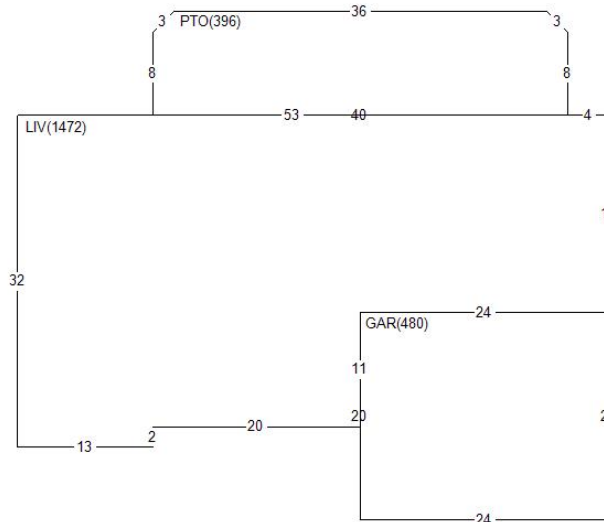


LOT 326 NEW VALMEYER PHASE 5

GREEN VALLEY AZ 85614  
Site Address: 000312 FALCON POINTE

BLDG # 1  
Style/Stories 1.0 One Story  
Quality/Design C C-Average  
Building Use 0100 Single Fami  
Exterior Wall F Frame  
WALL % 100 100%  
Exterior Wall 1  
WALL 1% 000 N/A  
Crawl Sp. Adj  
Slab Adjustment  
Basement LC C-Living Qt  
Combination  
Attic Area  
Heat/AC Adj AC Central Air  
Comb Ht/AC Adj  
Fireplace 03 C-Fireplace  
Extra Fireplace 00 N/A  
Res Fixtures 0012 12 Fixtures  
Garage F Frame Garag  
Integral Garage  
Remodeling Adj 01 No Remodeli  
Actual Year Blt 2002  
Effect Year Blt 2002  
Cond/Desir/Util A Res CDU - A  
Township Multpl 06 TOWNSHIP #0  
Funct. Obs. %  
Economic Obs. %  
Observed Cond %  
Obs. Cond. Code  
Combination A  
Comb A Ht/AC  
Unfin Low/Level  
Full Basement F Full Baseme  
# Of Bedrooms 03 Three Bedro  
Sq.Ft.Grnd Area 1472



Land Value 26,760  
Misc Value 5,120  
Bldg Value 130,660  
Total Value 162,540  
Value By CAMA

RCN 145,177  
Pct Good 0.9000  
Obsol/Observed 0.0000  
Building Value 130,660

DOCUMENT #	DATE	QS	SALE PRICE
312485	0107	Q	175,500
*268350	0103	Q	137,900
	1002	Q	20,856

PERMIT NO	TYPE	DATE	AMOUNT
R1-02-36	00	0103	
R1-02-36	01	1002	

Appraiser AS A. Schwar  
Aprr Date 11/26/19  
Use Code 0040 Imp Res  
NBHD 62000.10 VLMYR 1.0 STORY  
L100 M100 B107

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
CONDR	468	1.00	468	1.00	468	468	
BSML	765	1.00	765	1.00	765	765	
LIV	1472	1.00	1472	1.00	1472	1472	1472
GAR	480	1.00	480	1.00	480	480	
PTO	396	1.00	396	1.00	396	396	

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT PCT	ADJUSTMENT	VALUE
1 1 CONDR	Concrete Drivewa	.00	.00	468.00	3.65	2002 A 10.00	1.00	1,540
2 1 BRVEN	Brick Veneer	.00	.00	168.00	14.65	2002 A 10.00	1.00	2,220
3 1 PTO	Concrete Patio	.00	.00	396.00	3.65	2007 A 6.00	1.00	1,360

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 6200 VALMEYER	VR1	1.00 ST	26760.00	TW 1.00	.00 .00	26,760