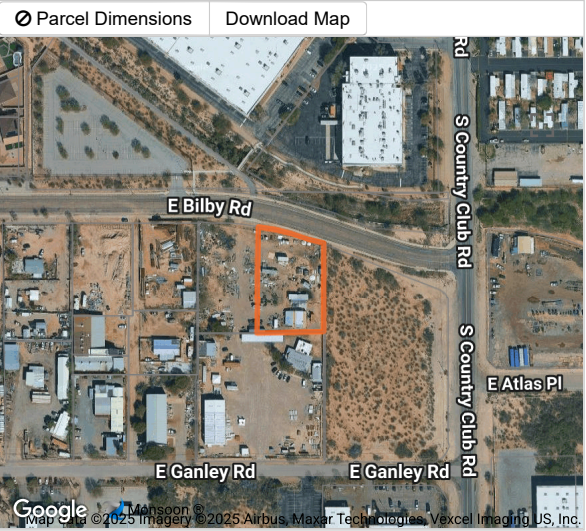


2924 E Bilby Rd, Tucson, AZ 85706-4510

Pima Assessor Parcel # 14027026C
Copy and paste for APN #:14027026C



- Sold

Active

UCB
- Pending

Cancelled

Expired
- Off Market

Foreclosure

Coming Soon

Property Information		Area Information	
Property Owner	Egn LLC	Subdivision	LOS RANCHITOS 3
Property Address	2924 E Bilby Rd Tucson, AZ 85706-4510 Pima County	Section/Town/Range	8/15/14
Tax Mailing Address	Egn LLC 2925 E Ganley Rd Tucson, AZ 85706-4536	Census Tract	004122
Property Type	(1041) MISC COMML, CONTRACTOR/LANDSCAPER STG YARD	Census Block	1010
Legal Class	(01-10) COMML/MFG, ASSEMBLERS, FABRICATORS	Latitude	32.1408298247369
Lot/Block/Tract	00121/-/-	Longitude	-110.927607002696
		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 S273.40' N283.40' E164.63' LOT 121	

Land Areas

Lot	
Size:	0.922 acres / 40,148 sqft

Structure:

---		Class::	---
Structure Information		Construction	Additional Features
Living Area:	No	Added Attached: None	Added Detached: None
Year Built:	2011		
Stories:	S		
Components			
:	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
11/24/2006	RUIZ LIVING TRUST	RUIZ LIVING TRUST	\$0	\$0	\$0	Quit Claim			0129 370136 Copy and paste for [Document Number] 0129 370136
06/19/2006	RUIZ LIVING TRUST	CARLOS & CINDY RUIZ	\$0	\$0	\$0	Quit Claim			0001 170590 Copy and paste for [Document Number] 0001 170590

Sale Date	Buyer	Seller	Sale				Financing	Transaction	Doc #
			Price	Down	Mortgage	Deed			
06/19/2006	CARLOS & CINDY RUIZ	W W & G B TRUST SHEPHERD	\$0	\$0	\$105,000	Warranty			0001 170588 Copy and paste for [Document Number] 0001 170588

Loan Origination History: \$

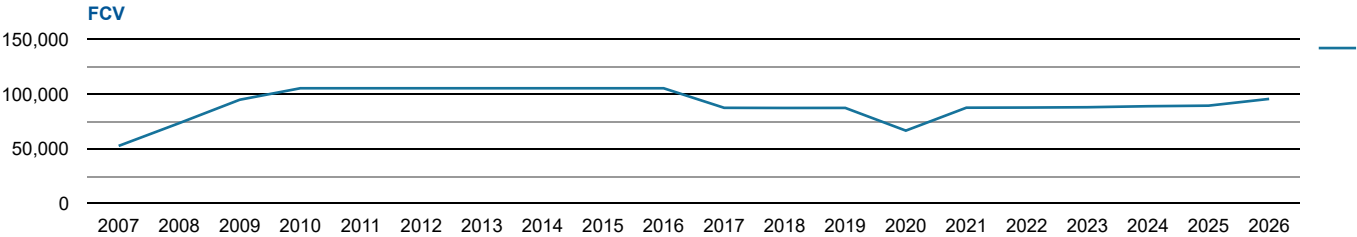
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
12/03/2018		WELLS FARGO BANK NA	\$774,500	Conventional	2018 3370501 Copy and paste for [Document Number] 2018 3370501

Subdivision - LOS RANCHITOS 3

Subdivision Details	Stories	Average House
Improved Lots: 48 Year Built Range: 1952 - 2022 With Pool: 0 (0%)	Single Story: 45 Multiple Story: 3	Sqft: 14,539 Lot Sqft: 75,206 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	\$3,756	\$4,052	\$4,974	\$5,493	\$11,000
FCV Land	\$83,924	\$83,924	\$83,924	\$83,924	\$83,924
FCV Total	\$87,680	\$87,976	\$88,898	\$89,417	\$95,000
FCV YoY Change	0%	0%	1%	1%	6%
Assessed FCV	\$0	\$0	\$0	\$14,307	\$14,307
LPV Total	\$73,414	\$77,085	\$80,939	\$84,986	\$84,986
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,583	\$1,566	\$1,902	\$0	\$0



Flood Information

Map Number: 04019C2293L Map Date: 2011-06-16 Panel: 2293L FEMA Zone: X	(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.
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