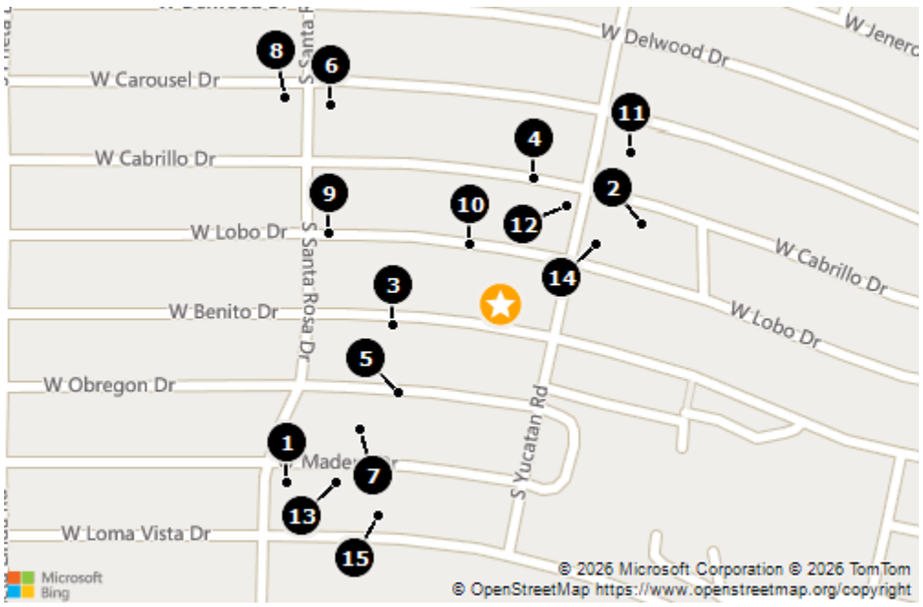
ICE SiteX Report

OrderID: 98345319

SiteX Property Information Report



Subject Property Location

12268 W BENITO DR, ARIZONA CITY, AZ 85123-6064

County:	**PINAL AZ**	Census Tract:	040210021.052033
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	511-63-5310	Thomas Bros Pg-Grid:	

Valuation

Value:	**$181,000**	FSD:	16	Common Confidence Score:	43
Value Range:	$152,040 - $209,960	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2235
Assd Land Value:	$1,623	Market Land Value:	$16,229	Tax Year:	2025
Assd Improvement:	$12,520	Market Improvment Value:	$125,195	Total Taxable Value:	$881
Total Assessed Value:	$14,143	Total Assessor Market Value:	$141,424	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 531 Subdivision: ARIZONA CITY UNIT 15 Legal Unit: 15 Map Ref: PM-631 Sec/Twnship/Range: SEC 02 TWN 08S RNG 06E
Abbreviated Description: ARIZONA CITY UNIT 15 LOT 531

Property Characteristics

Lot Size:	7,994 SF	Bedrooms:		Pool:	
Building Area:	943 SF	Baths:		Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/14/2024	Sales Price:	$201,010
Document #:	2024-045360 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/28/2023	Sales Price:	$200,000
Document #:	2023-031102 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/10/2023		
Document Type:			
Legal Description:			

Lot: 531 Subdivision: ARIZONA CITY UNIT FIFTEEN Map Ref: MB 17 PG 23

Prior Transfer

Recording Date:	08/05/2019	Sales Price:	$60,000
Document #:	2019-063342 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/08/2019	Sales Price:	$119,500
Document #:	2019-054190 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/03/2019		

ICE SiteX Report

OrderID: 98345319

Document Type:
Legal Description:
Lot: 531 Subdivision: ARIZONA CITY UNIT FIFTEEN Map Ref: MB 17 PG 23

Prior Transfer

Recording Date:	03/08/2019	Sales Price:	$100,000
Document #:	2019-016546 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/20/2019		
Document Type:			

Legal Description:
Lot: 531 Subdivision: ARIZONA CITY Legal Unit: 15 Map Ref: MB 17 PG 23

Prior Transfer

Recording Date:	06/29/2015	Sales Price:	$41,840
Document #:	2015-042246 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/16/2008	Sales Price:	$52,300
Document #:	2008-098572 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/02/2008		
Document Type:			

Legal Description:
Lot: 531 Subdivision: ARIZONA CITY UNIT FIFTEEN Map Ref: MAP17 PG23

Prior Transfer

Recording Date:	10/16/2008	Sales Price:	$52,300
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 531 Subdivision: ARIZONA CITY UNIT 15 Legal Unit: 15 Map Ref: PM-631 Sec/Twnship/Range: SEC 02 TWN 08S RNG 06E
Abbreviated Description: ARIZONA CITY UNIT 15 LOT 531

Prior Transfer

Recording Date:	07/03/2008	Sales Price:	$51,000
Document #:	2008-063374 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/2008		
Document Type:			

Legal Description:
Lot: 531 Subdivision: ARIZONA CITY UNIT FIFTEEN Map Ref: MAP17 PG23

Prior Transfer

Recording Date:	09/20/2005	Sales Price:	N/A
Document #:	2005-125031 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/13/2005		
Document Type:			

Legal Description:
Lot: 531 Subdivision: ARIZONA CITY UNIT 15 Map Ref: MAP17 PG23

Mortgage Record

Recording Date:	07/24/2003	Loan Amount:	N/A
Document #:	2003-050467 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/01/2018	Type Finance:	

Legal Description:
Lot: 531 Subdivision: ARIZONA CITY UNIT FIFTEEN

Prior Transfer

Recording Date:	07/07/2000	Sales Price:	$60,732
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/07/2000	Sales Price:	$60,732
Document #:	2000-028456 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/07/2000		
Document Type:			

Legal Description:
Lot: 531 Subdivision: ARIZONA CITY UNIT FIFTEEN Map Ref: MAP17 PG23

Prior Transfer

Recording Date:	03/21/1997	Sales Price:	N/A
Document #:	1997-009438 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/03/1997		
Document Type:			

Legal Description:
Lot: 531 Subdivision: ARIZONA CITY UNIT 15 Map Ref: MB17 PG23

Prior Transfer

Recording Date:	11/06/1995	Sales Price:	$8,500
Document #:	1995-034145 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/17/1995		
Document Type:			

Legal Description:
Lot: 531 Subdivision: ARIZONA CITY UNIT FIFTEEN Map Ref: MAP17 PG23

ICE SiteX Report

OrderID: 98345319

Area Sales Analysis

Total Area Sales	$3,979,960	Median # of Bedrooms	
Median Lot Size	8,257 SF	Median # of Baths	
Median Living Area	1,186 SF	Median Year Built	2022
Price Range - 2 Yrs	$204,990 to $325,000	Age Range	1 years to 22 years
Median Value	$283,500	Median Age	4 years

Comparable Sales Data

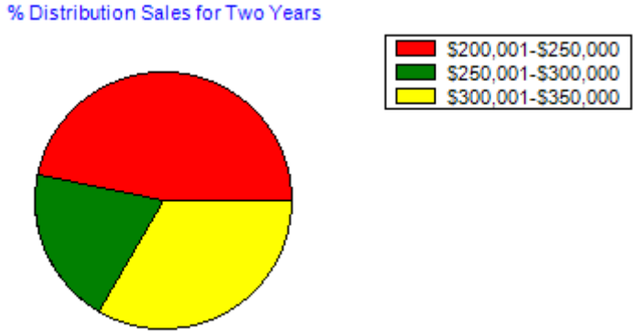
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**12503 W MADERO DR** **ARIZONA CITY, AZ 85123-6471**	08/17/2026	$205,500	$168	1221	//	2004	9,056 SF	
		APN: 511-63-5840 Document #: 2026-068464 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 584 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:584 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
2	.11Mi.	**12135 W CABRILLO DR** **ARIZONA CITY, AZ 85123-6436**	08/14/2026	$325,000	$159	2043	//	2007	7,787 SF	
		APN: 511-63-6900 Document #: 2026-068047 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 690 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:690 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
3	.07Mi.	**12383 W BENITO DR** **ARIZONA CITY, AZ 85123-6067**	08/13/2026	$314,990			//		8,178 SF	
		APN: 511-63-5400 Document #: 2026-067696 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 540 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:540 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
4	.18Mi.	**12245 W DELWOOD DR** **ARIZONA CITY, AZ 85123-5576**	08/07/2026	$225,000	$189	1186	//	2022	8,818 SF	
		APN: 511-63-4410 Document #: 2026-065954 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 441 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:441 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
5	.1Mi.	**12361 W OBREGON DR** **ARIZONA CITY, AZ 85123-6018**	06/18/2026	$313,000			//		8,066 SF	
		APN: 511-63-5590 Document #: 2026-051518 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 559 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:559 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
6	.18Mi.	**12459 W CAROUSEL DR** **ARIZONA CITY, AZ 85123-5672**	06/15/2026	$225,000			//		9,354 SF	
		APN: 511-63-4750 Document #: 2026-050085 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 475 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:475 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
7	.13Mi.	**12432 W MADERO DR** **ARIZONA CITY, AZ 85123-6467**	06/10/2026	$283,500	$185	1528	//	2021	7,596 SF	
		APN: 511-63-5670 Document #: 2026-048949 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 567 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:567 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
8	.18Mi.	**12478 W CABRILLO DR** **ARIZONA CITY, AZ 85123-6442**	05/19/2026	$229,990			//		8,257 SF	
		APN: 511-63-3710 Document #: 2026-041843 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 371 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:371 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
9	.12Mi.	**12459 W LOBO DR** **ARIZONA CITY, AZ 85123-6411**	04/30/2026	$290,000	$172	1684	//	2024	8,467 SF	
		APN: 511-63-5220 Document #: 2026-035856 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 522 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:522 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
10	.03Mi.	**12291 W LOBO DR** **ARIZONA CITY, AZ 85123-6098**	04/01/2026	$309,000			//		8,379 SF	
		APN: 511-63-5150 Document #: 2026-026548 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 515 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:515 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
11	.12Mi.	**12158 W CABRILLO DR** **ARIZONA CITY, AZ 85123-6435**	03/20/2026	$234,990			//		8,085 SF	
		APN: 511-63-6940 Document #: 2026-022719 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 694 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:694 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
12	.08Mi.	**12209 W CABRILLO DR** **ARIZONA CITY, AZ 85123-6438**	12/31/2025	$204,990	$158	1292	//	2025	8,100 SF	
		APN: 511-63-4880 Document #: 2025-105167 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 488 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:488 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
13	.16Mi.	**12459 W MADERO DR**	11/25/2025	$315,000	$190	1653	//	2025	8,613 SF	

ICE SiteX Report

OrderID: 98345319

		ARIZONA CITY, AZ 85123-6468								
		APN: 511-63-5820 Document #: 2025-095679 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 582 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:582 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								
14	.08Mi.	**12178 W LOBO DR**	11/24/2025	$289,000	$174	1658	//	2025	7,906 SF	
		ARIZONA CITY, AZ 85123-6095								
		APN: 511-63-6460 Document #: 2025-094945 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 646 Subdivision: ARIZONA CITY UNIT FIFTEEN Legal Unit: 15 MapRef: MB 17 PG 23 Abbreviated Description: Lot:646 Subdivision:ARIZONA CITY UNIT FIFTEEN Legal Unit:15 Map Ref:MB 17 PG 23								
15	.17Mi.	**12410 W LOMA VISTA DR**	11/13/2025	$215,000	$188	1140	//	2005	8,518 SF	
		ARIZONA CITY, AZ 85123-6540								
		APN: 511-63-5890 Document #: 2025-091893 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 589 Subdivision: ARIZONA CITY UNIT FIFTEEN MapRef: MB 17 PG 23 Abbreviated Description: Lot:589 Subdivision:ARIZONA CITY UNIT FIFTEEN Map Ref:MB 17 PG 23								

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.	**12268 W BENITO DR**	**10/16/2008**	$141,424	$14,143	943		2000	7,994 SF	
.01Mi.	**12290 W BENITO DR**	**05/25/2007**	$233,098	$23,310	1,364		2018	7,995 SF	
.02Mi.	**12267 W LOBO DR**	**08/15/2002**	$209,564	$20,957	1,140		2002	8,378 SF	
.03Mi.	**12291 W LOBO DR**	**10/17/2024**	$17,009	$2,551				8,379 SF	
.03Mi.	**12245 W LOBO DR**	**08/12/2004**	$209,117	$20,912	1,462		2007	8,378 SF	
.03Mi.	**12291 W BENITO DR**	**01/16/2009**	$208,152	$20,815	1,449		2006	8,177 SF	
.03Mi.	**12312 W BENITO DR**	**10/01/2008**	$158,894	$15,889	1,140		2005	7,995 SF	
.03Mi.	**12228 W BENITO DR**	**11/15/2006**	$194,216	$19,422	1,410		2004	8,608 SF	
.03Mi.	**12313 W BENITO DR**	**09/28/2009**	$212,410	$21,241	1,528		2006	8,178 SF	
.04Mi.	**12313 W LOBO DR**	**11/15/2005**	$167,083	$16,708	1,140		2003	8,379 SF	
.04Mi.	**12227 W LOBO DR**	**10/08/1987**	$143,266	$14,327	1,196		1978	8,408 SF	
.04Mi.	**12336 W BENITO DR**	**12/09/2002**	$156,094	$15,609	1,140		2002	7,996 SF	
.05Mi.	**12337 W LOBO DR**	**04/23/2002**	$155,248	$15,525	1,108		2001	8,380 SF	
.05Mi.	**12290 W OBREGON DR**	**02/19/2009**	$268,058	$26,806	1,865		2006	8,088 SF	
.05Mi.	**12268 W OBREGON DR**	**05/26/2023**	$268,565	$26,857	1,489		2023	8,096 SF	
.05Mi.	**12268 W LOBO DR**	**06/23/2023**	$215,076	$21,507	1,186		2023	7,597 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

ICE SiteX Report

OrderID: 98345319

0.14Mi. **Arizona City Elementary School** Number of Students: 790 Student-Teacher Ratio: 12.4		C-	Public	PK - 8
9.36Mi. **Vista Grande High School** Number of Students: 1,943 Student-Teacher Ratio: 22.46 Advanced Placement: Yes		B-	Public	9 - 12
9.36Mi. **Vista Grande High School** Number of Students: 1,943 Student-Teacher Ratio: 22.46 Advanced Placement: Yes		B-	Public	9 - 12
4.86Mi. **Toltec Elementary School** Number of Students: 480 Student-Teacher Ratio: 15		D	Public	PK - 12
4.86Mi. **Toltec Elementary School** Number of Students: 480 Student-Teacher Ratio: 15		D	Public	PK - 12
0.14Mi. **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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