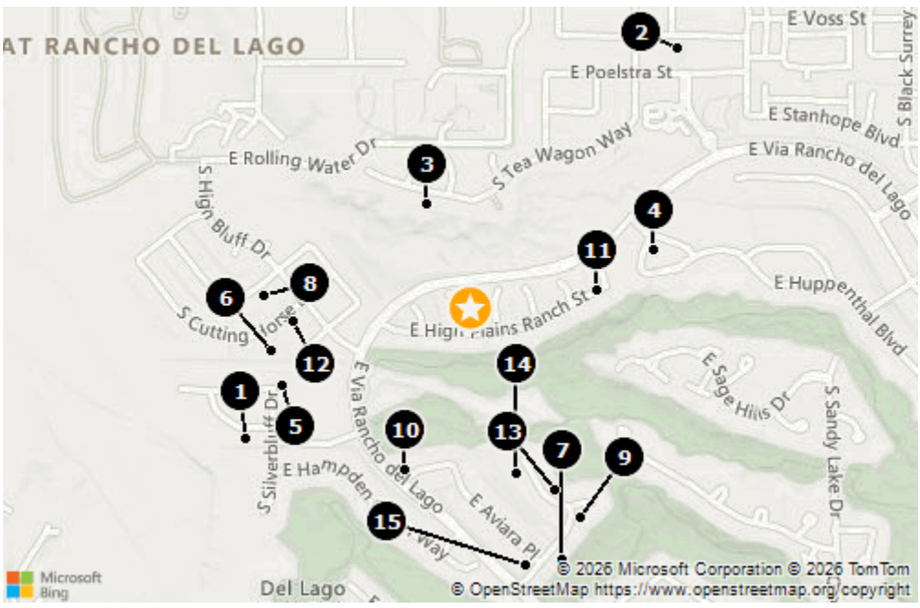
# ICE SiteX Report

**OrderID: 97524012**

## SiteX Property Information Report




## Subject Property Location

### 10453 S STAMPEDE RANCH CT, VAIL, AZ 85641-6657

| | | | |
|---|---|---|---|
| County: | **PIMA AZ** | Census Tract: | 040190040.822016 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 305-71-0770 | Thomas Bros Pg-Grid: | 1835-5J |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$342,000** | FSD: | 9 | Common Confidence Score: | 69 |
| Value Range: | $311,220 - $372,780 | ICE Confidence Score: | 91 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | | Market Land Value: | | Tax Year: | 2025 |
| Assd Improvement: | | Market Improvment Value: | | Total Taxable Value: | $3,300 |
| Total Assessed Value: | $27,768 | Total Assessor Market Value: | $277,677 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 77 District: VAIL Subdivision: HIGH PLAINS RANCH Map Ref: PLAT: 69 Sec/Twnship/Range: SEC 03 TWN 16S RNG 16E

| | |
|---|---|
| Abbreviated Description: | HIGH PLAINS RANCH LOT 77 |
| City/Muni/Twp: | ROCKING K SOUTH |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 6,135 SF | Bedrooms: | | Pool: | |
| Building Area: | 1825 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2005 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 7 | Ext Walls: | Wood |
| Number of Units: | | Garage Type: | Garage | Heating: | Forced Air |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Refrig |
| Style: | | Basement: | | Roof Cover: | Tile |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/17/2007 | Sales Price: | $162,200 |
| Document #: | 20071800168 BK-PG 12576-5829 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/28/2007 | Loan Amount: | N/A |
| Document #: | 20071670655 BK-PG 13128-2221 | Loan Type: | New Conventional |
| TD Due Date: | 09/01/2047 | Type Finance: | ADJ |

**Legal Description:**

Lot: 77 Subdivision: HIGH PLAINS RANCH

Abbreviated Description: RANCHO DEL LAGO BLK32

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/17/2005 | Loan Amount: | N/A |
| Document #: | 20051171083 BK-PG 12576-5829 | Loan Type: | Fannie Mae / Freddie Mac |
| TD Due Date: | 07/01/2035 | Type Finance: | ADJ |

**Legal Description:**

Lot: 77 Block: 32 Subdivision: HIGH PLAINS RANCH

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/17/2005 | Sales Price: | N/A |

# ICE SiteX Report

**OrderID: 97524012**

| | | | |
|---|---|---|---|
| Document #: | 20051171082 BK-PG 12576-5827 | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 06/09/2005 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 77 Block: 32 Subdivision: HIGH PLAINS RANCH RANCHO DEL LAGO BLOCK 32 Map Ref: MAP58 PG69

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/17/2005 | Sales Price: | $170,737 |
| Document #: | 20051171081 BK-PG 12576-5825 | Type of Sale: | Verified Sale Price |
| Contract Date: | 01/12/2005 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 77 Block: 32 Subdivision: HIGH PLAINS RANCH Map Ref: MAP58 PG69

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/17/2005 | Sales Price: | N/A |
| Document #: | BK-PG 12576 -5825 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 77 District: VAIL Subdivision: HIGH PLAINS RANCH Map Ref: PLAT: 69 Sec/Twnship/Range: SEC 03 TWN 16S RNG 16E
Abbreviated Description: HIGH PLAINS RANCH LOT 77
City/Muni/Twp: ROCKING K SOUTH

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $6,243,400 | Median # of Bedrooms | |
| Median Lot Size | 6,835 SF | Median # of Baths | 2 |
| Median Living Area | 2,086 SF | Median Year Built | 2006 |
| Price Range - 2 Yrs | $292,000 to $540,000 | Age Range | 9 years to 22 years |
| Median Value | $399,000 | Median Age | 20 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .36Mi. | **10576 S SUNSHOWER WAY**<br>**VAIL, AZ 85641-6565** | 05/08/2026 | $520,000 | $180 | 2886 | 10//3 | 2004 | 6,835 SF | Yes |
| | | APN: 305-05-1720 Document #: 20261280258<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 1077 Subdivision: RANCHO DEL LAGO MapRef: MB 57 PG 34 Abbreviated Description: Lot:1077 Subdivision:RANCHO DEL LAGO Map Ref:MB 57 PG 34 | | | | | | | | |
| 2 | .46Mi. | **13872 E CARRUTHERS ST**<br>**VAIL, AZ 85641-5900** | 04/30/2026 | $405,000 | $183 | 2205 | 7//2 | 2010 | 6,631 SF | |
| | | APN: 305-73-2040 Document #: 20261200611<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 204 Subdivision: FOUR SEASONS-PHASE 1 MapRef: MB 63 PG 10 Abbreviated Description: Lot:204 Subdivision:FOUR SEASONS-PHASE 1 Map Ref:MB 63 PG 10 | | | | | | | | |
| 3 | .16Mi. | **10359 S TEA WAGON WAY**<br>**VAIL, AZ 85641-5987** | 04/15/2026 | $427,500 | $242 | 1766 | 7// | 2017 | SF | |
| | | APN: 305-73-5120 Document #: 20261050332<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 484 Subdivision: DEL WEBB AT RANCHO DEL LAGO PHASE II MapRef: DOC 20112850077 Abbreviated Description: Lot:484 Subdivision:DEL WEBB AT RANCHO DEL LAGO PHASE II Map Ref:DOC 20112850077 | | | | | | | | |
| 4 | .27Mi. | **13834 E CARDEMORE DR**<br>**VAIL, AZ 85641-5949** | 03/31/2026 | $369,500 | $193 | 1905 | 6// | 2016 | SF | |
| | | APN: 305-73-0040 Document #: 20260900235<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Subdivision: FOUR SEASONS Phase No: 1 Legal Unit: 1 MapRef: MB 83 PG 10 Abbreviated Description: Lot:4 Subdivision:FOUR SEASONS Phase No:1 Legal Unit:1 Map Ref:MB 83 PG 10 | | | | | | | | |
| 5 | .27Mi. | **13423 E ALMOND CREST DR**<br>**VAIL, AZ 85641-6562** | 03/31/2026 | $425,000 | $187 | 2268 | 7//3 | 2004 | 11,854 SF | Yes |
| | | APN: 305-05-2020 Document #: 20260900715<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 1107 Subdivision: RANCHO DEL LAGO MapRef: MB 57 PG 34 Abbreviated Description: Lot:1107 Subdivision:RANCHO DEL LAGO Map Ref:MB 57 PG 34 | | | | | | | | |
| 6 | .28Mi. | **10468 S CUTTING HORSE DR**<br>**VAIL, AZ 85641-6839** | 03/20/2026 | $386,000 | $185 | 2086 | 9//4 | 2012 | 7,080 SF | |
| | | APN: 305-72-0630 Document #: 20260790596<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 63 Subdivision: RANCHO DEL LAGO BLOCKS 37 & 38 MapRef: MB 62 PG 76 Abbreviated Description: Lot:63 Subdivision:RANCHO DEL LAGO BLOCKS 37 & 38 Map Ref:MB 62 PG 76 | | | | | | | | |
| 7 | .37Mi. | **10737 S MIRALAGO DR**<br>**VAIL, AZ 85641-6694** | 03/18/2026 | $392,000 | $167 | 2338 | 8//3 | 2006 | 8,049 SF | |
| | | APN: 305-71-1610 Document #: 20260770729<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 70 Block: 42 Subdivision: RANCHO DEL LAGO MapRef: MB 58 PG 76 Abbreviated Description: Lot:70 Block:42 Subdivision:RANCHO DEL LAGO Map Ref:MB 58 PG 76 | | | | | | | | |
| 8 | .28Mi. | **10424 S PAINTED MARE DR**<br>**VAIL, AZ 85641-6830** | 02/20/2026 | $292,000 | $201 | 1448 | 5//2 | 2010 | 5,948 SF | |
| | | APN: 305-72-1440 Document #: 20260510454<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 144 Subdivision: RANCHO DEL LAGO BLOCKS 37 38 MapRef: MB 62 PG 76 Abbreviated Description: Lot:144 Subdivision:RANCHO DEL LAGO BLOCKS 37 38 Map Ref:MB 62 PG 76 | | | | | | | | |
| 9 | .33Mi. | **13752 E KIRKWOOD PL**<br>**VAIL, AZ 85641-6696** | 02/20/2026 | $540,000 | $258 | 2086 | 6//2 | 2006 | 9,621 SF | Yes |
| | | APN: 305-71-1570 Document #: 20260510321<br>Document Type: Price Code: V | | | | | | | | |

# ICE SiteX Report

**OrderID: 97524012**

Land Use: Single Family Residential
Legal: Lot: 66 Block: 42 Subdivision: RANCHO DEL LAGO MapRef: MB 58 PG 76 Abbreviated Description: Lot:66 Block:42 Subdivision:RANCHO DEL LAGO Map Ref:MB 58 PG 76

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | .24Mi. | **13561 E AVIARA PL**<br>**VAIL, AZ 85641-6698** | 02/11/2026 | $485,000 | $207 | 2338 | 8//3 | 2005 | 9,447 SF | Yes |

APN: 305-71-1090 Document #: 20260420146
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 18 Block: 42 Subdivision: RANCHO DEL LAGO MapRef: MB 58 PG 76 Abbreviated Description: Lot:18 Block:42 Subdivision:RANCHO DEL LAGO Map Ref:MB 58 PG 76

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 11 | .18Mi. | **10432 S AVENGER LN**<br>**VAIL, AZ 85641-6654** | 02/06/2026 | $359,900 | $197 | 1825 | 7//2 | 2006 | 5,914 SF | |

APN: 305-71-0450 Document #: 20260370602
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Block: 32 Subdivision: HIGH PLAINS RANCH MapRef: MB 58 PG 69 Abbreviated Description: Lot:45 Block:32 Subdivision:HIGH PLAINS RANCH Map Ref:MB 58 PG 69

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | .24Mi. | **10478 S CUTTING HORSE DR**<br>**VAIL, AZ 85641-6839** | 02/06/2026 | $383,500 | $132 | 2903 | 11//4 | 2013 | SF | |

APN: 305-72-0580 Document #: 20260370597
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 58 Block: 37 Subdivision: RANCHO DEL LAGO BLOCK 37 & 38 MapRef: MB 62 PG 76 Abbreviated Description: Lot:58 Block:37 Subdivision:RANCHO DEL LAGO BLOCK 37 & 38 Map Ref:MB 62 PG 76

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 | .28Mi. | **13719 E KIRKWOOD PL**<br>**VAIL, AZ 85641-6696** | 01/20/2026 | $533,000 | $272 | 1955 | 6//2 | 2006 | 7,938 SF | Yes |

APN: 305-71-1480 Document #: 20260200375
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 57 Block: 42 Subdivision: RANCHO DEL LAGO MapRef: MB 58 PG 76 Abbreviated Description: Lot:57 Block:42 Subdivision:RANCHO DEL LAGO Map Ref:MB 58 PG 76

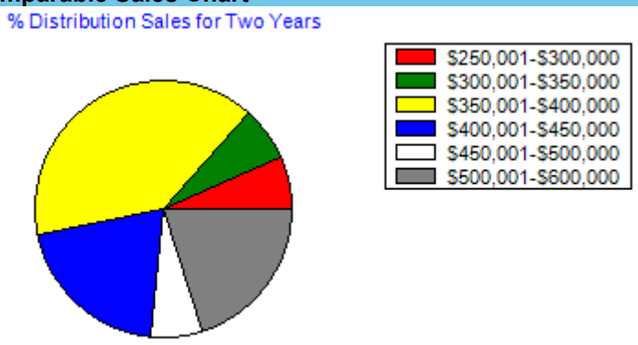
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | .24Mi. | **13698 E KIRKWOOD PL**<br>**VAIL, AZ 85641-6696** | 01/05/2026 | $399,000 | $170 | 2338 | 8//3 | 2005 | 8,299 SF | |

APN: 305-71-1390 Document #: 20260050176
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 48 Block: 42 Subdivision: RANCHO DEL LAGO MapRef: MB 58 PG 76 Abbreviated Description: Lot:48 Block:42 Subdivision:RANCHO DEL LAGO Map Ref:MB 58 PG 76

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 15 | .36Mi. | **13696 E AVIARA PL**<br>**VAIL, AZ 85641-6693** | 12/19/2025 | $326,000 | $203 | 1601 | 6//2 | 2006 | 6,599 SF | |

APN: 305-71-0920 Document #: 20253530283
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Block: 42 Subdivision: RANCHO DEL LAGO BLOCK 42 MapRef: MB 58 PG 76 Abbreviated Description: Lot:1 Block:42 Subdivision:RANCHO DEL LAGO BLOCK 42 Map Ref:MB 58 PG 76

## 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

**OrderID: 97524012**

## 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. | **10453 S STAMPEDE RANCH CT** | **06/17/2005** | $277,677 | $27,768 | 1,825 | 7//2 | 2005 | 6,135 SF | |
| .01Mi. | **10461 S STAMPEDE RANCH CT** | **12/17/2021** | $240,975 | $24,098 | 1,483 | 7//2 | 2005 | 5,522 SF | |
| .01Mi. | **10445 S STAMPEDE RANCH CT** | **03/07/2017** | $275,795 | $27,580 | 1,805 | 7//2 | 2005 | 6,138 SF | |
| .02Mi. | **10469 S STAMPEDE RANCH CT** | **09/30/2011** | $240,975 | $24,098 | 1,483 | 7//2 | 2005 | 5,522 SF | |
| .02Mi. | **10437 S STAMPEDE RANCH CT** | **06/10/2005** | $267,141 | $26,714 | 1,713 | 7//2 | 2005 | 6,580 SF | |
| .02Mi. | **10452 S FRONTIER RANCH PL** | **01/23/2025** | $275,795 | $27,580 | 1,805 | 7//2 | 2005 | 5,628 SF | |
| .02Mi. | **10444 S FRONTIER RANCH PL** | **08/26/2024** | $267,141 | $26,714 | 1,713 | 7//2 | 2005 | 5,629 SF | |
| .02Mi. | **10460 S FRONTIER RANCH PL** | **04/30/2014** | $267,141 | $26,714 | 1,713 | 7//2 | 2005 | 5,066 SF | |
| .03Mi. | **10477 S STAMPEDE RANCH CT** | **05/10/2013** | $297,997 | $29,800 | 2,041 | 7//2 | 2005 | 6,614 SF | |
| .03Mi. | **10436 S FRONTIER RANCH PL** | **05/11/2020** | $256,510 | $25,651 | 1,600 | 7//2 | 2005 | 6,701 SF | |
| .03Mi. | **10468 S FRONTIER RANCH PL** | **06/30/2017** | $240,975 | $24,098 | 1,483 | 7//2 | 2005 | 5,066 SF | |
| .03Mi. | **10462 S STAMPEDE RANCH CT** | **01/07/2020** | $275,795 | $27,580 | 1,805 | 7//2 | 2005 | 5,622 SF | |
| .03Mi. | **10470 S STAMPEDE RANCH CT** | **06/30/2020** | $245,503 | $24,550 | 1,483 | 7//2 | 2005 | 5,063 SF | |
| .04Mi. | **10446 S STAMPEDE RANCH CT** | **05/10/2019** | $251,982 | $25,198 | 1,600 | 7//2 | 2005 | 9,274 SF | |
| .04Mi. | **10478 S STAMPEDE RANCH CT** | **06/24/2011** | $275,795 | $27,580 | 1,805 | 7//2 | 2005 | 5,970 SF | |
| .04Mi. | **10476 S FRONTIER RANCH PL** | **07/30/2024** | $240,975 | $24,098 | 1,483 | 7//2 | 2005 | 6,397 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 6% | Households Occupied by Owners: | 89% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 40.1 years old | Households: | 9,915 |
| Median Household Income: | $114,279 | Households w/Family: | 79% |
| Household Income Per Capita: | $45,169 | Households w/Family Married: | 70% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 38% |

## School District

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

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.13Mi. | **Cienega High School**<br>Number of Students: 1,881<br>Student-Teacher Ratio: 18.24<br>Advanced Placement: Yes | B+ | Public | 9 - 12 |
| 8.54Mi. | **Corona Foothills Middle School**<br>Number of Students: 619<br>Student-Teacher Ratio: 19.71 | A | Public | 6 - 8 |
| 5.25Mi. | **Andrada Polytechnic High School**<br>Number of Students: 836<br>Student-Teacher Ratio: 19.3<br>Advanced Placement: Yes | A | Public | 9 - 12 |
| 0.26Mi. | **Ocotillo Ridge Elementary School**<br>Number of Students: 723<br>Student-Teacher Ratio: 13.78 | A | Public | KG - 5 |
| 3.99Mi. | **Empire High School**<br>Number of Students: 886<br>Student-Teacher Ratio: 21.84<br>Advanced Placement: Yes | A- | Public | 9 - 12 |
| 3.96Mi. | **Vail Innovation Center**<br>Number of Students: 61<br>Student-Teacher Ratio: 6.07 | B- | Public | 9 - 12 |

# ICE SiteX Report

**OrderID: 97524012**

## Flood Report

The Subject Property of **10453 S STAMPEDE RANCH CT, VAIL, AZ 85641-6657** 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.

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 26% | SIGNIFICANTLY LOWER |
| **BURGLARY** | 42% | SIGNIFICANTLY LOWER |
| **MOTOR VEHICLE THEFT** | 35% | SIGNIFICANTLY LOWER |
| **FORCIBLE ROBBERY** | 108% | SIMILAR |
| **AGGRAVATED ASSAULT** | 23% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 91% | LOWER |
| **MURDER** | 67% | NOTABLY LOWER |
| **OVERALL** | 52% | NOTABLY 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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