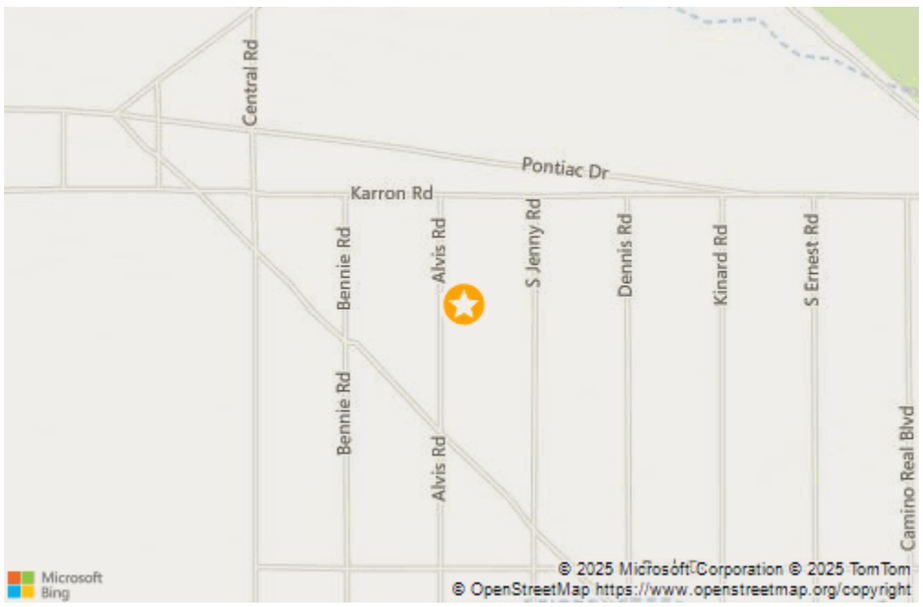
ICE SiteX Report

OrderID: 94561605

SiteX Property Information Report



Subject Property Location

11078 S ALVIS RD, YUCCA, AZ 86438

County:	**MOHAVE AZ**	Census Tract:	040159548.024110
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	208-27-090	Thomas Bros Pg-Grid:	

Valuation

Value:	**$304,000**	FSD:	28
Value Range:	$218,880 - $389,120	Confidence Score:	72

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	0400
Assd Land Value:		Market Land Value:	$6,558	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$99,028	Total Taxable Value:	$674
Total Assessed Value:	$10,559	Total Assessor Market Value:	$105,586	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: F Subdivision: GOLDEN VALLEY RANCHOS UNIT NINE SOUTH Legal Unit: NI Map Ref: PM 208-27 Sec/Twnship/Range: SEC 35 TWN 18N RNG 17W
Abbreviated Description: GOLDEN VALLEY RANCHOS UNIT NINE SOUTH BLK F LOT 14

Property Characteristics

Lot Size:	2.350 AC	Bedrooms:		Pool:	
Building Area:	1603 SF	Baths:		Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:	2	Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/21/2025	Sales Price:	$245,417
Document #:	2025002832 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/19/2021	Sales Price:	$265,000
Document #:	2021080650 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/01/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 14 Block: F Subdivision: GOLDEN VALLEY RANCHOS UNIT NINE SOUTH Map Ref: DOC 1961-101680

Prior Transfer

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

Legal Description:
Lot: 14 Block: F Subdivision: GOLDEN VALLEY RANCHOS UNIT NINE SOUTH Legal Unit: NI Map Ref: PM 208-27 Sec/Twnship/Range: SEC 35 TWN 18N RNG 17W
Abbreviated Description: GOLDEN VALLEY RANCHOS UNIT NINE SOUTH BLK F LOT 14

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No Comparable Sales Found

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.	**11078 S ALVIS RD**		$105,586	$10,559	1,603		2005	2 SF	
.19Mi.	**11158 S ALVIS RD**		$76,628	$7,663	676		2022	2 SF	
.26Mi.	**11161 DENNIS RD**		$40,347	$4,035	1,344		1987	2 SF	
.4Mi.	**1015 E DARLENE DR**		$24,791	$2,479	668		1967	2 SF	
.46Mi.	**11272 S BENNIE RD**		$51,181	$5,118	1,773		2007	2 SF	
.63Mi.	**11300 S KINARD RD**		$45,230	$4,523	1,440		1990	2 SF	
.64Mi.	**11362 S JENNY RD**		$54,834	$5,483	2,116		1995	2 SF	

Rent vs. Own

Households Occupied by Renters:	2%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	51.7 years old	Households:	394
Median Household Income:	$44,333	Households w/Family:	78%
Household Income Per Capita:	$26,607	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	16%

School District

School District Zone:	Kingman Unified School District	Students:	6,651
Number of Schools:	11	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
22.71Mi.	**White Cliffs Middle School** Number of Students: 628 Student-Teacher Ratio: 19.03	C+	Public	6 - 8
19.88Mi.	**Lee Williams High School** Number of Students: 1,056 Student-Teacher Ratio: 26.4 Advanced Placement: Yes	B-	Public	9 - 12
20.09Mi.	**Hualapai Elementary School** Number of Students: 716 Student-Teacher Ratio: 20.46	C	Public	KG - 5

Flood Report

The Subject Property of **11078 S ALVIS RD, YUCCA, AZ 86438** 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	27%	SIGNIFICANTLY LOWER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	37%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	157%	NOTABLY HIGHER
MURDER	79%	LOWER
OVERALL	100%	SIMILAR

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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ICE SiteX Report

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