ICE SiteX Report

OrderID: 98775449

SiteX Property Information Report



Subject Property Location

110 AVENIDA PASTOR, RIO RICO, AZ 85648-8007

County:	**SANTA CRUZ AZ**	Census Tract:	9661.09
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	132-03-312	Thomas Bros Pg-Grid:	

Valuation

Value:	**$314,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$282,600 - $345,400	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	3501
Assd Land Value:	$1,060	Market Land Value:	$10,600	Tax Year:	2025
Assd Improvement:	$22,747	Market Improvment Value:	$227,470	Total Taxable Value:	$2,271
Total Assessed Value:	$23,807	Total Assessor Market Value:	$238,070	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 108 Block: 530 Subdivision: SUB RIO RICO Sec/Twnship/Range: SEC 34 TWN 21S RNG 13E
Abbreviated Description: SUB RIO RICO RANCHETTES UNIT NO.18 LOT 108 OF BLK 530

Property Characteristics

Lot Size:	1.100 AC	Bedrooms:		Pool:	
Building Area:	1527 SF	Baths:		Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/11/2026	Sales Price:	$301,010
Document #:	2026-05497 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/21/2025	Sales Price:	N/A
Document #:	2025-00371 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/08/2025	Loan Amount:	N/A
Document #:	2025-00139 BK-PG -	Loan Type:	USDA Loan
Contract Date:	12/30/2024		
TD Due Date:	02/01/2055	Type Finance:	
Legal Description:			

Block: 530 Subdivision: RIO RICO RANCHETTES UNIT NO 18 Map Ref: MB 3 PG 19

Prior Transfer

Recording Date:	01/08/2025	Sales Price:	$298,000

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Document #:	2025-00138 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/30/2024		
Document Type:	Deed		

Legal Description:
Block: 530 Subdivision: RIO RICO RANCHETTES UNIT NO 18 Map Ref: MB 3 PG 19

Mortgage Record

Recording Date:	10/18/2021	Loan Amount:	N/A
Document #:	2021-09084 BK-PG -	Loan Type:	Conventional
Contract Date:	10/18/2021		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Block: 530 Subdivision: RIO RANCHETTES UNIT NO 18 Map Ref: MB 3 PG 19
Abbreviated Description: PRIOR REF 2021-00517 01/21/2021

Prior Transfer

Recording Date:	10/18/2021	Sales Price:	N/A
Document #:	2021-09083 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/18/2021		
Document Type:	Deed		

Legal Description:
Block: 530 Subdivision: RIO RANCHETTES UNIT NO 18 Map Ref: MB 3 PG 19
Abbreviated Description: PRIOR REF 2021-00517 01/21/2021

Mortgage Record

Recording Date:	01/21/2021	Loan Amount:	N/A
Document #:	2021-00518 BK-PG -	Loan Type:	Conventional
Contract Date:	01/20/2021		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Block: 528 Subdivision: RIO RICO RANCHETTES UNIT NO 18 Map Ref: MB 3 PG 19

Prior Transfer

Recording Date:	01/21/2021	Sales Price:	$198,000
Document #:	2021-00517 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/20/2021		
Document Type:	Deed		

Legal Description:
Block: 528 Subdivision: RIO RICO RANCHETTES UNIT NO 18 Map Ref: MB 3 PG 19

Prior Transfer

Recording Date:	01/02/2018	Sales Price:	$4,000
Document #:	2018-00017 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	12/26/2017		
Document Type:	Deed		

Legal Description:
Block: 530 Subdivision: RIO RICO RANCHETTES Legal Unit: 18 Map Ref: MB3 PG19

Area Sales Analysis

Total Area Sales	$1,360,000	Median # of Bedrooms	
Median Lot Size	23,087 SF	Median # of Baths	
Median Living Area	1,576 SF	Median Year Built	1925
Price Range - 2 Yrs	$223,000 to $309,000	Age Range	101 years to 102 years
Median Value	$278,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**96 AVENIDA PASTOR** **RIO RICO, AZ 85648-**	02/25/2026	$12,000			//		52,272 SF	
		APN: 132-03-319 Document #: 2026-01220 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 115 Block: 530 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated Description: Lot:115 Block:530 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19								
2	.16Mi.	**103 AVENIDA PASTOR** **RIO RICO, AZ 85648-**	04/08/2026	$20,000			//		58,806 SF	
		APN: 132-02-313 Document #: 2026-02326 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 107 Block: 523 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated Description: Lot:107 Block:523 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19								
3	.19Mi.	**203 LOZA CT** **RIO RICO, AZ 85648-**	06/10/2026	$16,000			//		27,878 SF	
		APN: 132-04-071 Document #: 2026-03999 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 71 Block: 532 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated Description: Lot:71 Block:532 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19								
4	.21Mi.	**1752 CIRCULO BADAJADA** **RIO RICO, AZ 85648-**	07/07/2026	$7,500			//		36,155 SF	
		APN: 132-03-323 Document #: 2026-04615 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 119 Block: 530 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated Description: Lot:119 Block:530 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19								
5	.21Mi.	**123 AVENIDA PASTOR** **RIO RICO, AZ 85648-8009**	01/29/2026	$295,000			//		22,651 SF	
		APN: 132-03-365 Document #: 2026-00578 Document Type: Warranty Deed Price Code: A								

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Land Use: Residential - Vacant Land
Legal: Lot: 9 Block: 531 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:9 Block:531 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

6 .24Mi. **1778 CALLE ROMPEOLAS** 06/12/2026 $24,000 // 20,909 SF
RIO RICO, AZ 85648-
APN: 132-03-363 Document #: 2026-04061
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 7 Block: 531 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:7 Block:531 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

7 .24Mi. **1747 CIRCULO BADAJADA** 05/12/2026 $19,000 // 24,829 SF
RIO RICO, AZ 85648-
APN: 132-03-188 Document #: 2026-03256
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 2 Block: 529 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:2 Block:529 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

8 .28Mi. **1779 CALLE ROMPEOLAS** 02/25/2026 $25,000 // 22,651 SF
RIO RICO, AZ 85648-
APN: 132-04-086 Document #: 2026-01216
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 86 Block: 532 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:86 Block:532 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

9 .29Mi. **1783 CALLE ROMPEOLAS** 06/08/2026 $17,000 // 43,124 SF
RIO RICO, AZ 85648-
APN: 132-04-084 Document #: 2026-03956
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 84 Block: 532 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:84 Block:532 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

10 .29Mi. **1785 CALLE ROMPEOLAS** 03/20/2026 $21,000 // 47,916 SF
RIO RICO, AZ 85648-
APN: 132-04-083 Document #: 2026-01854
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 83 Block: 532 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:83 Block:532 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

11 .3Mi. **1749 AVENIDA PASTOR** 05/12/2026 $19,000 // 43,124 SF
RIO RICO, AZ 85648-8008
APN: 132-03-203 Document #: 2026-03253
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 17 Block: 529 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:17 Block:529 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

12 .31Mi. **129 AVENIDA PASTOR** 07/22/2026 $13,500 // 21,780 SF
RIO RICO, AZ 85648-
APN: 132-04-088 Document #: 2026-04933
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 88 Block: 532 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB MA PG 1 Abbreviated
Description: Lot:88 Block:532 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB MA PG 1

13 .35Mi. **1804 CALLE TASA** 05/21/2026 $14,334 // 49,658 SF
RIO RICO, AZ 85648-
APN: 132-04-040 Document #: 2026-03453
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 40 Block: 532 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:40 Block:532 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

14 .35Mi. **220 VIA NAZAS** 02/05/2026 $9,000 // 45,738 SF
RIO RICO, AZ 85648-
APN: 132-04-170 Document #: 2026-00748
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 5 Block: 534 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:5 Block:534 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

15 .36Mi. **1799 CROW CT** 04/27/2026 $15,000 // 77,101 SF
RIO RICO, AZ 85648-
APN: 132-03-249 Document #: 2026-02864
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 45 Block: 530 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:45 Block:530 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

16 .39Mi. **1735 CIRCULO BADAJADA** 01/28/2026 $20,000 // 31,799 SF
RIO RICO, AZ 85648-6019
APN: 132-03-194 Document #: 2026-00538
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 8 Block: 529 Subdivision: SUB RIO RICO RANCHETTES Legal Unit: 18 Abbreviated Description: Lot:8 Block:529 Subdivision:SUB RIO RICO RANCHETTES Legal Unit:18

17 .41Mi. **1797 POMO CT** 10/16/2026 $11,000 // 21,780 SF
RIO RICO, AZ 85648-
APN: 132-03-241 Document #: 2026-07140
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 37 Block: 530 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:37 Block:530 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

18 .47Mi. **1752 CIRCULO AGUA BLANCA** 09/18/2026 $375,000 $236 1592 // 1922 18,295 SF
RIO RICO, AZ 85648-7327
APN: 132-02-290A Document #: 2026-06500
Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Lot: 84 Block: 523 Subdivision: RIO RICO RANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:84 Block:523 Subdivision:RIO RICO RANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19Abbreviated Description:PORTION LOT84

19 .47Mi. **226 VIA NAZAS** 03/13/2026 $3,500 // 67,518 SF
RIO RICO, AZ 85648-
APN: 132-04-167 Document #: 2026-01670

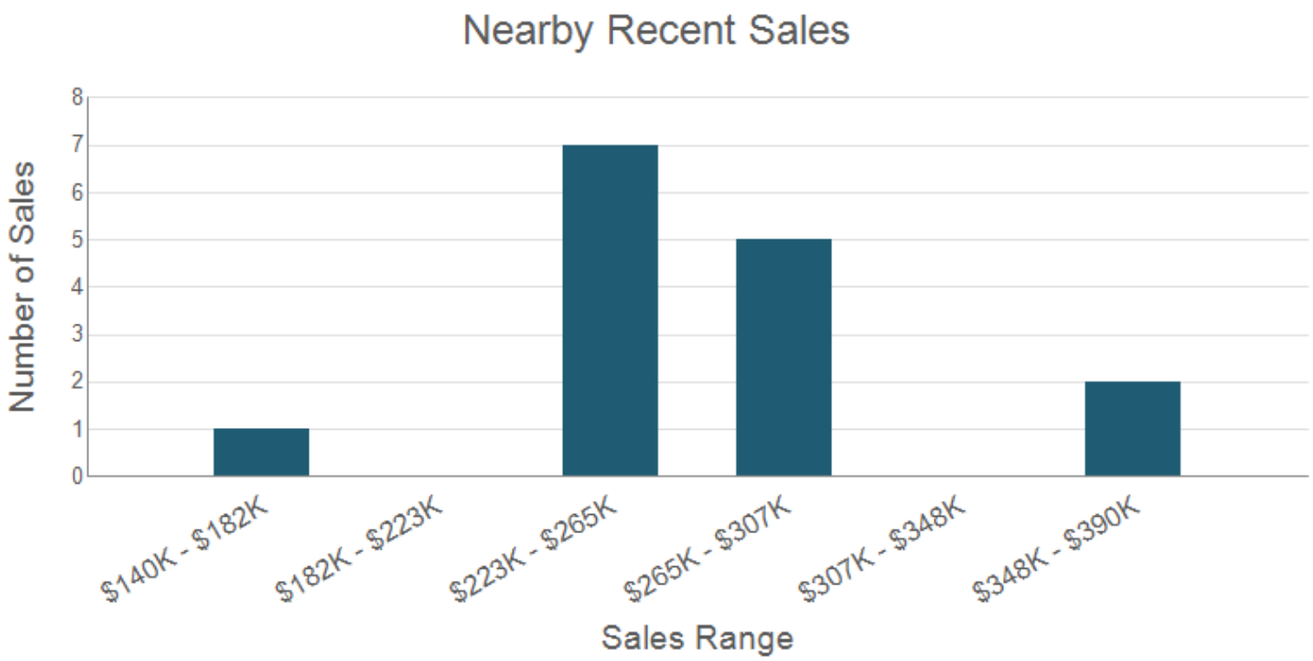
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Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 2 Block: 534 Subdivision: RIO RICO RANCHETTES NO 18 MapRef: MB 3 PG 19 Abbreviated Description: Lot:2 Block:534 Subdivision:RIO RICO RANCHETTES NO 18 Map Ref:MB 3 PG 19

20 .5Mi. **249 CEREZA CT** 04/21/2026 $10,000 // 57,935 SF
RIO RICO, AZ 85648-
APN: 132-03-229 Document #: 2026-02725
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 25 Block: 530 Subdivision: RIO RICO RAANCHETTES UNIT NO 18 MapRef: MB 3 PG 19 Abbreviated
Description: Lot:25 Block:530 Subdivision:RIO RICO RAANCHETTES UNIT NO 18 Map Ref:MB 3 PG 19

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.

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.	**110 AVENIDA PASTOR**	**01/01/2025**	$238,070	$23,807	1,527		2019	1 SF	
.02Mi.	**112 AVENIDA PASTOR**	**03/01/2025**	$232,914	$23,291	1,517		1925	1 SF	
.09Mi.	**102 AVENIDA PASTOR**	**02/01/2024**	$344,278	$34,428	1,788		1920	2 SF	
.1Mi.	**109 AVENIDA PASTOR**	**03/01/2022**	$244,599	$24,460	1,658		1922	1 SF	
.11Mi.	**1773 VIA MEDUSA**	**06/01/2014**	$170,248	$17,025	1,421	5/3/2	2007	21,344 SF	P
.12Mi.	**124 AVENIDA PASTOR**	**07/26/2005**	$154,552	$15,455	1,492		2005	23,522 SF	
.17Mi.	**132 AVENIDA PASTOR**	**05/01/2019**	$327,452	$32,745	1,802		2018	22,216 SF	
.2Mi.	**1754 CIRCULO BADAJADA**	**07/30/2004**	$129,480	$12,948	1,288		2000	25,265 SF	
.23Mi.	**140 AVENIDA PASTOR**	**12/01/2023**	$312,819	$31,282	1,790		1923	40,946 SF	
.23Mi.	**1791 CALLE ROMPEOLAS**	**07/01/2023**	$274,697	$27,470	1,466		1925	22,651 SF	
.23Mi.	**1782 CALLE ROMPEOLAS**	**09/01/2020**	$224,433	$22,443	1,344		1921	21,344 SF	
.23Mi.	**93 AVENIDA PASTOR**	**06/01/2020**	$248,937	$24,894	1,473		1920	20,909 SF	
.23Mi.	**1776 CALLE ROMPEOLAS**	**05/01/2022**	$273,029	$27,303	1,702		1921	21,780 SF	
.25Mi.	**142 AVENIDA PASTOR**	**03/01/2025**	$235,586	$23,559	1,576		1925	37,462 SF	
.26Mi.	**1747 LINDA CT**	**11/01/2005**	$217,030	$21,703	1,882		2005	22,651 SF	
.26Mi.	**1753 LINDA CT**	**03/01/2018**	$276,362	$27,636	1,463		2019	3 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	35.9 years old	Households:	5,799
Median Household Income:	$58,402	Households w/Family:	80%
Household Income Per Capita:	$25,494	Households w/Family Married:	64%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Santa Cruz Valley Unified District	Students:	3,612
Number of Schools:	5	Rating:	C+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.92Mi.	**Rio Rico High School** Number of Students: 1,397 Student-Teacher Ratio: 24.85 Advanced Placement: Yes	C-	Public	9 - 12
6.01Mi.	**San Cayetano Elementary School** Number of Students: 395 Student-Teacher Ratio: 20.42	C+	Public	KG - 5
3.63Mi.	**Coatimundi Middle School** Number of Students: 497 Student-Teacher Ratio: 23.12	C+	Public	6 - 8

Flood Report

The Subject Property of **110 AVENIDA PASTOR, RIO RICO, AZ 85648-8007** 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	71%	NOTABLY LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	27%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	71%	NOTABLY LOWER
OVERALL	47%	SIGNIFICANTLY 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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