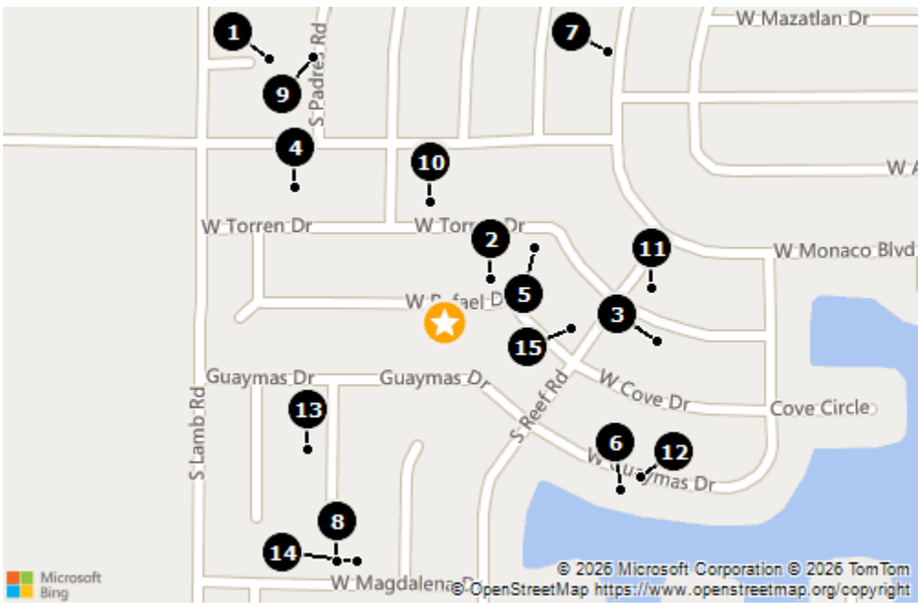
ICE SiteX Report

OrderID: 98351603

SiteX Property Information Report



Subject Property Location

10991 W COVE DR, ARIZONA CITY, AZ 85123-5483

County:	**PINAL AZ**	Census Tract:	040210021.053047
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	407-11-1230	Thomas Bros Pg-Grid:	

Valuation

Value:	**$314,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$263,760 - $364,240	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2223
Assd Land Value:	$2,207	Market Land Value:	$22,073	Tax Year:	2025
Assd Improvement:	$14,164	Market Improvment Value:	$141,637	Total Taxable Value:	$965
Total Assessed Value:	$16,371	Total Assessor Market Value:	$163,710	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 123 Subdivision: ARIZONA CITY #10 Map Ref: PM-117 Sec/Twnship/Range: SEC 12 TWN 08S RNG 06E
Abbreviated Description: ARIZONA CITY #10 LOT 123

Property Characteristics

Lot Size:	7,611 SF	Bedrooms:		Pool:	
Building Area:	1689 SF	Baths:		Fireplace:	
Year Built:	1987	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/16/2025	Sales Price:	N/A
Document #:	2025-029573 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/25/2023	Loan Amount:	N/A
Document #:	2023-029593 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	
Legal Description:			

Lot: 123 Subdivision: ARIZONA CITY UNIT TEN

Prior Transfer

Recording Date:	07/15/2021	Sales Price:	$6,873
Document #:	2021-088543 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/12/2021	Sales Price:	$137,464
Document #:	2021-086514 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

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Mortgage Record

Recording Date:	06/29/2021	Loan Amount:	N/A
Document #:	2021-081820 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 123 Subdivision: ARIZONA CITY UNIT TEN

Prior Transfer

Recording Date:	02/22/2019	Sales Price:	$140,000
Document #:	9012394 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 123 Subdivision: ARIZONA CITY #10 Map Ref: PM-117 Sec/Twnship/Range: SEC 12 TWN 08S RNG 06E
Abbreviated Description: ARIZONA CITY #10 LOT 123

Mortgage Record

Recording Date:	02/22/2019	Loan Amount:	N/A
Document #:	2019-012396 BK-PG -	Loan Type:	2nd Mortgage made to cover Down Payment
TD Due Date:		Type Finance:	

Legal Description:
Lot: 123 Subdivision: ARIZONA CITY Legal Unit: 10

Prior Transfer

Recording Date:	02/22/2019	Sales Price:	$140,000
Document #:	2019-012394 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/19/2019		
Document Type:			

Legal Description:
Lot: 123 Subdivision: ARIZONA CITY Legal Unit: 10 Map Ref: MB 15 PG 45

Area Sales Analysis

Total Area Sales	$3,704,840	Median # of Bedrooms	
Median Lot Size	8,054 SF	Median # of Baths	
Median Living Area	1,390 SF	Median Year Built	2005
Price Range - 2 Yrs	$195,000 to $330,000	Age Range	2 years to 30 years
Median Value	$244,990	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**15189 S LAMB RD** **ARIZONA CITY, AZ 85123-5998**	06/30/2026	$244,990			//		15,894 SF	
		APN: 407-08-5210 Document #: 2026-054938 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6020 Subdivision: ARIZONA CITY UNIT NINE MapRef: MB 19 PG 40 Abbreviated Description: Lot:6020 Subdivision:ARIZONA CITY UNIT NINE Map Ref:MB 19 PG 40								
2	.04Mi.	**10940 W COVE DR** **ARIZONA CITY, AZ 85123-5482**	06/30/2026	$209,990			//		7,687 SF	
		APN: 407-11-0970 Document #: 2026-054657 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 97 Subdivision: ARIZONA CITY UNIT TEN MapRef: MB 15 PG 45 Abbreviated Description: Lot:97 Subdivision:ARIZONA CITY UNIT TEN Map Ref:MB 15 PG 45								
3	.15Mi.	**10749 W TORREN DR** **ARIZONA CITY, AZ 85123-5748**	06/17/2026	$255,000	$181	1408	//	1999	8,054 SF	
		APN: 407-11-0770 Document #: 2026-051053 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 77 Subdivision: ARIZONA CITY UNIT TEN MapRef: MB 15 PG 45 Abbreviated Description: Lot:77 Subdivision:ARIZONA CITY UNIT TEN Map Ref:MB 15 PG 45								
4	.13Mi.	**11156 W TORREN DR** **ARIZONA CITY, AZ 85123-5756**	06/04/2026	$282,500			//		8,167 SF	
		APN: 407-11-0530 Document #: 2026-047272 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 53 Subdivision: ARIZONA CITY UNIT 10 MapRef: CAB A SL 9&10 Abbreviated Description: Lot:53 Subdivision:ARIZONA CITY UNIT 10 Map Ref:CAB A SL 9&10								
5	.08Mi.	**10897 W TORREN DR** **ARIZONA CITY, AZ 85123-5750**	05/08/2026	$229,990			//		8,725 SF	
		APN: 407-11-0700 Document #: 2026-038601 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: ARIZONA CITY UNIT TEN MapRef: MB 15 PG 45 Abbreviated Description: Lot:70 Subdivision:ARIZONA CITY UNIT TEN Map Ref:MB 15 PG 45								
6	.17Mi.	**10781 W GUAYMAS DR** **ARIZONA CITY, AZ 85123-5465**	05/01/2026	$330,000	$237	1390	//	2005	7,981 SF	
		APN: 407-11-7560 Document #: 2026-036546 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 756 Subdivision: ARIZONA CITY UNIT TEN MapRef: MB 15 PG 45 Abbreviated Description: Lot:756 Subdivision:ARIZONA CITY UNIT TEN Map Ref:MB 15 PG 45								
7	.2Mi.	**15240 S AMADO BLVD** **ARIZONA CITY, AZ 85123-5943**	03/31/2026	$224,990			//		7,268 SF	
		APN: 407-08-1140 Document #: 2026-026129 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5613 Subdivision: ARIZONA CITY UNIT NINE MapRef: MB 10 PG 15 Abbreviated Description: Lot:5613 Subdivision:ARIZONA CITY UNIT NINE Map Ref:MB 10 PG 15								
8	.18Mi.	**11100 W MAGDALENA DR** **ARIZONA CITY, AZ 85123-5492**	03/20/2026	$265,000	$162	1627	//	2005	8,754 SF	
		APN: 407-11-2300 Document #: 2026-022867								

ICE SiteX Report

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 230 Subdivision: ARIZONA CITY UNIT TEN MapRef: MB 15 PG 45 Abbreviated Description: Lot:230 Subdivision:ARIZONA CITY UNIT TEN Map Ref:MB 15 PG 45

9	.18Mi.	**15260 S PADRES RD** **ARIZONA CITY, AZ 85123-5979**	03/17/2026	$195,000	$163	1196	//	1996	7,162 SF

APN: 407-08-5140 Document #: 2026-021386
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6013 Subdivision: ARIZONA CITY UNIT NINE MapRef: MB 19 PG 40 Abbreviated Description: Lot:6013 Subdivision:ARIZONA CITY UNIT NINE Map Ref:MB 19 PG 40

10	.08Mi.	**11004 W TORREN DR** **ARIZONA CITY, AZ 85123-5753**	03/06/2026	$234,990	$160	1462	//	2024	7,676 SF

APN: 407-11-0470 Document #: 2026-018177
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: ARIZONA CITY UNIT TEN MapRef: MB 15 PG 45 Abbreviated Description: Lot:47 Subdivision:ARIZONA CITY UNIT TEN Map Ref:MB 15 PG 45

11	.14Mi.	**10770 W TORREN DR** **ARIZONA CITY, AZ 85123-5747**	02/24/2026	$260,990			//		10,698 SF

APN: 407-11-0350 Document #: 2026-014288
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: ARIZONA CITY UNIT TEN MapRef: CAB A SL 9&10 Abbreviated Description: Lot:35 Subdivision:ARIZONA CITY UNIT TEN Map Ref:CAB A SL 9&10

12	.02Mi.	**10990 W GUAYMAS DR** **ARIZONA CITY, AZ 85123-5468**	01/28/2026	$224,900	$150	1494	//	2000	7,426 SF

APN: 407-11-1560 Document #: 2026-006926
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 156 Subdivision: ARIZONA CITY UNIT TEN MapRef: MB 15 PG 45 Abbreviated Description: Lot:156 Subdivision:ARIZONA CITY UNIT TEN Map Ref:MB 15 PG 45

13	.12Mi.	**15580 S GUAYMAS CIR** **ARIZONA CITY, AZ 85123-5436**	12/12/2025	$249,000	$154	1608	//	2023	7,527 SF

APN: 407-11-1860 Document #: 2025-100262
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 186 Subdivision: ARIZONA CITY UNIT 10 MapRef: CAB A SL 9&10 Abbreviated Description: Lot:186 Subdivision:ARIZONA CITY UNIT 10 Map Ref:CAB A SL 9&10

14	.17Mi.	**11080 W MAGDALENA DR** **ARIZONA CITY, AZ 85123-7654**	11/06/2025	$222,500	$138	1608	//	2022	8,771 SF

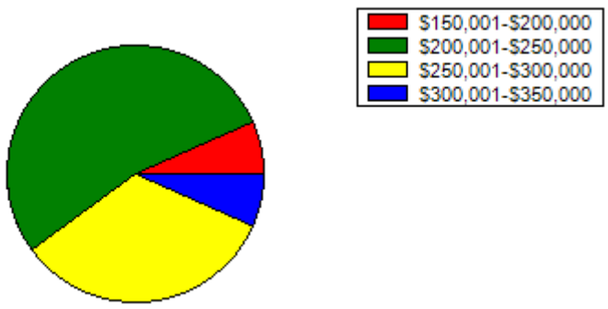
APN: 407-11-2290 Document #: 2025-090250
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 229 Subdivision: ARIZONA CITY UNIT TEN MapRef: MB 15 PG 45 Abbreviated Description: Lot:229 Subdivision:ARIZONA CITY UNIT TEN Map Ref:MB 15 PG 45

15	.09Mi.	**10852 W COVE DR** **ARIZONA CITY, AZ 85123-5479**	10/29/2025	$275,000	$175	1569	//	2005	8,768 SF

APN: 407-11-0920 Document #: 2025-087956
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: ARIZONA CITY UNIT TEN MapRef: MB 19 PG 43 Abbreviated Description: Lot:92 Subdivision:ARIZONA CITY UNIT TEN Map Ref:MB 19 PG 43

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.

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.	**10991 W COVE DR**	**02/22/2019**	$163,710	$16,371	1,689		1987	7,611 SF	
.01Mi.	**10971 W COVE DR**	**10/23/2003**	$261,227	$26,123	1,448		2024	7,074 SF	
.01Mi.	**11011 W COVE DR**	**10/13/2005**	$222,105	$22,210	1,543		2004	7,604 SF	
.02Mi.	**10990 W GUAYMAS DR**	**03/24/2005**	$205,431	$20,544	1,494		2000	7,426 SF	
.02Mi.	**10970 W GUAYMAS DR**	**09/30/2005**	$204,848	$20,484	1,494		2000	7,333 SF	
.02Mi.	**11010 W GUAYMAS DR**	**11/03/2005**	$252,417	$25,242	1,608		2022	7,441 SF	
.03Mi.	**11031 W COVE DR**	**03/31/2025**	$200,587	$20,059	1,512		2002	7,597 SF	
.03Mi.	**10980 W COVE DR**	**11/18/2005**	$242,926	$24,292	1,375		2022	7,691 SF	
.03Mi.	**10952 W GUAYMAS DR**	**12/18/2000**	$279,636	$27,964	1,617		2022	6,847 SF	
.03Mi.	**10933 W COVE DR**		$306,007	$30,601	2,282		2000	16,685 SF	
.04Mi.	**10960 W COVE DR**	**04/20/2007**	$211,311	$21,131	1,434		2004	7,691 SF	
.04Mi.	**11020 W COVE DR**	**07/26/2024**	$264,803	$26,481	1,432		2024	7,692 SF	
.04Mi.	**11051 W COVE DR**	**09/18/2007**	$206,106	$20,611	1,474		2004	7,589 SF	
.04Mi.	**10940 W COVE DR**	**11/29/2021**	$22,293	$3,344				7,687 SF	
.05Mi.	**11040 W COVE DR**	**08/23/2021**	$281,308	$28,131	1,604		2021	7,693 SF	
.05Mi.	**10934 W GUAYMAS DR**	**10/23/2025**	$257,456	$25,746	1,496		2024	7,347 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	44.1 years old	Households:	4,640
Median Household Income:	$51,733	Households w/Family:	59%
Household Income Per Capita:	$25,772	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Toltec Elementary District	Students:	1,270
Number of Schools:	3	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.36Mi.	**Arizona City Elementary School** Number of Students: 790 Student-Teacher Ratio: 12.4	C-	Public	PK - 8
10.73Mi.	**Vista Grande High School** Number of Students: 1,943 Student-Teacher Ratio: 22.46 Advanced Placement: Yes	B-	Public	9 - 12
10.73Mi.	**Vista Grande High School** Number of Students: 1,943 Student-Teacher Ratio: 22.46 Advanced Placement: Yes	B-	Public	9 - 12
4.85Mi.	**Toltec Elementary School** Number of Students: 480 Student-Teacher Ratio: 15	D	Public	PK - 12
4.85Mi.	**Toltec Elementary School** Number of Students: 480 Student-Teacher Ratio: 15	D	Public	PK - 12
1.36Mi.	**Arizona City Elementary School** Number of Students: 790 Student-Teacher Ratio: 12.4	C-	Public	PK - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	146%	NOTABLY HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	81%	LOWER
MURDER	150%	NOTABLY HIGHER
OVERALL	136%	NOTABLY HIGHER

Disaster Alerts

5/21/2025 - Cody Fire

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

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