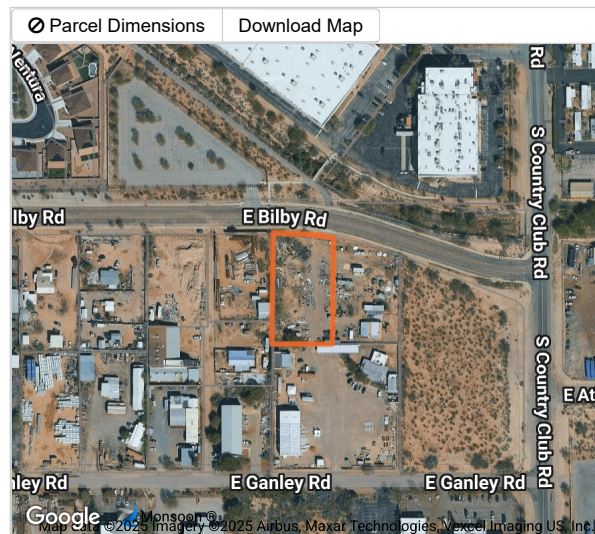


2916 E Bilby Rd, Tucson, AZ 85706-4510

Pima Assessor Parcel # 14027026D

Copy and paste for APN #:14027026D



Property Information

Property Owner	EGN LLC
Property Address	2916 E Bilby Rd Tucson, AZ 85706-4510 Pima County
Tax Mailing Address	Egn LLC 2925 E Ganley Rd Tucson, AZ 85706-4536
Property Type	(1041) MISC COMML, CONTRACTOR/LANDSCAPER STG YARD
Legal Class	(01-10) COMML/MFG, ASSEMBLERS, FABRICATORS
Lot/Block/Tract	00121/-/-

Area Information

Subdivision	LOS RANCHITOS 3
Section/Town/Range	8/15/14
Census Tract	004122
Census Block	1010
Latitude	32.1408636594218
Longitude	-110.928109186724
Tax Area	1250
Tax Municipality	Tucson
School Districts	Sunnyside Unified District#12

Legal Description

Abbr. Legal Description	N/A
Full Legal Description	LOS RANCHITOS NUMBER 3 PTN S280.12' N290.12' W150.56' LOT 121

Land Areas

Lot

Size: 0.94 acres / 40,957 sqft

Structure:

--- Class:: ---

Structure Information

Living Area: No
Year Built: 2011
Stories: S

Construction

Added Attached: None

Additional Features

Added Detached: None

Components

: 1 sqft: 8 sqft
: 1 sqft

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
12/03/2018	EGN LLC	RION INC	\$240,000	\$0	\$0	Miscellaneous			2018 3370500 Copy and paste for [Document Number] 2018 3370500
12/08/2009	RION INC	RUIZ LIVING TRUST	\$242,600	\$0	\$0	Warranty			0137 001054 Copy and paste for [Document Number] 0137 001054

Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
12/03/2018		WELLS FARGO BANK NA	\$774,500	Conventional	2018 3370501 Copy and paste for [Document Number] 2018 3370501

Subdivision - LOS RANCHITOS 3

Subdivision Details

Improved Lots: 48
Year Built Range: 1952 - 2022

Stories

Single Story: 45
Multiple Story: 3

Average House

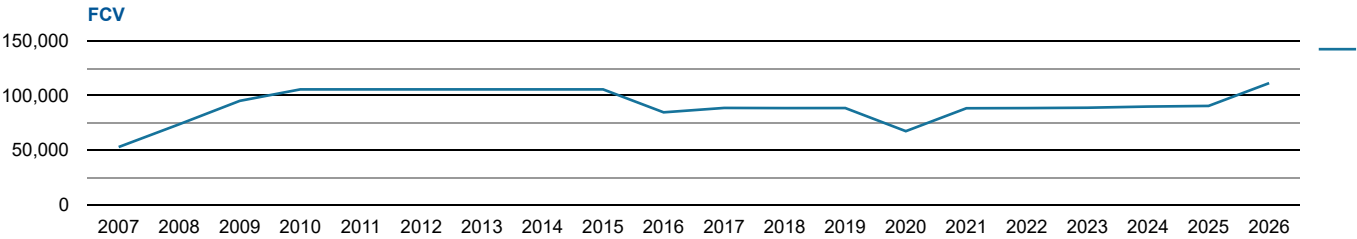
Sqft: 14,539
Lot Sqft: 75,206

With Pool: 0 (0%)

Fixtures: 0

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)		Year over Year (YoY)		
	2022 Prelim	2023 Prelim	2024 Prelim	2025 Prelim	2026 Prelim
FCV Improvement	\$4,295	\$4,636	\$5,691	\$6,283	\$27,000
FCV Land	\$83,922	\$83,922	\$83,922	\$83,922	\$83,922
FCV Total	\$88,217	\$88,558	\$89,613	\$90,205	\$111,000
FCV YoY Change	0%	0%	1%	1%	2%
Assessed FCV	\$0	\$0	\$0	\$14,433	\$14,433
LPV Total	\$73,989	\$77,688	\$81,572	\$85,651	\$85,651
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,595	\$1,578	\$1,917	\$0	\$0



Flood Information

Map Number:	04019C2293L	(Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2011-06-16	
Panel:	2293L	
FEMA Zone:	X	