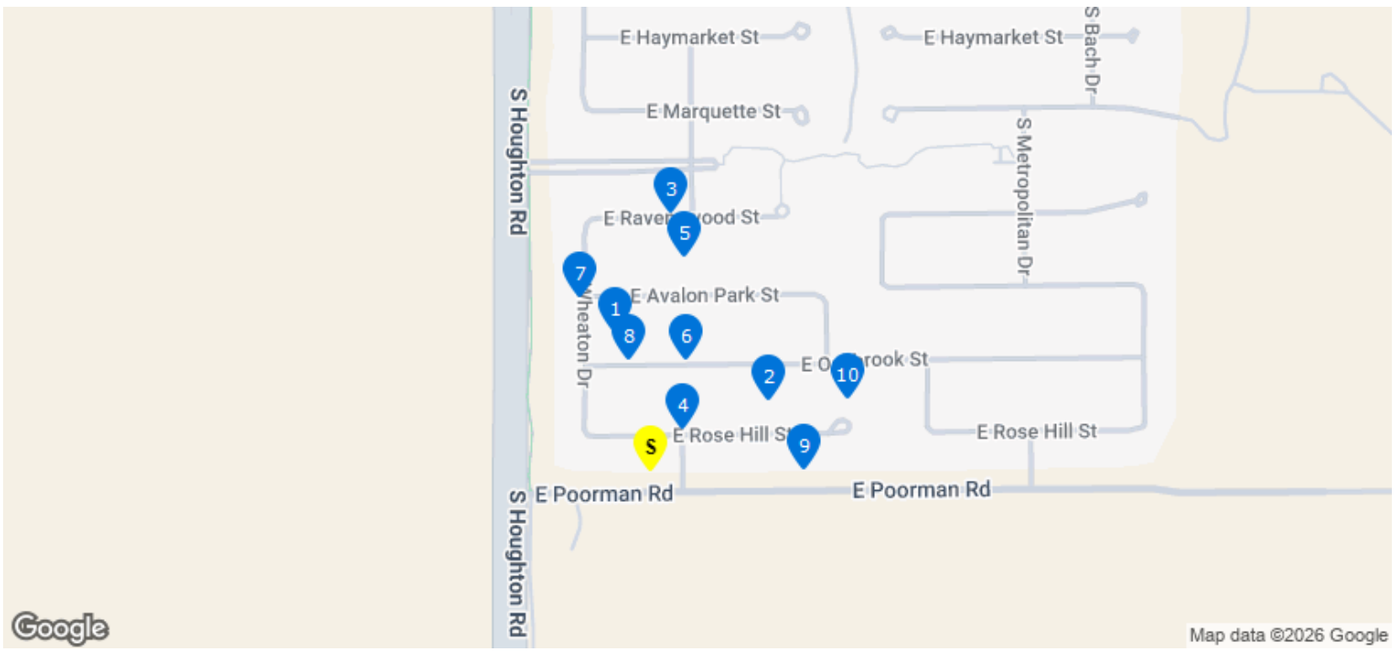
ICE SiteX Report

OrderID: 98768685

SiteX Property Information Report



Subject Property Location

10370 E ROSE HILL ST, TUCSON, AZ 85747-5962

County:	**PIMA AZ**	Census Tract:	0040.63
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	141-30-3300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$296,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$263,440 - $328,560	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2026
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,234
Total Assessed Value:	$22,812	Total Assessor Market Value:	$228,118	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 330 District: VAIL Subdivision: MESQUITE RANCH Map Ref: PLAT: 43 Sec/Twnship/Range: SEC 12 TWN 15S RNG 15E

Abbreviated Description:	MESQUITE RANCH REPLAT LOT 330
City/Muni/Twp:	CIVANO

Property Characteristics

Lot Size:	4,950 SF	Bedrooms:		Pool:	
Building Area:	1297 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Refrigeration
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/26/2026	Sales Price:	$145,024
Document #:	20262380099 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/06/2015	Sales Price:	$135,850
Document #:	20151870221 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/12/2015	Loan Amount:	N/A
Document #:	20151630909 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/02/2015		
TD Due Date:	07/01/2045	Type Finance:	
Legal Description:			

Subdivision: MESQUITE RANCH REPLAT Map Ref: MAP55 PG43

ICE SiteX Report

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Prior Transfer

Recording Date:	06/12/2015	Sales Price:	$147,700
Document #:	20151630908 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/02/2015		
Document Type:	Deed		

Legal Description:
Subdivision: MESQUITE RANCH REPLAT Map Ref: MAP55 PG43

Mortgage Record

Recording Date:	04/30/2014	Loan Amount:	N/A
Document #:	20141200857 BK-PG -	Loan Type:	Conventional
Contract Date:	04/29/2014		
TD Due Date:	05/01/2044	Type Finance:	

Legal Description:
Subdivision: MESQUITE RANCH Map Ref: MAP55 PG43

Prior Transfer

Recording Date:	04/30/2014	Sales Price:	$143,000
Document #:	20141200856 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/29/2014		
Document Type:	Deed		

Legal Description:
Subdivision: MESQUITE RANCH Map Ref: MAP55 PG43

Prior Transfer

Recording Date:	11/14/2013	Sales Price:	N/A
Document #:	20133180320 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/29/2013		
Document Type:	Deed		

Legal Description:
Subdivision: MESQUITE RANCH Map Ref: MAP55 PG43

Prior Transfer

Recording Date:	06/26/2008	Sales Price:	$129,600
Document #:	20081240047 BK-PG 12581-1221	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	06/05/2008	Sales Price:	$166,000
Document #:	20081090410 BK-PG 13321-1654	Type of Sale:	Arms-Length Transfer
Contract Date:	05/30/2008		
Document Type:	Deed		

Legal Description:
Subdivision: MESQUITE RANCH REPLAT Map Ref: MAP55 PG43

Prior Transfer

Recording Date:	07/14/2005	Sales Price:	$130,021
Document #:	20051350099 BK-PG 11909-1074	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/24/2005	Loan Amount:	N/A
Document #:	20051220405 BK-PG 12581-1221	Loan Type:	INVALID CODE
Contract Date:	06/17/2005		
TD Due Date:	07/01/2035	Type Finance:	

Legal Description:
Subdivision: MESQUITE RANCH AMENDED PLAT Map Ref: 0

Mortgage Record

Recording Date:	10/21/2002	Loan Amount:	N/A
Document #:	20022030212 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/17/2002		
TD Due Date:	11/01/2032	Type Finance:	

Legal Description:
Subdivision: MESQUITE RANCH REPLAT Map Ref: MAP55 PG43

Prior Transfer

Recording Date:	10/21/2002	Sales Price:	$131,860
Document #:	20022030211 BK-PG 11909-1073	Type of Sale:	Arms-Length Transfer
Contract Date:	10/17/2002		
Document Type:	Deed		

Legal Description:
Subdivision: MESQUITE RANCH REPLAT Map Ref: MAP55 PG43

Area Sales Analysis

Total Area Sales	$3,114,500	Median # of Bedrooms	
Median Lot Size	4,951 SF	Median # of Baths	2
Median Living Area	1,313 SF	Median Year Built	2003
Price Range - 2 Yrs	$270,000 to $335,000	Age Range	22 years to 24 years
Median Value	$316,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**10391 E ROSE HILL ST**	07/17/2026	$270,000	$264	1024	5//2	2002	4,944 SF	

ICE SiteX Report

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TUCSON, AZ 85747-5958
APN: 141-30-3610 Document #: 20261980242
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 361 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:361 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

2	.08Mi.	**10361 E OAKBROOK ST**	11/17/2025	$325,000	$206	1581	6//2	2003	4,952 SF	

TUCSON, AZ 85747-5965
APN: 141-30-4050 Document #: 20253210251
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 405 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:405 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

3	.09Mi.	**10395 E OAKBROOK ST**	08/17/2026	$317,000	$212	1495	7//2	2003	4,944 SF	

TUCSON, AZ 85747-5965
APN: 141-30-4000 Document #: 20262291055
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 400 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 43 PG 55 Abbreviated Description: Lot:400 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 43 PG 55

4	.1Mi.	**10440 E OAKBROOK ST**	11/19/2025	$289,500	$218	1328	5//2	2003	4,944 SF	

TUCSON, AZ 85747-5968
APN: 141-30-3810 Document #: 20253230270
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 381 Subdivision: MESQUITE RANCH MapRef: MB 55 PG 43 Abbreviated Description: Lot:381 Subdivision:MESQUITE RANCH Map Ref:MB 55 PG 43

5	.11Mi.	**10352 E AVALON PARK ST**	05/08/2026	$325,000	$251	1297	5//2	2003	5,943 SF	

TUCSON, AZ 85747-5972
APN: 141-30-4070 Document #: 20261280746
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 407 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:407 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

6	.11Mi.	**10462 E ROSE HILL ST**	09/19/2025	$335,000	$209	1601	5//2	2002	4,944 SF	

TUCSON, AZ 85747-5959
APN: 141-30-3420 Document #: 20252620536
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 342 Subdivision: MESQUITE RANCH MapRef: MB 55 PG 43 Abbreviated Description: Lot:342 Subdivision:MESQUITE RANCH Map Ref:MB 55 PG 43

7	.15Mi.	**10492 E ROSE HILL ST**	09/29/2025	$320,000	$200	1601	5//2	2002	4,951 SF	

TUCSON, AZ 85747-5959
APN: 141-30-3460 Document #: 20252720620
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 346 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:346 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

8	.16Mi.	**10490 E OAKBROOK ST**	08/12/2026	$320,000	$200	1601	5//2	2003	5,070 SF	

TUCSON, AZ 85747-5968
APN: 141-30-3880 Document #: 20262240558
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 388 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:388 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

9	.16Mi.	**10384 E RAVENSWOOD ST**	10/20/2025	$310,000	$239	1297	5//2	2002	5,978 SF	

TUCSON, AZ 85747-5956
APN: 141-30-4510 Document #: 20252930462
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 451 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:451 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

10	.17Mi.	**10455 E AVALON PARK ST**	11/13/2025	$320,000	$185	1727	7//2	2003	5,176 SF	

TUCSON, AZ 85747-5971
APN: 141-30-4290 Document #: 20253170600
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 429 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:429 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

11	.19Mi.	**10379 E RAVENSWOOD ST**	04/21/2026	$315,000	$243	1297	5//2	2004	4,949 SF	

TUCSON, AZ 85747-5952
APN: 141-30-2990 Document #: 20261110409
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 299 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:299 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

12	.21Mi.	**10433 E RAVENSWOOD ST**	08/31/2026	$320,000	$200	1601	5//2	2003	4,951 SF	

TUCSON, AZ 85747-5953
APN: 141-30-2930 Document #: 20262430349
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 293 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:293 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

13	.26Mi.	**10538 E RAVENSWOOD ST**	07/17/2026	$420,000	$148	2840	8//3	2003	6,327 SF	P

TUCSON, AZ 85747-5957
APN: 141-30-5010 Document #: 20261980656
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 501 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:501 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

14	.26Mi.	**10584 E ROSE HILL ST**	02/25/2026	$330,000	$184	1794	5//2	2004	6,327 SF	

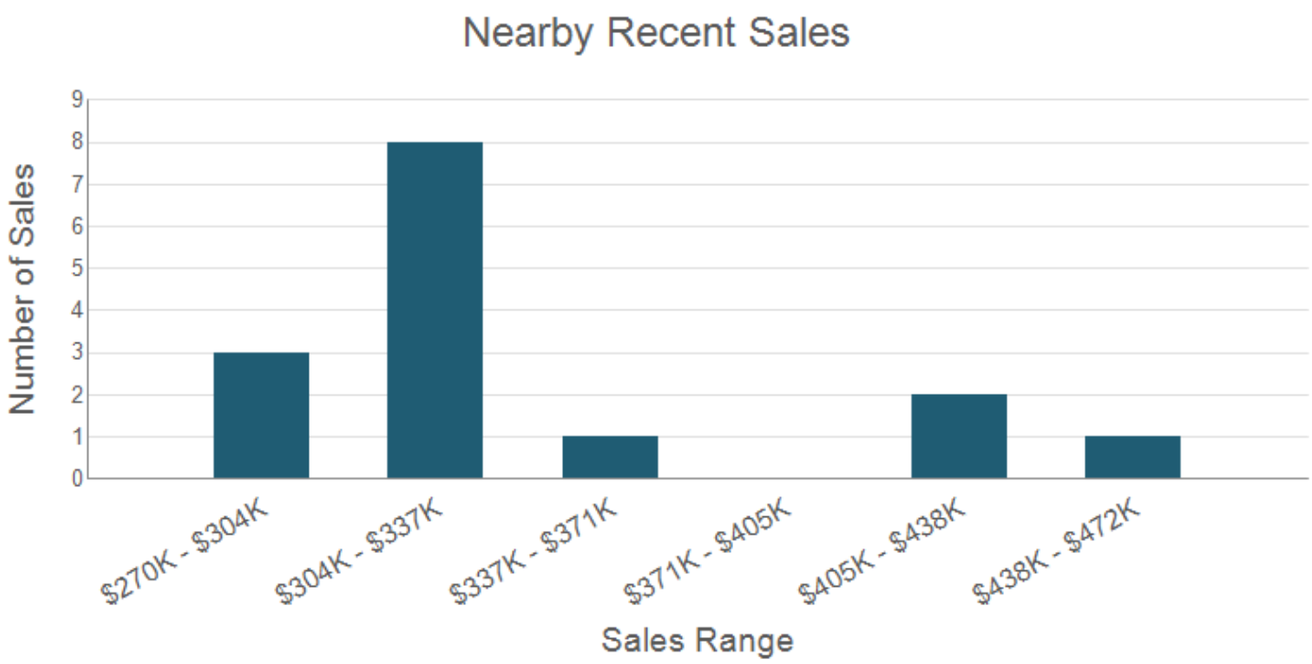
TUCSON, AZ 85747-5963
APN: 141-30-5400 Document #: 20260560653
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 540 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:540 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43

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15	.27Mi.	**10351 E MARQUETTE ST** **TUCSON, AZ 85747-5931**	05/28/2026	$369,000	$209	1762	6//2	2002	6,047 SF	P
	APN: 141-30-0700 Document #: 20261480551 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 70 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:70 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43									
16	.32Mi.	**10536 E MARQUETTE ST** **TUCSON, AZ 85747-5933**	10/30/2025	$461,000	$159	2908	9//4	2002	8,607 SF	
	APN: 141-30-2880 Document #: 20253030308 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 288 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:288 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43									
17	.32Mi.	**10476 E HAYMARKET ST** **TUCSON, AZ 85747-5939**	10/16/2025	$325,000	$162	2011	8//2	2002	5,400 SF	
	APN: 141-30-0870 Document #: 20252890335 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 87 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:87 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43									
18	.33Mi.	**10359 E HAYMARKET ST** **TUCSON, AZ 85747-5938**	06/18/2026	$290,000	$186	1560	6//2	2002	5,400 SF	
	APN: 141-30-1080 Document #: 20261690499 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 108 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:108 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43									
19	.33Mi.	**10548 E MARQUETTE ST** **TUCSON, AZ 85747-5933**	05/15/2026	$472,000	$219	2156	7//2	2002	7,701 SF	P
	APN: 141-30-2870 Document #: 20261350321 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 287 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:287 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43									
20	.33Mi.	**10421 E HAYMARKET ST** **TUCSON, AZ 85747-5939**	01/29/2026	$305,000	$196	1560	6//2	2002	5,177 SF	
	APN: 141-30-0990 Document #: 20260290203 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 99 Subdivision: MESQUITE RANCH REPLAT MapRef: MB 55 PG 43 Abbreviated Description: Lot:99 Subdivision:MESQUITE RANCH REPLAT Map Ref:MB 55 PG 43									

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10370 E ROSE HILL ST**	**06/12/2015**	$228,118	$22,812	1,297	5//2	2003	4,950 SF	
.01Mi.	**10364 E ROSE HILL ST**	**06/16/2020**	$245,319	$24,532	1,495	6//2	2003	4,944 SF	
.02Mi.	**10384 E ROSE HILL ST**	**02/27/2018**	$258,316	$25,832	1,581	6//2	2004	4,951 SF	
.02Mi.	**10356 E ROSE HILL ST**	**01/03/2017**	$255,235	$25,524	1,660	8//2	2003	4,952 SF	
.03Mi.	**10392 E ROSE HILL ST**	**02/24/2023**	$264,711	$26,471	1,705	6//2	2004	5,113 SF	
.03Mi.	**10350 E ROSE HILL ST**	**07/17/2020**	$214,911	$21,491	1,145	5//2	2003	5,357 SF	
.03Mi.	**10369 E ROSE HILL ST**	**11/16/2004**	$252,791	$25,279	1,581	6//2	2003	4,951 SF	
.03Mi.	**10377 E ROSE HILL ST**	**01/25/2024**	$252,791	$25,279	1,581	6//2	2003	4,951 SF	
.03Mi.	**10363 E ROSE HILL ST**	**04/28/2023**	$214,911	$21,491	1,145	5//2	2003	4,944 SF	
.03Mi.	**10383 E ROSE HILL ST**	**11/27/2002**	$214,911	$21,491	1,145	5//2	2003	4,951 SF	
.04Mi.	**10342 E ROSE HILL ST**	**02/21/2003**	$249,738	$24,974	1,495	7//2	2003	5,316 SF	
.04Mi.	**10355 E ROSE HILL ST**	**04/30/2013**	$244,316	$24,432	1,495	6//2	2002	4,950 SF	
.04Mi.	**10391 E ROSE HILL ST**	**04/10/2006**	$199,265	$19,927	1,024	5//2	2002	4,944 SF	
.04Mi.	**10349 E ROSE HILL ST**	**10/08/2015**	$252,791	$25,279	1,581	6//2	2003	5,508 SF	
.04Mi.	**10336 E ROSE HILL ST**	**10/05/2023**	$228,118	$22,812	1,297	7//2	2003	5,351 SF	
.05Mi.	**10397 E ROSE HILL ST**	**09/12/2019**	$214,911	$21,491	1,145	5//2	2003	4,951 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	36.1 years old	Households:	9,674
Median Household Income:	$106,812	Households w/Family:	77%
Household Income Per Capita:	$41,492	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Vail Unified District	Students:	15,011
Number of Schools:	24	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.02Mi.	**Cienega High School** Number of Students: 1,881 Student-Teacher Ratio: 18.24 Advanced Placement: Yes	A-	Public	9 - 12
2.02Mi.	**Desert Sky Middle School** Number of Students: 743 Student-Teacher Ratio: 20.33	A	Public	6 - 8
7.97Mi.	**Andrada Polytechnic High School** Number of Students: 836 Student-Teacher Ratio: 19.3 Advanced Placement: Yes	A	Public	9 - 12
3.17Mi.	**Empire High School** Number of Students: 886 Student-Teacher Ratio: 21.84 Advanced Placement: Yes	A+	Public	9 - 12
0.67Mi.	**Senita Valley Elementary School** Number of Students: 709 Student-Teacher Ratio: 18.62	A+	Public	KG - 5
3.18Mi.	**Vail Innovation Center** Number of Students: 61 Student-Teacher Ratio: 6.07	A-	Public	9 - 12

Flood Report

The Subject Property of **10370 E ROSE HILL ST, TUCSON, AZ 85747-5962** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	47%	SIGNIFICANTLY LOWER
BURGLARY	32%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	48%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	10%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	38%	SIGNIFICANTLY LOWER
OVERALL	21%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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