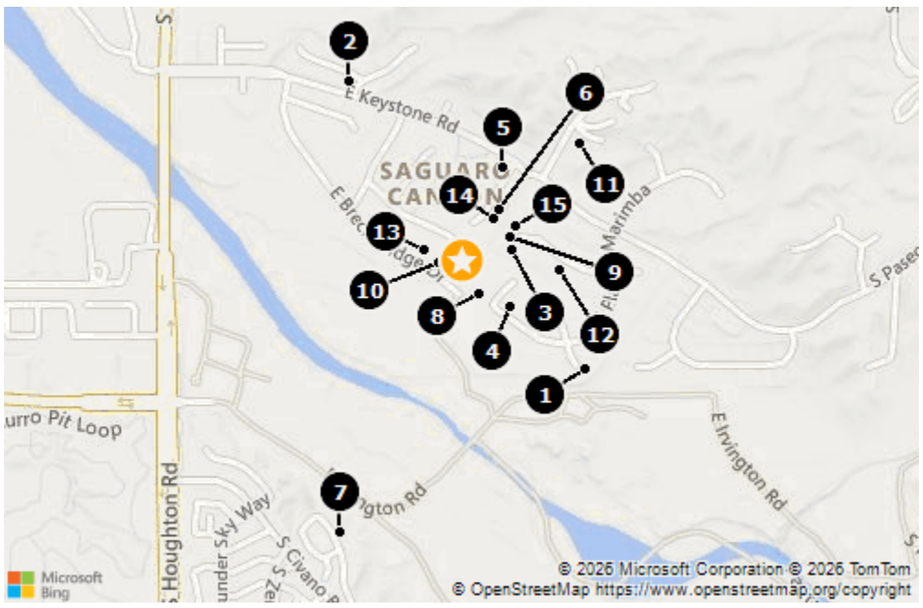
ICE SiteX Report

OrderID: 98110206

SiteX Property Information Report



Subject Property Location

10630 E ELKRIDGE PL, TUCSON, AZ 85730-5046

County:	**PIMA AZ**	Census Tract:	040190040.811015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	136-32-1890	Thomas Bros Pg-Grid:	1755-5B

Valuation

Value:	**$333,000**	FSD:	8	Common Confidence Score:	69
Value Range:	$306,360 - $359,640	ICE Confidence Score:	92		

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:	$2,102
Total Assessed Value:	$26,434	Total Assessor Market Value:	$264,338	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 168 District: VAIL Subdivision: SAGUARO CANYON Map Ref: PLAT: 12 Sec/Twnship/Range: SEC 36 TWN 14S RNG 15E

Abbreviated Description:	SAGUARO CANYON LOT 168
City/Muni/Twp:	ROCKING K SOUTH

Property Characteristics

Lot Size:	7,090 SF	Bedrooms:		Pool:	
Building Area:	1774 SF	Baths:	2	Fireplace:	
Year Built:	1985	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:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/22/2026	Loan Amount:	N/A
Document #:	20261730335 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2055	Type Finance:	

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON

Prior Transfer

Recording Date:	03/13/2026	Sales Price:	N/A
Document #:	20260720617 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/07/2025	Sales Price:	N/A
Document #:	20251880309 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/24/2025	Sales Price:	$339,000
Document #:	20251750519 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 168 District: VAIL Subdivision: SAGUARO CANYON Map Ref: PLAT: 12 Sec/Twnship/Range: SEC 36 TWN 14S RNG 15E
Abbreviated Description: SAGUARO CANYON LOT 168
City/Muni/Twp: ROCKING K SOUTH

Prior Transfer

Recording Date:	06/24/2025	Sales Price:	$339,000
Document #:	20251750519 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/20/2025		
Document Type:			

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON Map Ref: MB 37 PG 12

Prior Transfer

Recording Date:	12/28/2021	Sales Price:	$3,098
Document #:	20213620004 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/06/2021	Sales Price:	$151,210
Document #:	20212790825 BK-PG 20152-0001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/30/2021	Loan Amount:	N/A
Document #:	20212731169 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2036	Type Finance:	

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON

Mortgage Record

Recording Date:	10/28/2020	Loan Amount:	N/A
Document #:	20203020648 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2045	Type Finance:	

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON

Prior Transfer

Recording Date:	09/23/2015	Sales Price:	$119,932
Document #:	20152660005 BK-PG 13925-5620	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/10/2015	Sales Price:	$154,000
Document #:	20152530280 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/02/2015		
Document Type:			

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON Map Ref: MAP37 PG12

Prior Transfer

Recording Date:	12/31/2013	Sales Price:	$119,932
Document #:	20133650261 BK-PG 13925-5620	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/31/2013	Sales Price:	N/A
Document #:	20133650259 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/23/2013		
Document Type:			

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON Map Ref: MAP37 PG12

Prior Transfer

Recording Date:	05/01/2013	Sales Price:	N/A
Document #:	20131210083 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/27/2013		
Document Type:			

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON

Prior Transfer

Recording Date:	12/03/2010	Sales Price:	$201,695
Document #:	20102320740 BK-PG 12683-6177	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/29/2010	Sales Price:	$121,000
Document #:	20102091120 BK-PG 13925-5617	Type of Sale:	Verified Sale Price
Contract Date:	10/19/2010		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON Map Ref: MAP37 PG12

Prior Transfer

Recording Date:	12/12/2005	Sales Price:	$102,400
Document #:	20052390256 BK-PG 12119-3116	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/18/2005	Sales Price:	$197,450
Document #:	20052241350 BK-PG 12683-6175	Type of Sale:	Verified Sale Price
Contract Date:	11/15/2005		
Document Type:			

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON Map Ref: MAP37 PG12

Prior Transfer

Recording Date:	08/21/2003	Sales Price:	$128,000
Document #:	20031621161 BK-PG 12119-3115	Type of Sale:	Verified Sale Price
Contract Date:	08/19/2003		
Document Type:			

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON Map Ref: MB37 PG12

Prior Transfer

Recording Date:	08/21/2003	Sales Price:	N/A
Document #:	20031621160 BK-PG 12119-3113	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/19/2003		
Document Type:			

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON Map Ref: MB37 PG12

Prior Transfer

Recording Date:	08/18/2003	Sales Price:	$101,100
Document #:	20031590295 BK-PG 12116-1437	Type of Sale:	Full Amount on Deed
Contract Date:	07/25/2003		
Document Type:			

Legal Description:
Lot: 168 Subdivision: SAGUARO CANYON Map Ref: MB37 PG12

Area Sales Analysis

Total Area Sales	$6,885,804	Median # of Bedrooms	
Median Lot Size	16,159 SF	Median # of Baths	2
Median Living Area	1,700 SF	Median Year Built	2000
Price Range - 2 Yrs	$280,000 to $860,000	Age Range	15 years to 43 years
Median Value	$395,404	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**4871 S PLACITA SAMBA TUCSON, AZ 85730-5819**	07/13/2026	$425,000	$250	1700	6//2	2000	18,133 SF	Yes
		APN: 136-32-762A Document #: 20261940215 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 105 Subdivision: RANCHO CANCION WEST MapRef: MB 48 PG 71 Abbreviated Description: Lot:105 Subdivision:RANCHO CANCION WEST Map Ref:MB 48 PG 71								
2	.29Mi.	**10488 E OVERLAND RDG TUCSON, AZ 85730-5008**	05/13/2026	$280,000	$184	1515	6//2	1983	7,647 SF	
		APN: 136-32-0780 Document #: 20261330472 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Subdivision: SAGUARO CANYON MapRef: MB 36 PG 12 Abbreviated Description: Lot:59 Subdivision:SAGUARO CANYON Map Ref:MB 36 PG 12								
3	.07Mi.	**10690 E PLACITA GUAJIRA TUCSON, AZ 85730-5815**	05/13/2026	$395,404	$232	1700	6//2	2001	16,159 SF	
		APN: 136-32-7280 Document #: 20261330411 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 71 Subdivision: RANCHO CANCION WEST MapRef: MB 48 PG 71 Abbreviated Description: Lot:71 Subdivision:RANCHO CANCION WEST Map Ref:MB 48 PG 71								
4	.09Mi.	**10679 E PLACITA MARIMBA TUCSON, AZ 85730-5822**	05/11/2026	$665,000	$228	2914	9//3	1999	17,926 SF	Yes
		APN: 136-32-7460 Document #: 20261310228 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 89 Subdivision: RANCHO CANCION WEST MapRef: MB 48 PG 71 Abbreviated Description: Lot:89 Subdivision:RANCHO CANCION WEST Map Ref:MB 48 PG 71								
5	.14Mi.	**4650 S BARRINGTON PL TUCSON, AZ 85730-5022**	03/26/2026	$345,000	$227	1515	6//2	1985	8,769 SF	
		APN: 136-32-1230 Document #: 20260850239 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 102 Subdivision: SAGUARO CANYON MapRef: MB 37 PG 12 Abbreviated Description: Lot:102 Subdivision:SAGUARO CANYON Map Ref:MB 37 PG 12								
6	.08Mi.	**4691 S BARRINGTON PL TUCSON, AZ 85730-5023**	03/24/2026	$349,900	$216	1617	7//2	1994	7,432 SF	Yes
		APN: 136-32-1300 Document #: 20260830595 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: SAGUARO CANYON MapRef: MB 37 PG 121 Abbreviated Description: Lot:109 Subdivision:SAGUARO CANYON Map Ref:MB 37 PG 121

7	.41Mi.	**5045 S HANNAH HEATHER PL** **TUCSON, AZ 85747-2803**	03/12/2026	$394,000	$269	1464	6//2	2011	5,856 SF	

APN: 141-34-0440 Document #: 20260710192
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: CIVANO NORTH RIDGE MapRef: MB 60 PG 92 Abbreviated Description: Lot:45 Subdivision:CIVANO NORTH RIDGE Map Ref:MB 60 PG 92

8	.05Mi.	**4758 S PLACITA RUMBA** **TUCSON, AZ 85730-5817**	02/12/2026	$620,000	$261	2374	9//3	2000	22,600 SF	

APN: 136-32-7520 Document #: 20260430550
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: RANCHO CANCION WEST MapRef: MB 48 PG 71 Abbreviated Description: Lot:95 Subdivision:RANCHO CANCION WEST Map Ref:MB 48 PG 71

9	.07Mi.	**10678 E PLACITA GUAJIRA** **TUCSON, AZ 85730-5815**	01/22/2026	$456,500	$243	1878	7//2	2001	17,142 SF	Yes

APN: 136-32-7270 Document #: 20260220249
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: RANCHO CANCION WEST MapRef: MB 48 PG 71 Abbreviated Description: Lot:70 Subdivision:RANCHO CANCION WEST Map Ref:MB 48 PG 71

10	.03Mi.	**10591 E BRECKINRIDGE DR** **TUCSON, AZ 85730-5017**	12/15/2025	$305,000	$185	1641	6//2	1985	7,708 SF	

APN: 136-32-1940 Document #: 20253490450
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 173 Subdivision: SAGUARO CANYON MapRef: MB 37 PG 12 Abbreviated Description: Lot:173 Subdivision:SAGUARO CANYON Map Ref:MB 37 PG 12

11	.22Mi.	**10738 E PLACITA MERENGUE** **TUCSON, AZ 85730-5828**	12/08/2025	$860,000	$278	3093	7//3	2002	64,905 SF	Yes

APN: 136-32-7920 Document #: 20253420661
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 135 Subdivision: RANCHO CANCION WEST MapRef: MB 48 PG 71 Abbreviated Description: Lot:135 Subdivision:RANCHO CANCION WEST Map Ref:MB 48 PG 71

12	.13Mi.	**10738 E PLACITA GUAJIRA** **TUCSON, AZ 85730-5815**	10/01/2025	$610,000	$209	2914	8//3	2000	16,338 SF	Yes

APN: 136-32-732A Document #: 20252740322
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: RANCHO CANCION WEST MapRef: MB 48 PG 71 Abbreviated Description: Lot:75 Subdivision:RANCHO CANCION WEST Map Ref:MB 48 PG 71

13	.06Mi.	**10571 E BRECKINRIDGE DR** **TUCSON, AZ 85730-5017**	08/01/2025	$295,000	$240	1228	6//2	1985	7,477 SF	

APN: 136-32-1960 Document #: 20252130112
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 175 Subdivision: SAGUARO CANYON MapRef: MB 37 PG 12 Abbreviated Description: Lot:175 Subdivision:SAGUARO CANYON Map Ref:MB 37 PG 12

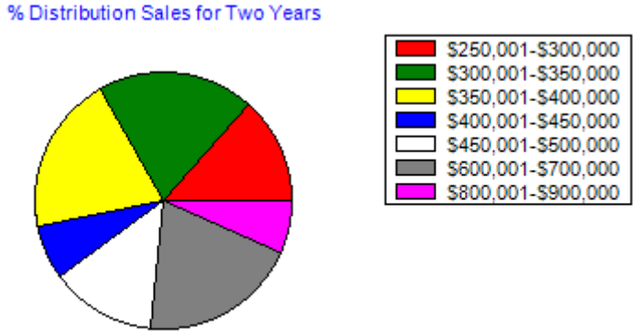
14	.07Mi.	**4701 S BARRINGTON PL** **TUCSON, AZ 85730-5023**	06/27/2025	$390,000	$198	1961	7//2	1994	8,052 SF	Yes

APN: 136-32-1330 Document #: 20251780383
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: SAGUARO CANYON Abbreviated Description: Lot:112 Subdivision:SAGUARO CANYON

15	.09Mi.	**10679 E PLACITA GUAJIRA** **TUCSON, AZ 85730-5815**	06/27/2025	$495,000	$235	2100	9//2	2001	16,290 SF	Yes

APN: 136-32-7260 Document #: 20251780164
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: RANCHO CANCION WEST MapRef: MB 48 PG 71 Abbreviated Description: Lot:69 Subdivision:RANCHO CANCION WEST Map Ref:MB 48 PG 71

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.	**10630 E ELKRIDGE PL**	**06/24/2025**	$264,338	$26,434	1,774	7//2	1985	7,090 SF	
.01Mi.	**10620 E ELKRIDGE PL**	**05/01/2003**	$204,821	$20,482	1,015	6//2	1985	7,023 SF	
.01Mi.	**10640 E ELKRIDGE PL**	**12/09/2003**	$265,335	$26,534	1,884	8//2	1985	8,001 SF	
.02Mi.	**10611 E BRECKINRIDGE DR**	**11/21/2017**	$272,963	$27,296	1,884	8//2	1985	7,532 SF	
.02Mi.	**10601 E BRECKINRIDGE DR**	**04/04/2024**	$250,929	$25,093	1,603	7//2	1985	7,297 SF	
.03Mi.	**10621 E BRECKINRIDGE DR**	**04/20/2012**	$222,307	$22,231	1,238	6//2	1985	7,581 SF	
.03Mi.	**10610 E ELKRIDGE PL**	**09/07/2018**	$272,963	$27,296	1,884	8//2	1985	7,386 SF	
.03Mi.	**10591 E BRECKINRIDGE DR**	**06/29/2007**	$249,776	$24,978	1,641	6//2	1985	7,708 SF	
.03Mi.	**10621 E ELKRIDGE PL**	**12/15/2015**	$255,578	$25,558	1,715	7//2	1985	7,581 SF	
.03Mi.	**10631 E ELKRIDGE PL**	**08/30/1996**	$212,418	$21,242	1,228	6//2	1985	10,048 SF	
.04Mi.	**10641 E ELKRIDGE PL**	**06/08/1994**	$286,425	$28,643	1,874	7//2	1985	8,218 SF	Yes
.04Mi.	**10600 E ELKRIDGE PL**	**03/10/2023**	$274,566	$27,457	2,078	8//2	1985	7,028 SF	
.04Mi.	**10611 E ELKRIDGE PL**	**04/28/1994**	$243,131	$24,313	1,641	7//2	1985	7,557 SF	
.04Mi.	**10581 E BRECKINRIDGE DR**	**02/06/2009**	$264,338	$26,434	1,774	7//2	1985	7,216 SF	
.05Mi.	**4758 S PLACITA RUMBA**	**02/28/2023**	$396,292	$39,629	2,374	9//3	2000	22,600 SF	
.05Mi.	**4730 S PLACITA RUMBA**	**07/28/2000**	$344,353	$34,435	1,888	7//2	2000	19,431 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	37.7 years old	Households:	16,077
Median Household Income:	$64,629	Households w/Family:	63%
Household Income Per Capita:	$31,499	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Tucson Unified District	Students:	40,316
Number of Schools:	90	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.25Mi.	**Secrist Middle School** Number of Students: 248 Student-Teacher Ratio: 12.53	C	Public	6 - 8
10.32Mi.	**Tucson Unified Virtual Academy** Number of Students: 1,184 Student-Teacher Ratio: 18.65	D	Public	KG - 12
3.28Mi.	**Soleng Tom Elementary School** Number of Students: 306 Student-Teacher Ratio: 15.22	A-	Public	PK - 6
8.44Mi.	**University High School** Number of Students: 982 Student-Teacher Ratio: 23.16 Advanced Placement: Yes	A+	Public	8 - 12
11.43Mi.	**Miles-Exploratory Learning Center** Number of Students: 285 Student-Teacher Ratio: 9.43	A+	Public	PK - 8
3.39Mi.	**Santa Rita High School** Number of Students: 330 Student-Teacher Ratio: 14.86 Advanced Placement: Yes	D	Public	8 - 12

Flood Report

The Subject Property of **10630 E ELKRIDGE PL, TUCSON, AZ 85730-5046** 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	114%	HIGHER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	82%	LOWER

ICE SiteX Report

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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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