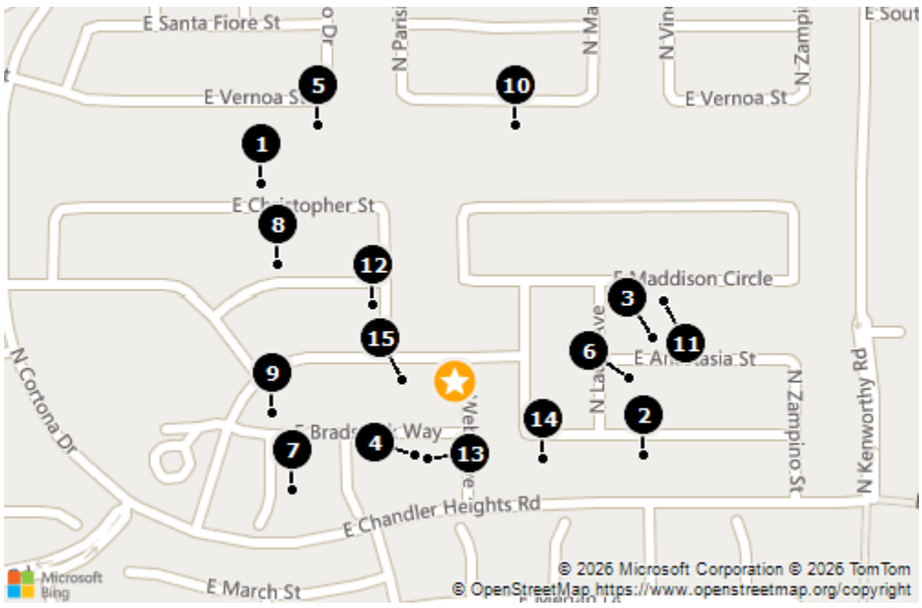
ICE SiteX Report

OrderID: 97841737

SiteX Property Information Report



Subject Property Location

1387 E ANASTASIA ST, SAN TAN VALLEY, AZ 85140-5793

County:	**PINAL AZ**	Census Tract:	040210002.201010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	109-28-5070	Thomas Bros Pg-Grid:	

Valuation

Value:	**$351,000**	FSD:	20	Common Confidence Score:	33
Value Range:	$280,800 - $421,200	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	4401
Assd Land Value:	$7,543	Market Land Value:	$75,432	Tax Year:	2025
Assd Improvement:	$19,435	Market Improvment Value:	$194,352	Total Taxable Value:	$1,128
Total Assessed Value:	$26,978	Total Assessor Market Value:	$269,784	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: PM-289 Sec/Twnship/Range: SEC 20 TWN 02S RNG 08E
Abbreviated Description: PECAN CREEK NORTH PARCEL 3 LOT 57 SEC 20-2S-8E 5388 SQ FT .12 AC

Property Characteristics

Lot Size:	5,388 SF	Bedrooms:		Pool:	
Building Area:	1620 SF	Baths:		Fireplace:	
Year Built:	2005	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:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/26/2025	Sales Price:	N/A
Document #:	2025-022980 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/19/2023	Loan Amount:	N/A
Document #:	2023-091319 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2063	Type Finance:	

Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3
City/Muni/Twp: SAN TAN VALLEY

Prior Transfer

Recording Date:	10/14/2019	Sales Price:	$214,051
Document #:	2019-086593 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/14/2018	Sales Price:	$218,000
Document #:	2018-035931 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/09/2018		

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Document Type:
Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: CAB D SL 136

Prior Transfer

Recording Date:	07/16/2009	Sales Price:	N/A
Document #:	2009-072535 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/08/2009		
Document Type:			

Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: MB D PG136

Prior Transfer

Recording Date:	06/26/2009	Sales Price:	$112,000
Document #:	2009-064848 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/17/2009		
Document Type:			

Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: MB D PG136

Prior Transfer

Recording Date:	06/26/2009	Sales Price:	$112,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: PM-289 Sec/Twnship/Range: SEC 20 TWN 02S RNG 08E
Abbreviated Description: PECAN CREEK NORTH PARCEL 3 LOT 57 SEC 20-2S-8E 5388 SQ FT .12 AC

Prior Transfer

Recording Date:	06/16/2009	Sales Price:	$61,600
Document #:	2009-061163 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2009		
Document Type:			

Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: MB D PG136

Prior Transfer

Recording Date:	04/28/2009	Sales Price:	$196,000
Document #:	2009-042130 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/26/2006	Sales Price:	$49,000
Document #:	2006-149342 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/27/2006	Sales Price:	N/A
Document #:	2006-090923 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/17/2006		
Document Type:			

Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: MB D PG136

Prior Transfer

Recording Date:	06/27/2006	Sales Price:	N/A
Document #:	2006-090921 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/07/2006		
Document Type:			

Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: MB D PG136

Prior Transfer

Recording Date:	06/16/2006	Sales Price:	$187,874
Document #:	2006-085953 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/02/2006	Sales Price:	N/A
Document #:	2006-079677 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/23/2006		
Document Type:			

Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: MB D PG136

Prior Transfer

Recording Date:	08/16/2005	Sales Price:	$181,369
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/16/2005	Sales Price:	$181,369
Document #:	2005-104912 BK-PG -	Type of Sale:	Verified Sale Price

ICE SiteX Report

OrderID: 97841737

Contract Date: 08/01/2005
Document Type:
Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: MB D PG136

Prior Transfer

Recording Date:	08/16/2005	Sales Price:	N/A
Document #:	2005-104911 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/01/2005		
Document Type:			

Legal Description:
Lot: 57 Subdivision: PECAN CREEK NORTH PARCEL 3 Map Ref: MB D PG136

Area Sales Analysis

Total Area Sales	$5,000,214	Median # of Bedrooms	
Median Lot Size	5,175 SF	Median # of Baths	
Median Living Area	1,620 SF	Median Year Built	2005
Price Range - 2 Yrs	$150,000 to $384,500	Age Range	21 years to 25 years
Median Value	$340,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**1178 E CHRISTOPHER ST** **SAN TAN VALLEY, AZ 85140-5748**	05/08/2026	$340,000	$209	1620	//	2005	5,400 SF	
		APN: 109-28-5250 Document #: 2026-038679 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 75 Subdivision: PECAN CREEK NORTH PARCEL 3 MapRef: CAB D SL 136 Abbreviated Description: Lot:75 Subdivision:PECAN CREEK NORTH PARCEL 3 Map Ref:CAB D SL 136								
2	.14Mi.	**1591 E BRADSTOCK WAY** **SAN TAN VALLEY, AZ 85140-5781**	04/24/2026	$384,500	$194	1974	//	2005	4,950 SF	
		APN: 109-28-8190 Document #: 2026-034272 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 201 Subdivision: PECAN CREEK NORTH PARCEL 4 MapRef: CAB D SL 137 Abbreviated Description: Lot:201 Subdivision:PECAN CREEK NORTH PARCEL 4 Map Ref:CAB D SL 137								
3	.14Mi.	**1602 E ANASTASIA ST** **SAN TAN VALLEY, AZ 85140-5795**	03/20/2026	$330,000	$258	1276	//	2004	5,175 SF	
		APN: 109-28-6400 Document #: 2026-022737 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Subdivision: PECAN CREEK NORTH PARCEL 4 MapRef: CAB D SL 137 Abbreviated Description: Lot:22 Subdivision:PECAN CREEK NORTH PARCEL 4 Map Ref:CAB D SL 137								
4	.06Mi.	**1343 E BRADSTOCK WAY** **SAN TAN VALLEY, AZ 85140-5780**	03/03/2026	$373,500	$230	1620	//	2005	6,075 SF	
		APN: 109-28-4770 Document #: 2026-017166 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27 Subdivision: PECAN CREEK NORTH PARCEL 3 MapRef: CAB D SL 136 Abbreviated Description: Lot:27 Subdivision:PECAN CREEK NORTH PARCEL 3 Map Ref:CAB D SL 136								
5	.19Mi.	**1155 E VERNOA ST** **SAN TAN VALLEY, AZ 85140-7918**	01/13/2026	$328,000	$248	1319	//	2003	5,911 SF	
		APN: 109-49-0170 Document #: 2026-002516 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: CAMBRIA PARCEL 5 MapRef: CAB D SL 51 Abbreviated Description: Lot:17 Subdivision:CAMBRIA PARCEL 5 Map Ref:CAB D SL 51								
6	.12Mi.	**1575 E ANASTASIA ST** **SAN TAN VALLEY, AZ 85140-5794**	12/02/2025	$365,000	$184	1974	//	2004	4,950 SF	
		APN: 109-28-7830 Document #: 2025-096868 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 166 Subdivision: PECAN CREEK NORTH PARCEL 4 MapRef: CAB D SL 137 Abbreviated Description: Lot:166 Subdivision:PECAN CREEK NORTH PARCEL 4 Map Ref:CAB D SL 137								
7	.13Mi.	**39391 N MARLA CIR** **SAN TAN VALLEY, AZ 85140-5798**	10/22/2025	$325,000	$200	1620	//	2005	4,950 SF	
		APN: 109-28-4600 Document #: 2025-085336 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Subdivision: PECAN CREEK NORTH PARCEL 3 MapRef: CAB D SL 136 Abbreviated Description: Lot:10 Subdivision:PECAN CREEK NORTH PARCEL 3 Map Ref:CAB D SL 136								
8	.14Mi.	**1196 E MADDISON ST** **SAN TAN VALLEY, AZ 85140-5764**	09/19/2025	$330,000	$223	1474	//	2005	5,832 SF	
		APN: 109-28-5810 Document #: 2025-076094 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 131 Subdivision: PECAN CREEK NORTH PARCEL 3 MapRef: CAB D SL 136 Abbreviated Description: Lot:131 Subdivision:PECAN CREEK NORTH PARCEL 3 Map Ref:CAB D SL 136								
9	.12Mi.	**1186 E BRADSTOCK WAY** **SAN TAN VALLEY, AZ 85140-5778**	07/15/2025	$345,000	$212	1620	//	2005	5,671 SF	
		APN: 109-28-4950 Document #: 2025-056909 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 45 Subdivision: PECAN CREEK NORTH PARCEL 3 MapRef: CAB D SL 136 Abbreviated Description: Lot:45 Subdivision:PECAN CREEK NORTH PARCEL 3 Map Ref:CAB D SL 136								
10	.18Mi.	**1347 E VERNOA ST** **SAN TAN VALLEY, AZ 85140-7432**	06/06/2025	$299,224	$180	1662	//	2001	5,170 SF	
		APN: 109-46-0220 Document #: 2025-046357 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Subdivision: CAMBRIA PARCEL 6 MapRef: CAB C SL 199 Abbreviated Description: Lot:22 Subdivision:CAMBRIA PARCEL 6 Map Ref:CAB C SL 199								
11	.15Mi.	**1615 E MADDISON CIR**	04/17/2025	$338,000	$344	980	//	2004	5,175 SF	

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SAN TAN VALLEY, AZ 85140-5768
APN: 109-28-6480 Document #: 2025-030244
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: PECAN CREEK NORTH PARCEL 4 MapRef: CAB D SL 137 Abbreviated Description: Lot:30 Subdivision:PECAN CREEK NORTH PARCEL 4 Map Ref:CAB D SL 137

12	.08Mi.	**1297 E MADDISON ST**	04/02/2025	$369,000	$298	1235	//	2005	5,608 SF

SAN TAN VALLEY, AZ 85140-5765
APN: 109-28-6080 Document #: 2025-025917
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: PECAN CREEK NORTH PARCEL 3 MapRef: CAB D SL 136 Abbreviated Description: Lot:158 Subdivision:PECAN CREEK NORTH PARCEL 3 Map Ref:CAB D SL 136

13	.06Mi.	**1357 E BRADSTOCK WAY**	04/01/2025	$382,990	$236	1620	//	2005	5,850 SF

SAN TAN VALLEY, AZ 85140-5780
APN: 109-28-4780 Document #: 2025-025174
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: PECAN CREEK NORTH PARCEL 3 MapRef: CAB F SL 136 Abbreviated Description: Lot:28 Subdivision:PECAN CREEK NORTH PARCEL 3 Map Ref:CAB F SL 136

14	.08Mi.	**1483 E BRADSTOCK WAY**	03/05/2025	$340,000	$205	1652	//	2005	5,064 SF

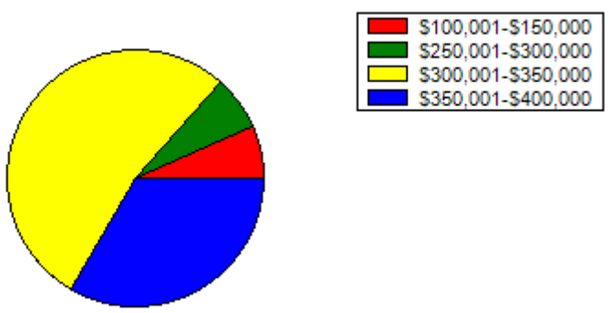
SAN TAN VALLEY, AZ 85140-5781
APN: 109-28-8110 Document #: 2025-016330
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 193 Subdivision: PECAN CREEK NORTH PARCEL 4 MapRef: CAB D SL 137 Abbreviated Description: Lot:193 Subdivision:PECAN CREEK NORTH PARCEL 4 Map Ref:CAB D SL 137

15	.03Mi.	**1329 E ANASTASIA ST**	02/28/2025	$150,000	$92	1620	//	2005	4,950 SF

SAN TAN VALLEY, AZ 85140-5793
APN: 109-28-5030 Document #: 2025-014851
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: PECAN CREEK NORTH PARCEL 3 MapRef: CAB D SL 136 Abbreviated Description: Lot:53 Subdivision:PECAN CREEK NORTH PARCEL 3 Map Ref:CAB D SL 136

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.	**1387 E ANASTASIA ST**	**06/26/2009**	$269,784	$26,978	1,620		2005	5,388 SF	
.01Mi.	**1373 E ANASTASIA ST**	**08/18/2005**	$259,908	$25,991	1,620		2005	4,950 SF	
.02Mi.	**1357 E ANASTASIA ST**	**05/18/2010**	$262,957	$26,296	1,620		2005	4,950 SF	
.02Mi.	**1386 E BRADSTOCK WAY**	**10/05/2005**	$267,081	$26,708	1,620		2005	5,388 SF	
.02Mi.	**1372 E BRADSTOCK WAY**	**10/14/2005**	$250,133	$25,013	1,480		2005	4,950 SF	
.03Mi.	**1343 E ANASTASIA ST**	**08/19/2005**	$262,957	$26,296	1,620		2005	4,950 SF	
.03Mi.	**1356 E BRADSTOCK WAY**	**10/12/2005**	$279,578	$27,958	2,036		2005	4,950 SF	
.03Mi.	**1342 E BRADSTOCK WAY**	**10/13/2005**	$262,957	$26,296	1,620		2005	4,950 SF	
.03Mi.	**39512 N DUSTY DR**	**05/26/2005**	$293,253	$29,325	1,974		2005	6,213 SF	
.03Mi.	**39498 N DUSTY DR**	**06/08/2005**	$278,721	$27,872	1,974		2005	5,175 SF	
.03Mi.	**1329 E ANASTASIA ST**	**02/28/2025**	$262,957	$26,296	1,620		2005	4,950 SF	
.04Mi.	**39484 N DUSTY DR**	**05/25/2005**	$274,402	$27,440	1,633		2004	5,175 SF	
.04Mi.	**39470 N DUSTY DR**	**06/08/2005**	$280,411	$28,041	1,974		2005	5,175 SF	
.04Mi.	**1328 E BRADSTOCK WAY**	**03/04/2009**	$279,578	$27,958	2,036		2005	4,950 SF	
.04Mi.	**39544 N DUSTY DR**	**05/20/2005**	$294,943	$29,494	1,974		2005	6,213 SF	
.04Mi.	**1315 E ANASTASIA ST**	**07/09/2010**	$262,957	$26,296	1,620		2005	4,950 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	80%

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Demographics & Income

Median Age:	34.4 years old	Households:	15,182
Median Household Income:	$91,766	Households w/Family:	81%
Household Income Per Capita:	$36,828	Households w/Family Married:	63%
Most Common Education Level:	Some College	Households w/Family Children:	42%

School District

School District Zone:	J. O. Combs Unified School District	Students:	3,934
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.13Mi.	**J. O. Combs Middle School** Number of Students: 581 Student-Teacher Ratio: 20.03	D+	Public	7 - 8
2.82Mi.	**Combs High School** Number of Students: 1,182 Student-Teacher Ratio: 21.61 Advanced Placement: Yes	B+	Public	9 - 12
0.22Mi.	**Jack W. Harmon Elementary School** Number of Students: 382 Student-Teacher Ratio: 18.19	B-	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	42%	SIGNIFICANTLY LOWER
BURGLARY	38%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	46%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	17%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	33%	SIGNIFICANTLY LOWER
MURDER	42%	SIGNIFICANTLY LOWER
OVERALL	29%	SIGNIFICANTLY LOWER

Disaster Alerts

7/9/2024 - Shake Fire 5/21/2025 - Cody Fire

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