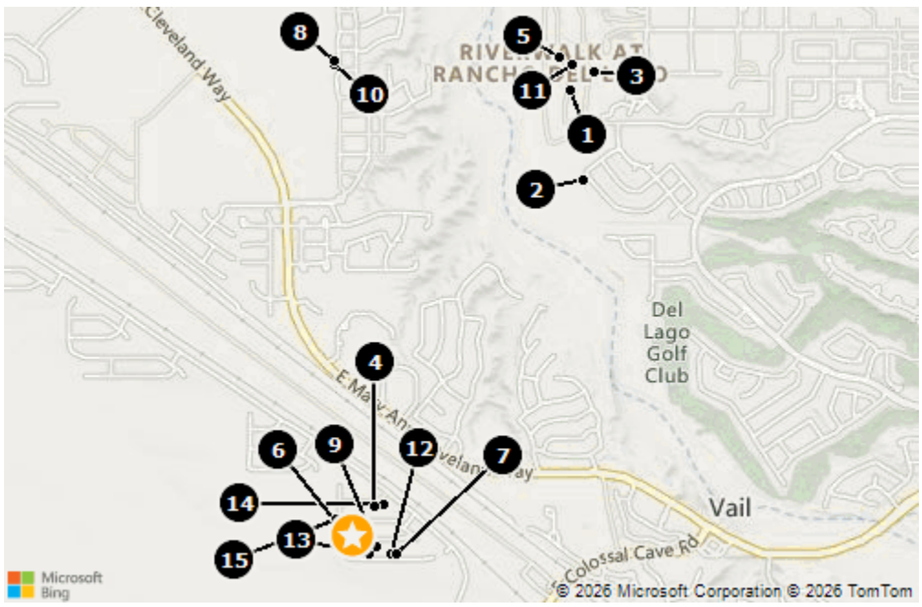
ICE SiteX Report

OrderID: 98012366

SiteX Property Information Report



Subject Property Location

12727 E JOFFROY DR, CORONA DE TUCSON, AZ 85641-0618

County:	**PIMA AZ**	Census Tract:	040190040.623036
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	305-08-5880	Thomas Bros Pg-Grid:	

Valuation

Value:	**$315,000**	FSD:	5	Common Confidence Score:	93
Value Range:	$299,250 - $330,750	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,840
Total Assessed Value:	$24,203	Total Assessor Market Value:	$242,033	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 114 District: VAIL Sec/Twnship/Range: SEC 09 TWN 16S RNG 16E
Abbreviated Description: HANSON RIDGE SQ20211030882 LOT 114 EXC MINERAL RIGHTS BELOW 30-FT
City/Muni/Twp: CIENEGA HIGH SCHOOL

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1331 SF	Baths:		Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/24/2025	Loan Amount:	N/A
Document #:	20252970550 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 114 Subdivision: HANSON RIDGE

Prior Transfer

Recording Date:	05/14/2025	Sales Price:	N/A
Document #:	20251340219 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/02/2024	Loan Amount:	N/A
Document #:	20241840088 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 114 Subdivision: HANSON RIDGE

Prior Transfer

Recording Date:	11/14/2022	Sales Price:	$300,128
Document #:	20223180755 BK-PG -	Type of Sale:	Verified Sale Price

ICE SiteX Report

OrderID: 98012366

Contract Date: 11/14/2022
Document Type:
Legal Description:
Lot: 114 Subdivision: HANSON RIDGE Map Ref: DOC 2021-1030882

Prior Transfer

Recording Date:	11/14/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 114 District: VAIL Sec/Twnship/Range: SEC 09 TWN 16S RNG 16E
Abbreviated Description: HANSON RIDGE SQ20211030882 LOT 114 EXC MINERAL RIGHTS BELOW 30-FT
City/Muni/Twp: CIENEGA HIGH SCHOOL

Area Sales Analysis

Total Area Sales	$5,371,246	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,331 SF	Median Year Built	2022
Price Range - 2 Yrs	$35,000 to $475,000	Age Range	3 years to 17 years
Median Value	$385,000	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.36Mi.	**10207 S MOONLIT RIVERWALK TRL** **CORONA DE TUCSON, AZ 85641-0558**	06/30/2026	$35,000	$16	2096	5//	2022	7,596 SF	
		APN: 305-72-2720 Document #: 20261810968 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 78 Subdivision: RIVERWALK AT RANCHO DEL LAGO MapRef: MB 63 PG 1 Abbreviated Description: Lot:78 Subdivision:RIVERWALK AT RANCHO DEL LAGO Map Ref:MB 63 PG 1								
2	1.17Mi.	**10402 S CUTTING HORSE DR** **CORONA DE TUCSON, AZ 85641-6839**	05/21/2026	$324,000	$161	2009	7//2	2009	5,229 SF	
		APN: 305-72-0870 Document #: 20261410184 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 87 Block: 37 Subdivision: RANCHO DEL LAGO MapRef: MB 62 PG 76 Abbreviated Description: Lot:87 Block:37 Subdivision:RANCHO DEL LAGO Map Ref:MB 62 PG 76								
3	1.44Mi.	**10157 S ROLLING WATER DR** **CORONA DE TUCSON, AZ 85641-0526**	05/15/2026	$475,000			5//	2023	6,266 SF	Yes
		APN: 305-72-2070 Document #: 20261350284 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Subdivision: RIVERWALK AT RANCHO DEL LAGO MapRef: MB 63 PG 1 Abbreviated Description: Lot:13 Subdivision:RIVERWALK AT RANCHO DEL LAGO Map Ref:MB 63 PG 1								
4	.1Mi.	**12796 E GIADA DR** **CORONA DE TUCSON, AZ 85641-0418**	04/24/2026	$425,000			8//	2023	SF	
		APN: 305-08-6460 Document #: 20261140309 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 172 Subdivision: HANSON RIDGE MapRef: DOC 2021-1030882 Abbreviated Description: Lot:172 Subdivision:HANSON RIDGE Map Ref:DOC 2021-1030882								
5	1.41Mi.	**10098 S MOONLIT RIVERWALK TRL** **CORONA DE TUCSON, AZ 85641-0555**	03/23/2026	$382,000			7//	2023	6,501 SF	
		APN: 305-72-2240 Document #: 20260820444 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 30 Subdivision: RIVERWALK AT RANCHO DEL LAGO MapRef: MB 63 PG 1 Abbreviated Description: Lot:30 Subdivision:RIVERWALK AT RANCHO DEL LAGO Map Ref:MB 63 PG 1								
6	0Mi.	**12711 E JOFFROY DR** **CORONA DE TUCSON, AZ 85641-0618**	03/18/2026	$320,000	$240	1331	4//	2022	SF	
		APN: 305-08-5860 Document #: 20260770232 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 112 Subdivision: HANSON RIDGE MapRef: MB 71 PG 97 Abbreviated Description: Lot:112 Subdivision:HANSON RIDGE Map Ref:MB 71 PG 97								
7	.14Mi.	**11267 S WEISMANN DR** **CORONA DE TUCSON, AZ 85641-0588**	02/09/2026	$412,000	$152	2694	7//	2022	SF	
		APN: 305-08-5260 Document #: 20260400198 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 50 Subdivision: HANSON RIDGE LOTS 159 61A 62A 63A 64A 65A 66A 67A MapRef: MB 71 PG 97 Abbreviated Description: Lot:50 Subdivision:HANSON RIDGE LOTS 159 61A 62A 63A 64A 65A 66A 67A Map Ref:MB 71 PG 97								
8	1.3Mi.	**10128 S ARNOLD RANCH CT** **CORONA DE TUCSON, AZ 85641-0994**	01/16/2026	$407,346			//		SF	
		APN: 305-97-7510 Document #: 20260160214 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 171 Subdivision: THE VISTAS AT RINCON KNOLLS MapRef: DOC 2015-3450534 Abbreviated Description: Lot:171 Subdivision:THE VISTAS AT RINCON KNOLLS Map Ref:DOC 2015-3450534								
9	.07Mi.	**12798 E JOFFROY DR** **CORONA DE TUCSON, AZ 85641-0617**	11/25/2025	$399,900			7//	2023	SF	
		APN: 305-08-4990 Document #: 20253290537 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: HANSON RIDGE MapRef: DOC 2021-1030882 Abbreviated Description: Lot:23 Subdivision:HANSON RIDGE Map Ref:DOC 2021-1030882								
10	1.29Mi.	**10136 S ARNOLD RANCH CT** **CORONA DE TUCSON, AZ 85641-0994**	11/18/2025	$399,000			//		SF	
		APN: 305-97-7500 Document #: 20253220302 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 170 Subdivision: THE VISTAS AT RINCON KNOLLS MapRef: DOC 2015-3450534 Abbreviated Description: Lot:170 Subdivision:THE VISTAS AT RINCON KNOLLS Map Ref:DOC 2015-3450534								
11	1.43Mi.	**10145 S MOONLIT RIVERWALK TRL**	09/15/2025	$397,000	$189	2092	5//	2022	8,592 SF	

ICE SiteX Report

OrderID: 98012366

CORONA DE TUCSON, AZ 85641-0556
APN: 305-72-2650 Document #: 20252580349
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: RIVERWALK AT RANCHO DEL LAGO MapRef: MB 63 PG 1 Abbreviated Description: Lot:71 Subdivision:RIVERWALK AT RANCHO DEL LAGO Map Ref:MB 63 PG 1

12	.12Mi.	**11259 S WEISMANN DR**	09/12/2025	$310,000	$193	1602	6//	2022	SF

CORONA DE TUCSON, AZ 85641-0588
APN: 305-08-5240 Document #: 20252550231
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: HANSON RIDGE MapRef: DOC 2021-1030882 Abbreviated Description: Lot:48 Subdivision:HANSON RIDGE Map Ref:DOC 2021-1030882

13	.07Mi.	**11227 S WEISMANN DR**	08/25/2025	$340,000	$212	1602	6//	2022	SF

CORONA DE TUCSON, AZ 85641-0588
APN: 305-08-5160 Document #: 20252370246
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: HANSON RIDGE MapRef: DOC 2021-1030882 Abbreviated Description: Lot:40 Subdivision:HANSON RIDGE Map Ref:DOC 2021-1030882

14	.12Mi.	**12816 E GIADA DR**	08/15/2025	$360,000			8//	2023	SF

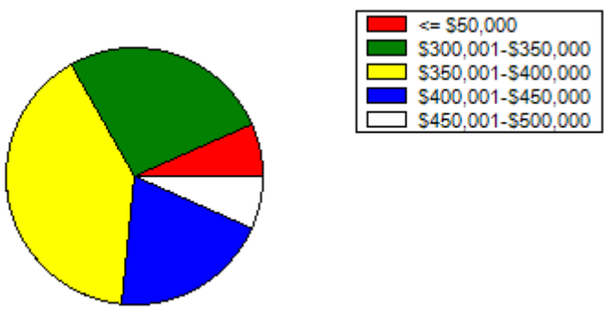
CORONA DE TUCSON, AZ 85641-0585
APN: 305-08-6440 Document #: 20252270353
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 140 Subdivision: HANSON RIDGE MapRef: DOC 2021-1030882 Abbreviated Description: Lot:140 Subdivision:HANSON RIDGE Map Ref:DOC 2021-1030882

15	.06Mi.	**11136 S WEISMANN DR**	07/29/2025	$385,000	$187	2051	5//	2022	SF

CORONA DE TUCSON, AZ 85641-0586
APN: 305-08-6250 Document #: 20252100394
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 151 Subdivision: HANSON RIDGE MapRef: DOC 2020-1540800 Abbreviated Description: Lot:151 Subdivision:HANSON RIDGE Map Ref:DOC 2020-1540800

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.

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.	**12727 E JOFFROY DR**	**11/14/2022**	$242,033	$24,203	1,331	4//	2022		
.01Mi.	**12719 E JOFFROY DR**	**09/14/2022**	$253,581	$25,358	1,558	4//	2022		
.01Mi.	**12735 E JOFFROY DR**	**09/07/2022**	$253,581	$25,358	1,558	4//	2022		
.02Mi.	**12711 E JOFFROY DR**	**08/26/2022**	$232,022	$23,202	1,331	4//	2022		
.02Mi.	**12743 E JOFFROY DR**	**01/06/2023**	$277,793	$27,779	1,982	5//	2023		
.02Mi.	**12751 E JOFFROY DR**	**01/19/2023**	$277,793	$27,779	1,982	5//	2023		
.02Mi.	**12724 E RUSSO DR**	**04/14/2023**	$288,094	$28,809	1,823	5//	2023		
.02Mi.	**12703 E JOFFROY DR**		$253,581	$25,358	1,558	4//	2022		
.02Mi.	**12734 E RUSSO DR**	**01/31/2023**	$310,208	$31,021	2,051	5//	2023		
.03Mi.	**12714 E RUSSO DR**	**01/18/2023**	$310,208	$31,021	2,051	5//	2023		
.03Mi.	**12744 E RUSSO DR**	**02/16/2024**	$314,422	$31,442	2,418	7//	2023		
.03Mi.	**12759 E JOFFROY DR**	**11/30/2022**	$291,864	$29,186	2,264	7//	2022		
.03Mi.	**12726 E JOFFROY DR**	**09/29/2022**	$315,628	$31,563	2,492	7//	2022		
.03Mi.	**12734 E JOFFROY DR**	**12/01/2022**	$272,107	$27,211	1,963	5//	2022		
.03Mi.	**12704 E RUSSO DR**	**03/06/2025**	$288,094	$28,809	1,823	5//	2023		
.03Mi.	**12718 E JOFFROY DR**	**10/31/2022**	$291,864	$29,186	2,264	7//	2022		

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

ICE SiteX Report

OrderID: 98012366

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

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 **12727 E JOFFROY DR, CORONA DE TUCSON, AZ 85641-0618** 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

No alerts noted

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