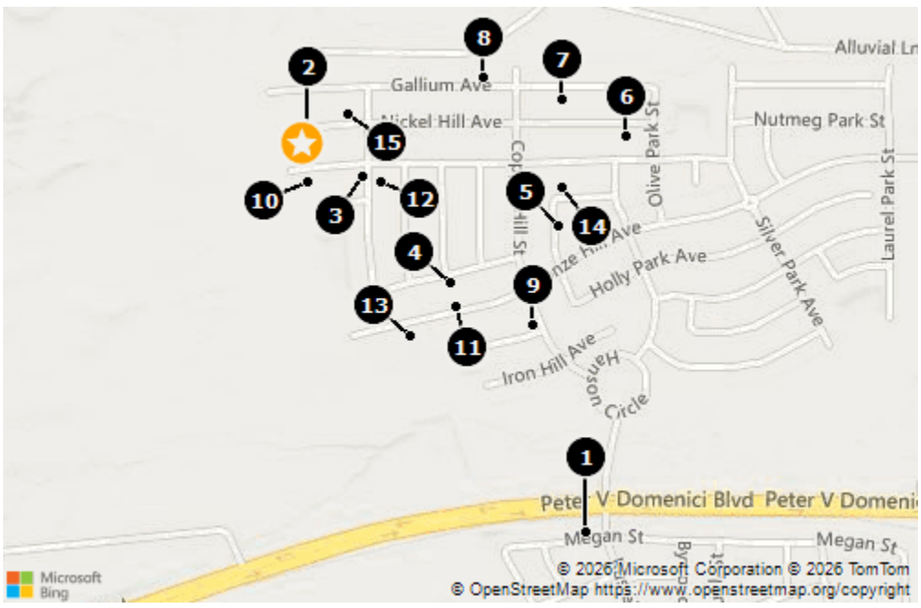
ICE SiteX Report

OrderID: 98401510

SiteX Property Information Report



Subject Property Location

1140 NICKEL HILL AVE, SUNLAND PARK, NM 88008-5218

County:	**DONA ANA NM**	Census Tract:	350130017.014075
Property Use:	Single Family Residential	Zoning:	SNGL-FAM-RES
Parcel Number:	4-014-164-015-365	Thomas Bros Pg-Grid:	

Valuation

Value:	**$315,000**	FSD:	10	Common Confidence Score:	63
Value Range:	$283,500 - $346,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	16IN_R
Assd Land Value:	$14,389	Market Land Value:	$43,167	Tax Year:	2025
Assd Improvement:	$89,985	Market Improvment Value:	$269,955	Total Taxable Value:	$5,840
Total Assessed Value:	$104,374	Total Assessor Market Value:	$313,122	Delinquent Year:	
				Tax Account ID:	R1907768
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 63 Block: 25 Subdivision: VALENCIA PARK UNIT NINE Legal Unit: 9 Sec/Twnship/Range: SEC 17 TWN 28S RNG 03E
Abbreviated Description: SUBD: VALENCIA PARK UNIT NINE (BK 25 PG 41-43 - 2203612) LOT: 63 BLOCK: 25 S: 17 T: 28S R: 3E

Property Characteristics

Lot Size:	6,229 SF	Bedrooms:	3	Pool:	
Building Area:	1655 SF	Baths:	2	Fireplace:	
Year Built:		Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	
Style:	Convention	Basement:		Roof Cover:	Roll Comp
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/23/2025	Sales Price:	$308,262
Document #:	2501592 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/07/2023	Sales Price:	N/A
Document #:	2316371 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/03/2023		
Document Type:			

Legal Description:
Lot: 63 Block: 25 Subdivision: VALENCIA PARK UNIT 9 Map Ref: DOC 2203612
City/Muni/Twp: SUNLAND PARK

Prior Transfer

Recording Date:	08/07/2023	Sales Price:	N/A
Document #:	2316370 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/04/2023		
Document Type:			

Legal Description:
Lot: 63 Block: 25 Subdivision: VALENCIA PARK UNIT 9 Map Ref: DOC 2203612
City/Muni/Twp: SUNLAND PARK

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Prior Transfer

Recording Date:	05/28/1925	Sales Price:	N/A
Document #:	2511660 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 63 Block: 25 Subdivision: VALENCIA PARK UNIT NINE Legal Unit: 9 Sec/Twnship/Range: SEC 17 TWN 28S RNG 03E
Abbreviated Description: SUBD: VALENCIA PARK UNIT NINE (BK 25 PG 41-43 - 2203612) LOT: 63 BLOCK: 25 S: 17 T: 28S R: 3E

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	5,750 SF	Median # of Baths	2.5
Median Living Area	1,841 SF	Median Year Built	2020
Price Range - 2 Yrs		Age Range	4 years to 10 years
Median Value		Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.66Mi.	**5912 MEGAN ST** **SUNLAND PARK, NM 88008-5201**	07/31/2026			1368	/4/2	2016	7,013 SF	
		APN: 4-014-165-257-125 Document #: 2618173 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 16 Subdivision: VILLA VALENCIA SUBDIVISION PHASE III MapRef: MB 23 PG 725-729 Abbreviated Description: Lot:24 Block:16 Subdivision:VILLA VALENCIA SUBDIVISION PHASE III Map Ref:MB 23 PG 725-729City/Muni/Twp:SUNLAND PARK City/Muni/Twp: SUNLAND PARK								
2	.01Mi.	**1138 NICKEL HILL AVE** **SUNLAND PARK, NM 88008-5218**	05/12/2026			1655	/3/2		6,142 SF	
		APN: 4-014-164-020-364 Document #: 2610991 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 64 Block: 25 Subdivision: VALENCIA PARK UNIT 9 MapRef: DOC 2203612 Abbreviated Description: Lot:64 Block:25 Subdivision:VALENCIA PARK UNIT 9 Map Ref:DOC 2203612City/Muni/Twp:SUNLAND PARK City/Muni/Twp: SUNLAND PARK								
3	.1Mi.	**1122 BRASS HILL AVE** **SUNLAND PARK, NM 88008-5219**	04/14/2026			1924	/4/2.5		6,098 SF	
		APN: 4-014-164-059-389 Document #: 2608471 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 26 Subdivision: VALENCIA PARK UNIT NINE MapRef: MB 25 PG 41-43 Abbreviated Description: Lot:1 Block:26 Subdivision:VALENCIA PARK UNIT NINE Map Ref:MB 25 PG 41-43Abbreviated Description:PLAT NUMBER 5870								
4	.29Mi.	**1098 STEEL HILL AVE** **SUNLAND PARK, NM 88008-9490**	04/13/2026			2086	/4/2.5		6,606 SF	
		APN: 4-014-164-166-469 Document #: 2608308 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 9 Subdivision: VALENCIA HILLS UNIT TWO REPLAT A MapRef: MB 24 PG 285&286 Abbreviated Description: Subdivision:VALENCIA HILLS UNIT TWO REPLAT A Map Ref:MB 24 PG 285&286Abbreviated Description:PLAT NO 5594								
5	.12Mi.	**6071 CUMIN PARK ST** **SUNLAND PARK, NM 88008-5224**	01/26/2026			1958	/4/3		6,534 SF	
		APN: 4-014-164-072-386 Document #: 2601780 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 5 Subdivision: VALENCIA PARK UNIT 10 MapRef: DOC 2400662 Abbreviated Description: Lot:32 Block:5 Subdivision:VALENCIA PARK UNIT 10 Map Ref:DOC 2400662Abbreviated Description:REPLAT NO 1								
6	.45Mi.	**907 NICKEL HILL AVE** **SUNLAND PARK, NM 88008-5213**	11/14/2025			1555	/4/2		5,500 SF	
		APN: 4-014-164-285-357 Document #: 2525391 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: 19 Subdivision: VALENCIA PARK UNIT SEVEN MapRef: DOC 2006792 Abbreviated Description: Lot:33 Block:19 Subdivision:VALENCIA PARK UNIT SEVEN Map Ref:DOC 2006792								
7	.36Mi.	**924 GALLIUM AVE** **SUNLAND PARK, NM 88008-5222**	10/17/2025				//		5,619 SF	
		APN: 4-014-164-205-334 Document #: 2523086 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 21 Subdivision: VALENCIA PARK UNIT 9 MapRef: DOC 2203612 Abbreviated Description: Lot:24 Block:21 Subdivision:VALENCIA PARK UNIT 9 Map Ref:DOC 2203612City/Muni/Twp:SUNLAND PARK City/Muni/Twp: SUNLAND PARK								
8	.27Mi.	**1089 GALLIUM AVE** **SUNLAND PARK, NM 88008-5220**	10/09/2025				//		5,314 SF	
		APN: 4-014-164-148-318 Document #: 2522421 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 25 Subdivision: VALENCIA PARK UNIT 9 MapRef: DOC 2203612 Abbreviated Description: Lot:5 Block:25 Subdivision:VALENCIA PARK UNIT 9 Map Ref:DOC 2203612City/Muni/Twp:SUNLAND PARK City/Muni/Twp: SUNLAND PARK								
9	.4Mi.	**1079 JADE HILL AVE** **SUNLAND PARK, NM 88008-9568**	10/08/2025			2350	/4/2.5	2019	7,713 SF	
		APN: 4-014-165-190-487 Document #: 2522379 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: VALENCIA HILLS UNIT ONE MapRef: MB 23 PG 569&570 Abbreviated Description: Lot:1 Block:1 Subdivision:VALENCIA HILLS UNIT ONE Map Ref:MB 23 PG 569&570City/Muni/Twp:SUNLAND PARK City/Muni/Twp: SUNLAND PARK								
10	.05Mi.	**1138 BRASS HILL AVE** **SUNLAND PARK, NM 88008-5219**	10/06/2025				//		5,663 SF	
		APN: 4-014-164-018-392 Document #: 2522088 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 26 Subdivision: VALENCIA PARK UNIT 10 MapRef: DOC 2400662 Abbreviated Description: Lot:9 Block:26 Subdivision:VALENCIA PARK UNIT 10 Map Ref:DOC 2400662								
11	.31Mi.	**1099 BRONZE HILL AVE** **SUNLAND PARK, NM 88008-9491**	08/06/2025			2294	/3/2	2022	5,500 SF	
		APN: 4-014-164-165-480 Document #: 2516802 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 23 Block: 9 Subdivision: VALENCIA HILLS UNIT TWO REPLAT A MapRef: MB 24 PG 285&286 Abbreviated Description: Lot:23 Block:9 Subdivision:VALENCIA HILLS UNIT TWO REPLAT A Map Ref:MB 24 PG 285&286

12 .12Mi. **6069 CUMIN PARK ST** 07/21/2025 1870 /4/3 5,663 SF
SUNLAND PARK, NM 88008-5224
APN: 4-014-164-072-392 Document #: 2515508
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 5 Subdivision: VALENCIA PARK UNIT 10 MapRef: DOC 2400662 Abbreviated Description: Lot:31 Block:5 Subdivision:VALENCIA PARK UNIT 10 Map Ref:DOC 2400662Abbreviated Description:REPLAT NO 1

13 .3Mi. **1114 BRONZE HILL AVE** 07/07/2025 2001 /4/2.5 5,663 SF
SUNLAND PARK, NM 88008-5228
APN: 4-014-164-092-504 Document #: 2514515
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 40 Block: 1 Subdivision: VALENCIA PARK UNIT TEN MapRef: DOC 2400662 Abbreviated Description: Lot:40 Block:1 Subdivision:VALENCIA PARK UNIT TEN Map Ref:DOC 2400662

14 .36Mi. **914 COBALT HILL AVE** 06/09/2025 1841 /4/2.5 2021 5,832 SF
SUNLAND PARK, NM 88008-5217
APN: 4-014-164-204-398 Document #: 2512348
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 14 Subdivision: VALENCIA PARK UNIT SIX MapRef: DOC 2006791 Abbreviated Description: Lot:13 Block:14 Subdivision:VALENCIA PARK UNIT SIX Map Ref:DOC 2006791

15 .08Mi. **1127 NICKEL HILL AVE** 06/02/2025 1687 /4/3 5,750 SF
SUNLAND PARK, NM 88008-5218
APN: 4-014-164-049-345 Document #: 2511910
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 51 Block: 25 Subdivision: VALENCIA PARK UNIT 9 MapRef: DOC 220361 Abbreviated Description: Lot:51 Block:25 Subdivision:VALENCIA PARK UNIT 9 Map Ref:DOC 220361City/Muni/Twp:SUNLAND PARK City/Muni/Twp: SUNLAND PARK

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.	**1140 NICKEL HILL AVE**	**05/28/1925**	$313,122	$104,374	1,655	/3/2		6,229 SF	
.01Mi.	**1138 NICKEL HILL AVE**	**05/28/1925**	$295,689	$98,563	1,655	/3/2		6,142 SF	
.01Mi.	**1142 NICKEL HILL AVE**	**05/28/1925**	$308,364	$102,788	1,559	/4/2.5		5,489 SF	
.02Mi.	**1136 NICKEL HILL AVE**	**05/28/1925**	$293,987	$97,996	1,602	/4/2		6,098 SF	
.03Mi.	**1143 BRASS HILL AVE**	**05/28/1925**	$332,360	$110,787	1,806	/4/2.5		5,489 SF	
.03Mi.	**1134 NICKEL HILL AVE**	**05/28/1925**	$293,403	$97,801	1,600	/3/2.5		6,055 SF	
.03Mi.	**1141 NICKEL HILL AVE**	**05/28/1925**	$298,098	$99,366	1,648	/4/2		6,316 SF	
.04Mi.	**1139 NICKEL HILL AVE**	**05/28/1925**	$344,563	$114,854	1,861	/4/3		6,229 SF	
.04Mi.	**1143 NICKEL HILL AVE**	**05/28/1925**	$250,572	$83,524	1,559	/4/2.5		5,532 SF	
.04Mi.	**1132 NICKEL HILL AVE**	**05/28/1925**	$311,738	$103,912	1,559	/4/2.5		5,881 SF	
.04Mi.	**1137 NICKEL HILL AVE**	**05/28/1925**	$323,651	$107,884	1,655	/3/2		6,142 SF	
.04Mi.	**1145 NICKEL HILL AVE**	**05/28/1925**	$363,512	$121,171	2,086	/4/2.5		6,055 SF	
.04Mi.	**1135 NICKEL HILL AVE**	**05/28/1925**	$327,141	$109,047	1,807	/4/3		6,011 SF	
.05Mi.	**1130 NICKEL HILL AVE**	**05/28/1925**	$322,572	$107,524	1,703	/4/2.5		5,837 SF	
.05Mi.	**1133 NICKEL HILL AVE**	**05/28/1925**	$325,896	$108,632	1,655	/3/2		5,924 SF	
.05Mi.	**1138 BRASS HILL AVE**	**10/06/1925**	$49,000	$16,333				5,663 SF	

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

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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 **1140 NICKEL HILL AVE, SUNLAND PARK, NM 88008-5218** 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	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

6/23/2025 - Severe Storm, Flooding

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