

PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT

Parcel Number: 113-04-0380

Property Address

Street Number	Street Direction	Street Name	Location
3401	N	FREMONT AV	Tucson

Contact Information

Property Owner Information:

RUSSELL IMOGENE TR
ATTN: MIMI MOFFATT T
2365 E EDISON ST
TUCSON AZ
85719-3807

Property Description:

SW4 SW4 NE4 SW4 & W30' SE4 SW4 NE4 SW4
2.72 AC SEC 30-13-14

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$186,500	\$175,310	\$26,296
2019	VACANT/AG/GOLF (2)	15.0	\$186,500	\$184,076	\$27,611

Property Information

Township:	13.0	Section:	30	Range:	14.0E
Map:		Plat:		Block:	
Tract:		Land Measure:	118,800.00F	Lot:	
Census Tract:	2602	File Id:	1	Group Code:	
Use Code:	0910 (SALVAGE RESIDENTIAL)			Date of Last Change:	4/15/2014

Valuation Area

District Supervisor: SHARON BRONSON District No: 3

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
3	1111052 DEL	05016910	00000 DEL	10

Recording Information (4)

Sequence No.	Docket	Page	Date Recorded	Type
20030141242	11971	5179	1/22/2003	QCDEED
97125726	10604	1236	8/7/1997	
0	788	592	12/31/1752	
0	7884	1587	10/6/1986	

Residential Characteristics

Property Appraiser: Stephen Hamner Phone: (520) 724-3061

Main Structure:

Appraisal Date:	5/15/2012	Property Type:	Single Family Residence	Area ID:	Ed -3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Fair
Total Living Area:	2,449	Garage Type:	None	Effective Construction Year:	1942
Garage Capacity:	0	Stories:	1	Patio Type:	Covered
Rooms:	12	Patio Number:	3	Quality:	Fair
Pool Area:	0	Exterior Walls:	Adobe	Valuation Type:	00
Roof Type:	Prepared Roll	Total Main:	\$283,312	Heating:	Floor Furnace
Total Control:	\$283,312	Cooling:	Evaporative	Total Actual:	\$337,141
Bath Fixtures:	10	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0903				

Petition Information (5)

Tax Year	Owner's Estimate	Petition	Work Up
2018	\$260,100	pdf	
2016	\$200,000	pdf	
2015	\$225,000		
2013	\$240,000		
2012	\$208,000		

Notes (7)

Created: 12/21/2018 Modified: 12/21/2018	Salvage reviewed for 2020.
Created: 12/12/2017 Modified: 12/12/2017	Per review, property remains as salvage for 2019N.
Created: 6/12/2017 Modified: 6/12/2017	Petitioner citing condition. Home has been boarded up and multiple on site inspections indicating poor condition of imps. Update imps to minimum salvage value. Change UC 0132>0910, Legal Class 4>2. Rule B.
Created: 6/29/2015 Modified: 6/29/2015	PETITION 2016 A LEVEL RULE A
Created: 4/10/2014 Modified: 4/10/2014	4/9/14 F/C COMPLETE SFR IN POOR CONDITION WITH NO ACTIVE ELECTRIC SERVICE. GUEST HOUSE IS UNINHABITABLE CONDITION. BOTH UNITS ARE BOARDED UP/SEALED UP ON WINDOWS AND DOORS.
Created: 5/15/2012 Modified: 5/15/2012	3438SF TO 2449SF.GUEST H. & BASEMENT REMOVED FROM MAIN HOUSE SQ FT-NOT HABITABLE.REVIEW PICTURES.APEX DRAWING.
Created: 5/15/2012 Modified: 5/15/2012	REVIEW PICTURES FROM MEETING.TRUST REP STATES VANDALISM TO PROPERTY WITH FIXTURES, WIRING ETC TAKEN.TERMITE DAMAGE.PROPERTY FENCED & CHAINED. NO ONE LIVING IN STRUCTURES.IF APPEALED NEXT YEAR MAY GO AS SALAVAGE. OWNER TOLD THIS INFORMATION.REVIEWED BY AP

Parcel Number: 113-04-039B

Property Address

Street Number	Street Direction	Street Name	Location
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Contact Information

Property Owner Information:

RUSSELL JAMES A 3/8 & MOFFATT FAMILY
REVOC TR 5/8
ATTN: JOHN H & MIMI R MOFFATT TR
2365 E EDISON ST
85719-3807

Property Description:

W303' E960' S330' NE4 SW4 EXC E3'
S30' THEREOF S 2.29 AC SEC 30-13-14

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$186,000	\$186,000	\$27,900
2019	VACANT/AG/GOLF (2)	15.0	\$98,000	\$98,000	\$14,700

Property Information

Township:	13.0	Section:	30	Range:	14.0E
Map:		Plat:		Block:	
Tract:		Land Measure:	99,752.00F	Lot:	
Census Tract:	2602	File Id:	1	Group Code:	
Use Code:	0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVIDED)			Date of Last Change:	9/14/2012

Valuation Area

District Supervisor: SHARON BRONSON District No: 3

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
3	1111052 DEL		00000 DEL	10

Recording Information (8)

Sequence No.	Docket	Page	Date Recorded	Type
20121740882	0	0	6/22/2012	WTDEED
20092150211	13680	750	11/6/2009	DEEDDI
20092150210	13680	748	11/6/2009	QCDEED
20082230488	13435	1388	11/17/2008	QCDEED
89117803	8626	1139	9/20/1989	
89117802	8626	1135	9/20/1989	
0	6335	1203	8/4/1980	
0	4448	84	2/21/1973	

Petition Information (1)

Tax Year	Owner's Estimate	Petition	Work Up
2012	\$230,000		

Notes (2)

Created: 3/1/2018
Modified: 3/1/2018

20121740882 per desc on this deed (+D08626v1135)and per review of pcl 57 in ASR block books from 1948-1968: map correction instituted to remove apparently erroneous 25ft of Haven Lane from north line of 113-04-039B. rk

Created: 6/8/2011
Modified: 6/8/2011

PETITION 2012 A LEVEL REVIEWED & ADJUSTED.

Parcel Number: 113-04-2700

Property Address

Street Number	Street Direction	Street Name	Location
1113	E	HALCYON RD	Tucson
1117	E	HALCYON RD	Tucson

Contact Information

Property Owner Information:

RENTAL 1113 & 1117 E HALCYON LLC
7830 N SANDY DESERT TRL UNIT B
TUCSON AZ

85741-4927

Property Description:

W100' E730' N333' SE4 SW4 .76 AC
SEC 30-13-14

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	RES OTHER (4)	10.0	\$126,242	\$121,733	\$12,173
2019	RES OTHER (4)	10.0	\$157,158	\$127,820	\$12,782

Property Information

Township:	13.0	Section:	30	Range:	14.0E
Map:		Plat:		Block:	
Tract:		Land Measure:	33,300.00F	Lot:	
Census Tract:	2602	File Id:	1	Group Code:	000
Use Code:	0182 (SFR DOMINANT + ADDITIONAL URBAN NON-SUBDIV)			Date of Last Change:	2/1/2018

Valuation Area

District Supervisor: SHARON BRONSON District No: 3

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
3	1111052 DEL	05016910	00000 DEL	10

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20132200240	0	0	8/8/2013	QCDEED
20132200239	0	0	8/8/2013	QCDEED
0	8934	928	12/13/1990	

Residential Characteristics

Property Appraiser: Stephen Hamner Phone: (520) 724-3061

Main Structure:

Appraisal Date:	12/31/1752	Property Type:	Single Family Residence	Area ID:	Ed -2
Processed:	12/31/1969	Building Class:	2	Physical Condition:	Fair
Total Living Area:	667	Garage Type:	Carport	Effective Construction Year:	1950
Garage Capacity:	2	Stories:	1	Patio Type:	Covered
Rooms:	4	Patio Number:	2	Quality:	Minimum
Pool Area:	0	Exterior Walls:	Framed Wood	Valuation Type:	00
Roof Type:	Asphalt	Total Main:	\$128,818	Heating:	Electric Panel
Total Control:	\$128,818	Cooling:	Evaporative	Total Actual:	\$157,158
Bath Fixtures:	3	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0903				

Secondary Livable Area #1:

Building Class:	2	Roof Type:		Quality:	Minimum
Heating:	Electric Panel	Sqft:	630	Cooling:	Wall
Year:	1950	Parking:	0	Stories:	1
Patio:	None	Walls:		Actual Value:	\$25,437

Notes (2)

Created: 6/16/2005 '06 ~ MIXED USE -> 100% RESIDENTAL RENTAL.
Modified: 6/16/2005

Created: 12/15/2003 PER REVIEW OF USE CODE REVALUED GH FOR 2005 USED NEW GH VALUATION DATA FOR MARKET AREA 30.
Modified: 12/15/2003

Parcel Number: 113-04-269E

Property Address

Street Number	Street Direction	Street Name	Location
1136	E	KLEINDALE RD	Tucson

Contact Information

Property Owner Information:

FLOYD LINDA FRANCES
7830 N SANDY DESERT TRL #B
TUCSON AZ

85741-4926

Property Description:

W120' OF E630' OF N135' OF SE4 SW4 .37AC
SEC 30-13-14

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$61,000	\$61,000	\$9,150
2019	VACANT/AG/GOLF (2)	15.0	\$40,000	\$40,000	\$6,000

Property Information

Township:	13.0	Section:	30	Range:	14.0E
Map:		Plat:		Block:	
Tract:		Land Measure:	16,200.00F	Lot:	
Census Tract:	2602	File Id:	1	Group Code:	
Use Code:	0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVIDED)			Date of Last Change:	8/23/2016

Valuation Area

District Supervisor: SHARON BRONSON District No: 3

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
3	1111052 DEL		00000 DEL	10

Recording Information (1)

Sequence No.	Docket	Page	Date Recorded	Type
20012480853	11703	4030	12/26/2001	

Notes (1)

Created: 3/4/2002 02 SPLIT 113-04-269A VESTING 11703-4030
Modified: 3/4/2002