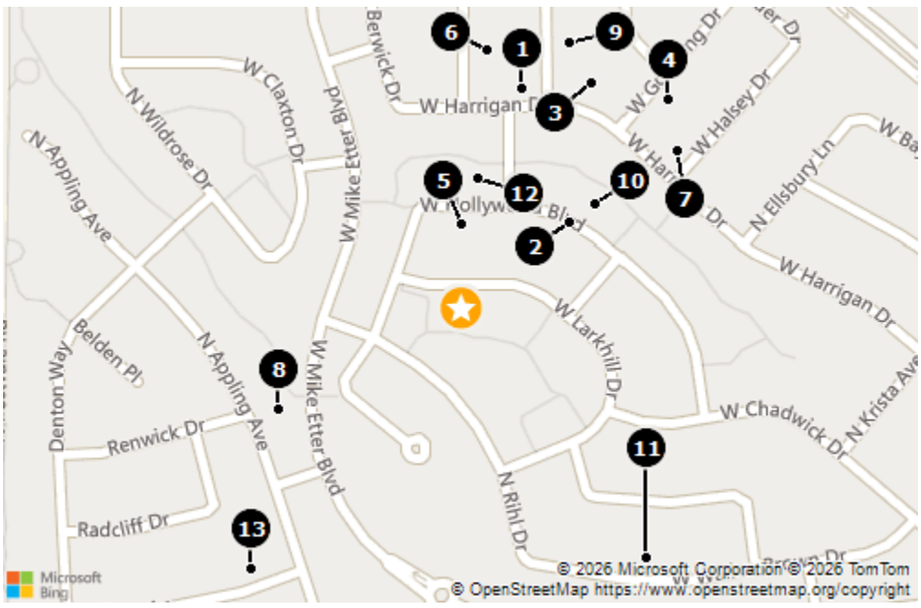
ICE SiteX Report

OrderID: 98444725

SiteX Property Information Report



Subject Property Location

10773 W LARKHILL DR, MARANA, AZ 85653-1329

County:	**PIMA AZ**	Census Tract:	040190044.313002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	217-60-0510	Thomas Bros Pg-Grid:	

Valuation

Value:	**$437,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$419,520 - $454,480	ICE Confidence Score:	96		

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:	$881
Total Assessed Value:	$36,721	Total Assessor Market Value:	$367,209	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 51 Block: 31 District: MARANA AVR Sec/Twnship/Range: SEC 35 TWN 11S RNG 11E
Abbreviated Description: GLADDEN FARMS BLOCK 31 SQ20211550210 LOT 51 CMID .14 AC
City/Muni/Twp: GLADDEN FARMS

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2334 SF	Baths:		Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/19/2026	Sales Price:	N/A
Document #:	20261390058 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/26/2024	Sales Price:	$480,511
Document #:	20242700530 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/08/2024		
Document Type:			

Legal Description:
Lot: 51 Subdivision: GLADDEN FARMS BLOCK 31 Map Ref: DOC 2021-1550210

Prior Transfer

Recording Date:	09/26/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 51 Block: 31 District: MARANA AVR Sec/Twnship/Range: SEC 35 TWN 11S RNG 11E
Abbreviated Description: GLADDEN FARMS BLOCK 31 SQ20211550210 LOT 51 CMID .14 AC
City/Muni/Twp: GLADDEN FARMS

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Area Sales Analysis

Total Area Sales	$5,615,990	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,745 SF	Median Year Built	2022
Price Range - 2 Yrs	$310,000 to $580,000	Age Range	3 years to 4 years
Median Value	$427,000	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**12701 N GIBBS AVE** **MARANA, AZ 85653-0659**	08/27/2026	$355,000	$175	2027	8//	2022	SF	
		APN: 217-54-7450 Document #: 20262390114 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Subdivision: GLADDEN FARMS BLOCK 27 - PHASE 1 MapRef: DOC 2021-1110582 Abbreviated Description: Lot:32 Subdivision:GLADDEN FARMS BLOCK 27 - PHASE 1 Map Ref:DOC 2021-1110582								
2	.13Mi.	**10686 W WHITEHALL DR** **MARANA, AZ 85653-1259**	07/22/2026	$427,000	$206	2063	6//	2023	SF	
		APN: 217-60-0910 Document #: 20262030452 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 91 Subdivision: GLADDEN FARMS BLOCK 31 MapRef: DOC 2021-1550210 Abbreviated Description: Lot:91 Subdivision:GLADDEN FARMS BLOCK 31 Map Ref:DOC 2021-1550210								
3	.17Mi.	**10678 W HARRIGAN DR** **MARANA, AZ 85653-0645**	06/03/2026	$384,000	$189	2027	8//	2022	SF	
		APN: 217-54-7360 Document #: 20261540247 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Block: 27 Subdivision: GLADDEN FARMS BLOCK 27 PHASE I MapRef: DOC 20210360143 Abbreviated Description: Lot:23 Block:27 Subdivision:GLADDEN FARMS BLOCK 27 PHASE I Map Ref:DOC 20210360143								
4	.2Mi.	**10647 W GOULDING DR** **MARANA, AZ 85653-0619**	06/03/2026	$310,000	$211	1465	5//	2022	SF	
		APN: 217-59-0390 Document #: 20261540142 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 120 Subdivision: GLADDEN FARMS BLOCK 27 - PHASE 2 MapRef: DOC 2021-0780195 Abbreviated Description: Lot:120 Subdivision:GLADDEN FARMS BLOCK 27 - PHASE 2 Map Ref:DOC 2021-0780195								
5	.05Mi.	**10781 W WHITEHALL DR** **MARANA, AZ 85653-1260**	05/22/2026	$533,000			9//	2023	SF	Yes
		APN: 217-60-0320 Document #: 20261420277 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Subdivision: GLADDEN FARMS BLOCK 31 MapRef: DOC 2021-1550210 Abbreviated Description: Lot:32 Subdivision:GLADDEN FARMS BLOCK 31 Map Ref:DOC 2021-1550210								
6	.17Mi.	**12724 N WATKINS AVE** **MARANA, AZ 85653-0660**	04/28/2026	$454,000	$176	2575	9//	2022	SF	
		APN: 217-54-7580 Document #: 20261180337 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 45 Subdivision: GLADDEN FARMS BLOCK 27 PHASE I MapRef: DOC 20210360143 Abbreviated Description: Lot:45 Subdivision:GLADDEN FARMS BLOCK 27 PHASE I Map Ref:DOC 20210360143								
7	.18Mi.	**10636 W HARRIGAN DR** **MARANA, AZ 85653-0630**	04/22/2026	$348,000	$199	1745	4//	2022	SF	
		APN: 217-59-0580 Document #: 20261120253 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 139 Block: 27 Subdivision: GLADDEN FARMS BLOCK 27 PHASE 2 MapRef: DOC 2021-0780195 Abbreviated Description: Lot:139 Block:27 Subdivision:GLADDEN FARMS BLOCK 27 PHASE 2 Map Ref:DOC 2021-0780195								
8	.14Mi.	**12520 N APPLING AVE** **MARANA, AZ 85653-0508**	03/06/2026	$580,000			6//	2023	SF	
		APN: 217-54-5760 Document #: 20260650423 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: 30 Subdivision: GLADDEN FARMS BLOCK 30 MapRef: DOC 2019-2910094 Abbreviated Description: Lot:4 Block:30 Subdivision:GLADDEN FARMS BLOCK 30 Map Ref:DOC 2019-2910094								
9	.19Mi.	**12726 N GIBBS AVE** **MARANA, AZ 85653-0658**	03/03/2026	$390,000	$133	2920	9//	2022	SF	
		APN: 217-54-7400 Document #: 20260620612 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27 Block: 27 Subdivision: GLADDEN FARMS BLOCK 27-PHASE I MapRef: DOC 2021-1110582 Abbreviated Description: Lot:27 Block:27 Subdivision:GLADDEN FARMS BLOCK 27-PHASE I Map Ref:DOC 2021-1110582								
10	.11Mi.	**10710 W WHITEHALL DR** **MARANA, AZ 85653-1321**	01/12/2026	$500,000			7//	2023	SF	
		APN: 217-60-0200 Document #: 20260120431 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Block: 31 Subdivision: GLADDEN FARMS MapRef: DOC 20211550210 Abbreviated Description: Lot:20 Block:31 Subdivision:GLADDEN FARMS Map Ref:DOC 20211550210								
11	.21Mi.	**10636 W WALKER BROWN DR** **MARANA, AZ 85653-1393**	12/16/2025	$424,990			//		SF	
		APN: 217-61-0310 Document #: 20253500338 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 31 Block: 33 Subdivision: GLADDEN FARMS BLOCK 33 MapRef: DOC 2021-2180270 Abbreviated Description: Lot:31 Block:33 Subdivision:GLADDEN FARMS BLOCK 33 Map Ref:DOC 2021-2180270								
12	.09Mi.	**10766 W WHITEHALL DR** **MARANA, AZ 85653-1321**	08/29/2025	$450,000			9//	2023	SF	
		APN: 217-60-0130 Document #: 20252410590 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Block: 31 Subdivision: GLADDEN FARMS MapRef: DOC 2021-1550210 Abbreviated Description: Lot:13 Block:31 Subdivision:GLADDEN FARMS Map Ref:DOC 2021-1550210								
13	.23Mi.	**10868 W YATES LN**	07/31/2025	$460,000	$206	2223	6//	2022	SF	

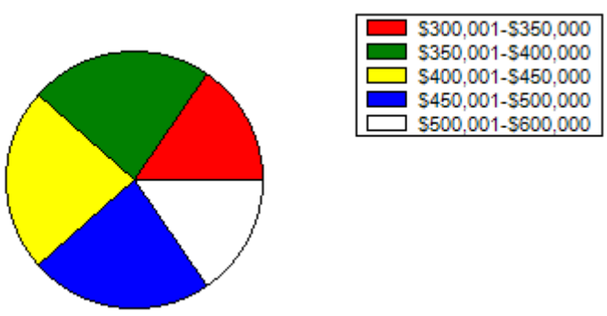
ICE SiteX Report

OrderID: 98444725

MARANA, AZ 85653-0555
APN: 217-54-6840 Document #: 20252120625
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: GLADDEN FARMS BLOCK 30 MapRef: DOC 2019-2910094 Abbreviated Description: Lot:112 Subdivision:GLADDEN FARMS BLOCK 30 Map Ref:DOC 2019-2910094

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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.	**10773 W LARKHILL DR**	**09/26/2024**	$367,209	$36,721	2,334	7//	2024		
.01Mi.	**10781 W LARKHILL DR**	**09/09/2024**	$361,527	$36,153	2,063	6//	2024		
.01Mi.	**10765 W LARKHILL DR**	**03/14/2025**	$324,914	$32,491	1,838	6//	2024		
.03Mi.	**10749 W LARKHILL DR**	**02/26/2021**	$361,527	$36,153	2,063	6//	2024		
.03Mi.	**10774 W LARKHILL DR**	**05/15/2024**	$367,209	$36,721	2,334	7//	2024		
.03Mi.	**10782 W LARKHILL DR**	**03/28/2024**	$324,914	$32,491	1,838	6//	2024		
.03Mi.	**10766 W LARKHILL DR**	**04/25/2024**	$361,527	$36,153	2,063	6//	2024		
.04Mi.	**12548 N RIHL DR**	**08/30/2024**	$362,722	$36,272	2,077	7//	2024		
.04Mi.	**10790 W LARKHILL DR**	**05/31/2024**	$367,209	$36,721	2,334	7//	2024		
.04Mi.	**10758 W LARKHILL DR**	**04/18/2025**	$324,914	$32,491	1,838	6//	2024		
.04Mi.	**10733 W LARKHILL DR**	**04/19/2024**	$410,746	$41,075	2,768	9//	2024		Yes
.04Mi.	**10798 W LARKHILL DR**	**03/27/2024**	$358,140	$35,814	2,225	6//	2024		
.05Mi.	**12540 N RIHL DR**	**08/20/2024**	$324,943	$32,494	1,838	6//	2024		
.05Mi.	**10725 W LARKHILL DR**	**05/28/2024**	$324,943	$32,494	1,838	6//	2024		
.05Mi.	**10742 W LARKHILL DR**	**04/29/2024**	$367,209	$36,721	2,334	7//	2024		
.05Mi.	**10781 W WHITEHALL DR**	**09/18/2023**	$402,148	$40,215	2,655	9//	2023		Yes

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **10773 W LARKHILL DR, MARANA, AZ 85653-1329** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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