

Sumner (083)
Tax Year 2026 | Reappraisal 2024
 Jan 1 Owner
 STAR BORROWER SFR5 LP
 C/O INVITATION HOMES
 16220 N SCOTTSDALE RD #450
 SCOTTSDALE AZ 85254

Current Owner

NEVERBREAK DRIVE 104
 Ctrl Map: 169H Group: F Parcel: 025.00 Pl: SI: 000

Value Information

Land Market Value: \$175,000
Improvement Value: \$212,200
Total Market Appraisal: \$387,200
Assessment Percentage: 40%
Assessment: \$154,880

Subdivision Data

Subdivision: SURFSIDE PARK SEC 3
Plat Book: 3 **Plat Page:** 1 **Block:** **Lot:** 196

Additional Information

PLAT: 0003 PAGE: 0001 BLOCK: LOT: 0196 SUBD: SURFSIDE PARK SEC. 3

General Information

Class: 08 - Commercial **City:** HENDERSONVILLE
City #: 327 **Special Service District 2:**
Special Service District 1: **Neighborhood:** H61
District: 05 **Number of Mobile Homes:**
Number of Buildings: 1 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: **Zoning:**
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL
 GAS

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** 1 **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type:
 01 - SINGLE FAMILY
Exterior Wall:
 11 - COMMON BRICK
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1 - AVERAGE
Square Feet of Living Area:
 1500
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 03 - AVERAGE
Interior Finish:
 10 - PANEL-PLAST-DRYWALL
Bath Tiles:
 04 - FLOOR-1/2 WALL
Shape:

Building Sketch



Stories:
 1.00
Actual Year Built:
 1963
Plumbing Fixtures:
 6
Condition:
 AV - AVERAGE
Floor System:
 04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,500
BMU - BASEMENT UNFINISHED	1,500

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	STP - STOOP	55	32
1	SLB - SLAB	50	204
1	FPL - FIREPLACE	55	1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/9/2025	\$0	6529	808	I - IMPROVED	QC - QUITCLAIM DEED	P - MULTIPLE PARCELS
6/20/2022	\$0	5974	808	I - IMPROVED	QC - QUITCLAIM DEED	P - MULTIPLE PARCELS
10/27/2021	\$392,000	5773	235	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/23/2018	\$0	4715	178	I - IMPROVED	QC - QUITCLAIM DEED	-
7/30/1998	\$0	850	737	V - VACANT	-	-
6/7/1971	\$0	309	55	V - VACANT	-	-