,829	2017	2017	0	0	0	2.50	97.50	

1 SINGLE FAM - 0% - 2023

Heated Area: 1997

HX Base Yr

Diagram illustrating the layout of the property, showing the main lot dimensions (24x44) and internal structures (FSP 2017, BAS 2017, FGR 2017, FOP 2017) with their respective dimensions.

BLD DATE

XF DATE

LGL DATE

LAND DATE