

2026 | Parcel Number: 224-34-1350

Property Address

Street Number	Street Direction	Street Name	Location
915	W	LANDORAN LN	Oro Valley

Contact Information

Property Owner Information

KNIGHT TIMOTHY GENE SR & DONNA MARIE CP/RS
915 W LANDORAN LN
TUCSON AZ
85737 -9136

Property Description

ORO VALLEY ESTATES LOT 134

Noticed Valuation Data

Property Appraiser: Anna Marcum Phone: (520) 724-7439

Valuation Year	2026	2025	2024	2023	2022	2021
Full Cash Value	\$733,522	\$700,685	\$708,498	\$545,547	\$471,454	\$476,594
Land FCV	\$502	\$502	\$502	\$502	\$502	\$502
Improvement FCV	\$733,020	\$700,183	\$707,996	\$545,045	\$470,952	\$476,092
Limited Value	\$573,055	\$545,767	\$519,778	\$495,027	\$471,454	\$476,594
Limited Assessed	\$57,305	\$54,577	\$51,978	\$49,503	\$47,145	\$47,659
Assessment Ratio	10%	10%	10%	10%	10%	10%
Property Class	PRIM RESIDENCE (3)	PRIM RESIDENCE (3)	PRIM RESIDENCE (3)	PRIM RESIDENCE (3)	PRIM RESIDENCE (3)	PRIM RESIDENCE (3)
Parcel Use	0141	0141	0141	0141	0141	0141
Parcel Use Desc.	SFR GRADE 010-4 URBAN SUBDIVIDED	SFR GRADE 010-4 URBAN SUBDIVIDED	SFR GRADE 010-4 URBAN SUBDIVIDED	SFR GRADE 010-4 URBAN SUBDIVIDED	SFR GRADE 010-4 URBAN SUBDIVIDED	SFR GRADE 010-4 URBAN SUBDIVIDED
Tax Area	1025	1025	1025	1025	1025	1025



Property Information

Section	14
Town	12
Range	13E
Map & Plat	13 / 60
Block	0
Tract	
Lot	00134
Land Measure	1S
Group Code	000
Census Tract	4607
Use Code	0141 (SFR GRADE 010-4 URBAN SUBDIVIDED)
File ID	1
Date of Last Change	07/02/2019

Sales Information

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20032112038	1	10/2003	Single Family	\$353,000	\$353,000	N	X Aut DEED: Warranty Deed

Valuation Area 1025

District Supervisor: REX SCOTT District No: 1

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
15	2111051	20461910	13060	5



Recording Information

Sequence No.	Docket	Page	Date Recorded	Type
20153620217	0	0	12/28/2015	WTDEED
20120530115	0	0	02/22/2012	BTDEED
20032112038	12168	11943	10/31/2003	WTDEED
20021650806	11871	3630	08/26/2002	QCDEED
95141659	10130	2163	09/18/1995	

Residential Characteristics

Main Structure

Appraisal Date:	02/14/2022	Property Type:	Single Family Residence
Processed:	02/15/2022	Area ID:	N/A
Building Class:	4	Physical Condition:	Good
Total Living Area:	2,563	Garage Type / Capacity:	Garage / 6
Effective Construction Year:	1978	Age:	47
Stories:	1	Rooms:	9
Patio Type:	Covered	Patio Number:	3
Quality:	Fair	Pool Area:	450
Exterior Walls:	Framed Wood	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$703,956
Heating:	Forced	Total Control:	\$703,956
Cooling:	Refrigeration	Total Actual:	\$733,522
Bath Fixtures:	9	FCV Adjustment Factor:	1
Enhancement:	\$16,722	Last Calc:	0120

Permits

Permit	Status	Issued	Final	City	Value	SQFT	Sub	First Insp	Last Insp	Processed	% Complete
B1601028	SADD ~ ISSUED	06/10/2016		ORO	\$24,050	1,156	SUB			02/14/2022	100
Description: SFR - ATTACHED GARAGE AND PORCH ADDITION											
B1702545	SALT ~ ISSUED	11/29/2017		ORO	\$8,000	1,156	SUB			02/14/2022	100
Description: SFR - FRONT ENTRY ALTERATION											
B0500422	SADD ~ FINAL	09/14/2005	05/28/2009	ORO	\$25,368	1,200	SUB			06/30/2010	100
Description: SFR- ADDITION OF DETACHED 4 CAR GARAGE											

Notes

2024N: Per review, update: COV-1>3, ROLL>BUILT-UP; Add Enhance: #235 @600sf. Close Permits: #B1601028 & #B1702545	Created: 02/14/2022 Modified: 02/14/2022
SQ20120530115 BENEFICIARY DEED FROM MARY G. BERKBIGLER	Created: 05/25/2012 Modified: 05/25/2012
PERMIT & PLAN CHECK(ORO VALLEY):DETACHED GAR(4);UPDATE GAR(2)-(6);2578-2563 SQ FT.	Created: 01/04/2010 Modified: 01/04/2010

