

PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT

Parcel Number: 123-15-070B

Property Address

Street Number	Street Direction	Street Name	Location
1525	N	PARK AV	Tucson

Contact Information

Property Owner Information:

FRANTI III HOLDINGS LLC
1718 E SPEEDWAY BLVD #146
TUCSON AZ

85719-4515

Property Description:

UNIVERSITY HOME LOTS 4, 5 & LOT 3 EXC TRI NE COR
BLK 7

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	COMMERCIAL (1)	18.0	\$87,964	\$0	\$87,964	\$77,496	\$13,949
2020	COMMERCIAL (1)	18.0	\$87,964	\$0	\$87,964	\$81,371	\$14,647

Property Information

Township:	14.0	Section:	6	Range:	14.0E
Map:	1	Plat:	16	Block:	007
Tract:		Land Measure:	21,991.00F	Lot:	00004
Census Tract:	1400	File Id:	1	Group Code:	000
Use Code:	2811 (PART COMP CONV/STRIP STORES SUPERMARKETS)			Date of Last Change:	11/14/2017

Sales Information (0)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
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Valuation Area

District Supervisor: **District No:**

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
6	1111044 DEL	01009301	01016 DEL	13

Recording Information (15)

Sequence No.	Docket	Page	Date Recorded	Type
20171420290	0	0	5/22/2017	WTDEED
20131560680	0	0	6/5/2013	QCDEED
20130460780	0	0	2/15/2013	QCDEED
20090250320	13490	1351	2/6/2009	WTDEED
20061270357	12838	1829	7/3/2006	WTDEED
20040340060	12242	270	2/20/2004	WTDEED
20031071369	12064	6334	6/4/2003	WTDEED
20000440231	11248	668	3/6/2000	QCDEED
88077958	8309	1154	6/16/1988	QCDEED
88071674	8300	2664	6/3/1988	QCDEED
0	1124	666	1/1/1753	
0	4371	367	11/3/1972	
0	8309	1155	6/16/1988	
0	8300	2665	6/3/1988	
0	5776	602	5/15/1978	

Commercial Characteristics

Property Appraiser: Jimmy Jimenez Phone: (520) 724-7423

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
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Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
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Manufactured Home

Affix/Remove Year	Docket/Page	Decal	Year	Make	Width	Length	Serial	MLP
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Residential Characteristics

Property Appraiser: Jimmy Jimenez Phone: (520) 724-7423

Main Structure:

Appraisal Date:	Property Type:	Area ID:	Ed 13-010093-01-
Processed:	Building Class:	Physical Condition:	
Total Living Area:	Garage Type:	Effective Construction Year:	
Garage Capacity:	Stories:	Patio Type:	
Rooms:	Patio Number:	Quality:	
Pool Area:	Exterior Walls:	Valuation Type:	
Roof Type:	Total Main:	Heating:	
Total Control:	Cooling:	Total Actual:	
Bath Fixtures:	FCV Adjustment Factor:	Enhancement:	
Last Calc:			

Enhancement:

Description	Quality	Construction	Value
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Obsolescence:

Description	Ratio
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Petition Information (0)

Notice of Value			Notice of Change		
Tax Year	Owner's Estimate	Petition	Work Up	Owner's Estimate	Work up

Permits (18)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T98OT00011	COTH ~ FINAL	01/14/1998	01/20/1998	TUC	\$0	0					
Description: C OF O INSPECTION:RETAIL/OFFICE											
T97CM03363	CALT ~ FINAL	10/24/1997	12/15/1997	TUC	\$17,000	535					
Description: TI FOR TAKE-OUT/RESTAURANT											
T97PL00108	COTH ~ FINAL	03/27/1997	03/12/1997	TUC	\$0	0					
Description: WATER DIST											
T97PL00214	COTH ~ FINAL	03/27/1997	03/12/1997	TUC	\$0	0					
Description: WATER DIST											
T97PL00215	COTH ~ FINAL	03/27/1997	03/17/1997	TUC	\$0	0					
Description: WATER DIST											
T97BU00008	COTH ~ FINAL	02/26/1997	05/08/1997	TUC	\$2,490	0					
Description: FIRE SPKR:ADD 15:RELOC 15											
T18CM05428	CNEW ~ FINAL	08/21/2018	05/17/2019	TUC	\$363,138	3,998	1/*	11/16/2018			20
Description: NEW BUILDING (MEDICAL MARIJUANA)											
T18CM05428	CNEW ~ FINAL	08/21/2018	05/17/2019	TUC	\$363,138	3,998	1/*	11/16/2018	01/25/2019		75
Description: NEW BUILDING (MEDICAL MARIJUANA)											
T18CM05428	CNEW ~ FINAL	08/21/2018	05/17/2019	TUC	\$363,138	3,998	1/*	11/16/2018	04/16/2019		80
Description: NEW BUILDING (MEDICAL MARIJUANA)											
T18CM05428	CNEW ~ FINAL	08/21/2018	05/17/2019	TUC	\$363,138	3,998	1/*	11/16/2018	05/22/2019		100
Description: NEW BUILDING (MEDICAL MARIJUANA)											
T17BU00529	CDMO ~ FINAL	11/01/2017	09/18/2018	TUC	\$1,963	0		12/26/2017	12/26/2017		0

Permits (18)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T17BU00529	CDMO ~ FINAL	11/01/2017	09/18/2018	TUC	\$1,963	0		12/26/2017	01/17/2018		0
Description:											
T17BU00529	CDMO ~ FINAL	11/01/2017	09/18/2018	TUC	\$1,963	0		12/26/2017	02/16/2018		0
Description:											
T17BU00529	CDMO ~ FINAL	11/01/2017	09/18/2018	TUC	\$1,963	0		12/26/2017	04/19/2018		100
Description:											
CSPEC2681	SPEC ~	04/11/2005	05/27/2005	ASR							
Description: SALES CK - VERIFY USE,CLASS,RATIOS,AND IMPS ON BOTH PCLS											
COLD1291	SPEC ~	08/13/2004	08/27/2004	ASR							
Description: (INCL 0720) VERIFY USE, CLASS, RATIOS & IMPS ON BOTH PARCELS.											
T04CM00192	CNEW ~ FINAL	06/11/2004	02/18/2005	TUC	\$250,000	3,785					
Description: CAR WASH:NEW											
T01CM01071	COTH ~ FINAL	10/10/2001	09/26/2002	TUC	\$3,750	1,356		12/26/2017	12/26/2017		0
Description: GENERAL REPAIR											

Notes (12)

Created: 5/28/2019 Modified: 5/28/2019	2020S Update use code from 2811 to 1135. No change to Land/IMP class 1/0. Updated CCS IMP 005 from 70% to 100% complete. Created IMP 006, paving. Updated APEX/Photos in Book-Map.
Created: 5/10/2019 Modified: 5/10/2019	validation code change X > R10 for feekey 20171420290. lots combed / imps significantly altered after transaction . see permit(s) T18CM05428
Created: 2/26/2019 Modified: 2/26/2019	2020 S No change to use code 2811. No change to Land class 1/0. Updated IMP class from 0/0 to 1/0. Created CCS IMP 005 for 3995 sf at APROX 70% complete. Updated APEX/Photos in Book-Map.
Created: 11/19/2018 Modified: 11/19/2018	2020N Updated use code from 1040 to 2811. No change to Land class 1/0. No change to IMP class 0/0. New construction below 20%. Created APEX/Photos in Book-Map
Created: 10/29/2018 Modified: 10/29/2018	2020N ~ Use code to 1040. N/C to 100% class 1.
Created: 4/19/2018 Modified: 4/19/2018	2019S No change to use code 2817.No change to Land class 1/0. Updated to IMP class from 1/0 to 0/0. Delete CCS IMP 001, Demo, Delete IMP 002, Demo. Delete IMP 003, Demo. Delete IMP 004, Demo. Updated APEX/Photos in Book-Map
Created: 3/23/2018 Modified: 3/23/2018	TRCNo 1800265: REPARCEL CHILD PER BATCH 24503
Created: 2/16/2018 Modified: 2/16/2018	2020N No change to use code 2817. No change to Land/IMP class 1/0. No progress on Demo. Updated Photos in Book-Map.
Created: 12/14/2017 Modified: 12/14/2017	2019 reparcel batch 24503 back from section
Created: 11/29/2017 Modified: 11/29/2017	2019N Updated use code from 1754 to 2817. No change to Land class 1/0. Update IMP class from 0/0 to 1/0. Parcels 123-15-070A and 0720 become 070B. Transferred all CCS improvements. Updated APEX/Photos in Book-Map.
Created: 11/8/2017 Modified: 11/8/2017	COMBO 2019 reparcel combined with 123-15-070b batch 24503 area calc w:\travcad\24503.dwg 21,991sf per request from taxpayer Michael Crawford manager of Franti III holdings llc
Created: 7/18/2013 Modified: 7/18/2013	^20130460780 CORRECTED BY ^20131560680: