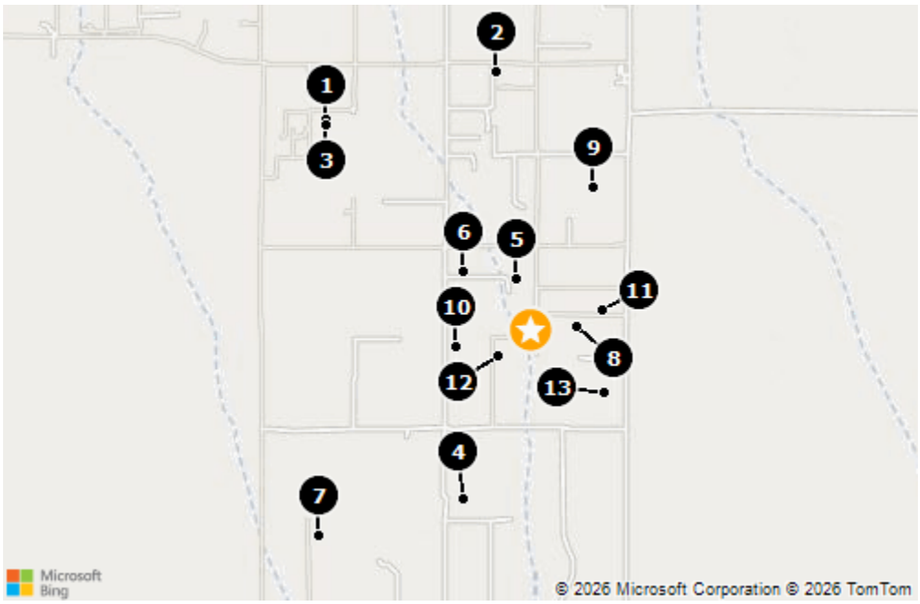
ICE SiteX Report

OrderID: 97908982

SiteX Property Information Report



Subject Property Location

14420 W DUSTY DESERT DR, TUCSON, AZ 85736-2128

County:	**PIMA AZ**	Census Tract:	040190043.133118
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	301-74-125C	Thomas Bros Pg-Grid:	

Valuation

Value:	**$258,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$229,620 - $286,380	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$2,400	Market Land Value:	$24,000	Tax Year:	2025
Assd Improvement:	$3,767	Market Improvment Value:	$37,670	Total Taxable Value:	$867
Total Assessed Value:	$6,167	Total Assessor Market Value:	$61,670	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6-13 District: GREEN VALLEY Subdivision: RANCHO SIERRITAS Sec/Twnship/Range: SEC 13 TWN 16S RNG 10E

Abbreviated Description:	E198.19' S219.80' LOT 13-6 RANCHO SIERRITAS RS 1/85 AKA E198.19' S219.80' NW4 SE4 1 AC SEC 13-16-10 SERIAL NO: 13518633A&B MA
City/Muni/Twp:	DIAMOND BELL RANCH

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1960 SF	Baths:		Fireplace:	
Year Built:	1997	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:	11/10/2022	Sales Price:	$191,468
Document #:	20223140687 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/16/2021	Sales Price:	$85,500
Document #:	20212280659 BK-PG 13169-5197	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/30/2021	Sales Price:	$195,000
Document #:	20212111450 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/21/2021		
Document Type:			
Legal Description:			

Lot: 13-6 Map Ref: MB 1 PG 85 Sec/Twnship/Range: S13T16SR10E GSRBM
Abbreviated Description: PORTION LOT13-6

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Prior Transfer

Recording Date:	07/30/2021	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6-13 District: GREEN VALLEY Subdivision: RANCHO SIERRITAS Sec/Twnship/Range: SEC 13 TWN 16S RNG 10E
Abbreviated Description: E198.19' S219.80' LOT 13-6 RANCHO SIERRITAS RS 1/85 AKA E198.19' S219.80' NW4 SE4 1 AC SEC 13-16-10 SERIAL NO: 13518633A&B MA
City/Muni/Twp: DIAMOND BELL RANCH

Prior Transfer

Recording Date:	04/11/2012	Sales Price:	$85,500
Document #:	20121020406 BK-PG 13169-5197	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/23/2007	Sales Price:	$80,910
Document #:	20072260025 BK-PG 12719-5652	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/26/2007	Sales Price:	$95,000
Document #:	20072081037 BK-PG 13169-5194	Type of Sale:	Verified Sale Price
Contract Date:	10/22/2007		
Document Type:			

Legal Description:
Lot: 13-6 Sec/Twnship/Range: PART S13T16SR10E G&SRB&M

Prior Transfer

Recording Date:	02/24/2006	Sales Price:	$80,910
Document #:	20060370394 BK-PG 12719-5652	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/12/2006	Sales Price:	$89,900
Document #:	20060081172 BK-PG 12719-5650	Type of Sale:	Verified Sale Price
Contract Date:	12/09/2005		
Document Type:			

Legal Description:
Lot: 13-6 Map Ref: MB1 PG85 Sec/Twnship/Range: PART S13T16SR10E G&SRB&M

Prior Transfer

Recording Date:	05/16/2005	Sales Price:	$59,900
Document #:	20050940844 BK-PG 12553-4515	Type of Sale:	Verified Sale Price
Contract Date:	05/12/2005		
Document Type:			

Legal Description:
Lot: 13-6 Map Ref: MB1 PG85 Sec/Twnship/Range: PART S13T16SR10E G&SRB&M

Prior Transfer

Recording Date:	02/09/2005	Sales Price:	$76,658
Document #:	20050270844 BK-PG 12486-3647	Type of Sale:	Full Amount on Deed
Contract Date:	02/02/2005		
Document Type:			

Legal Description:
Lot: 13-6 Map Ref: MB1 PG85 Sec/Twnship/Range: PART S13T16SR10E G&SRB&M

Area Sales Analysis

Total Area Sales	$2,130,400	Median # of Bedrooms	
Median Lot Size	43,560 SF	Median # of Baths	
Median Living Area	1,568 SF	Median Year Built	1998
Price Range - 2 Yrs	$45,000 to $245,000	Age Range	20 years to 56 years
Median Value	$156,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.8Mi.	**14855 W HAY LOFT TRL** **TUCSON, AZ 85736-1369**	03/31/2026	$125,000	$135	924	//	1996	43,560 SF	
		APN: 301-74-070K Document #: 20260900286 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 13-16 MapRef: MB 1 PG 88 Sec/Twnship/Range: NW4NW4 S13T16SR10E GSRBM Abbreviated Description: Lot:13-16 Map Ref:MB 1 PG 88Sec/Twnship/Range:NW4NW4 S13T16SR10E GSRBM								
2	.7Mi.	**14481 W VIKING ST** **TUCSON, AZ 85736-2018**	03/18/2026	$219,900	$151	1456	//	1988	42,253 SF	
		APN: 301-74-039R Document #: 20260770629 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 5 Subdivision: RANCHO SIERRITAS MapRef: MB 1 PG 85 Abbreviated Description: Lot:5 Subdivision:RANCHO SIERRITAS Map Ref:MB 1 PG 85								
3	.82Mi.	**14843 W HAY LOFT TRL** **TUCSON, AZ 85736-1369**	03/18/2026	$122,500	$68	1792	//	1998	43,560 SF	
		APN: 301-74-070J Document #: 20260770541 Document Type: Price Code: V								

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Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 13 MapRef: MB 1 PG 85 Abbreviated Description: Lot:13 Map Ref:MB 1 PG 85

4	.5Mi.	**12145 S CHEROKEE LN** **TUCSON, AZ 85736-1318**	03/11/2026	$230,000	$146	1568	//	2006	43,560 SF

APN: 301-75-0900 Document #: 20260700549
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 24-8 MapRef: MB 2 PG 5 Sec/Twnship/Range: NE4 S24T16SR10E GSRBM Abbreviated Description: Lot:24-8 Map Ref:MB 2 PG 5Sec/Twnship/Range:NE4 S24T16SR10E GSRBM

5	.13Mi.	**11787 S CHEROKEE LN** **TUCSON, AZ 85736-1360**	02/25/2026	$233,000	$148	1568	//	2000	43,560 SF

APN: 301-74-122N Document #: 20260560629
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 12-6 MapRef: MB 1 PG 85 Sec/Twnship/Range: S13T16SR10E GSRBM Abbreviated Description: Map Ref:MB 1 PG 85Sec/Twnship/Range:S13T16SR10E GSRBM Abbreviated Description:NORTH2E2N2 LOT12-6

6	.26Mi.	**11745 S CHEROKEE LN** **TUCSON, AZ 85736-1360**	02/04/2026	$245,000	$136	1792	//	1998	62,291 SF

APN: 301-74-107B Document #: 20260350504
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 13-6 MapRef: MB 1 PG 85 Sec/Twnship/Range: S13T16SR10E GSRBM Abbreviated Description: Lot:13-6 Map Ref:MB 1 PG 85Sec/Twnship/Range:S13T16SR10E GSRBM

7	.78Mi.	**12301 S SALADOM RD** **TUCSON, AZ 85736-1331**	01/15/2026	$218,000	$117	1848	//	2001	211,702 SF

APN: 301-75-007L Document #: 20260150640
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: MapRef: MB 2 PG 5 Sec/Twnship/Range: S24T16SR10E GSRBM Abbreviated Description: Map Ref:MB 2 PG 5Sec/Twnship/Range:S24T16SR10E GSRBM

8	.13Mi.	**14303 W ROLINA LN** **TUCSON, AZ 85736-1444**	12/16/2025	$100,000	$63	1568	//	2001	47,916 SF

APN: 301-74-1270 Document #: 20253500231
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 13-2 MapRef: MB 1 PG 85 Abbreviated Description: Lot:13-2 Map Ref:MB 1 PG 85

9	.43Mi.	**11580 S SIERRITA MOUNTAIN RD** **TUCSON, AZ 85736-1339**	09/22/2025	$45,000			//	2005	43,560 SF

APN: 301-74-023F Document #: 20252650233
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 13-3 Block: 1 MapRef: PG 85 Sec/Twnship/Range: S13T16SR10E GSRBM Abbreviated Description: Lot:13-3 Block:1 Map Ref:PG 85Sec/Twnship/Range:S13T16SR10E GSRBM

10	.2Mi.	**11915 S CHEROKEE LN** **TUCSON, AZ 85736-1449**	09/05/2025	$103,000	$65	1568	//	1989	101,495 SF

APN: 301-74-1370 Document #: 20252480773
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Abbreviated Description: Abbreviated Description:STR: W2N2N2W2SW4SE4 S13T16SR10E GSRBM

11	.2Mi.	**14250 W ROLINA LN** **TUCSON, AZ 85736-2305**	09/02/2025	$203,000	$281	720	//	1970	43,560 SF

APN: 301-74-119C Document #: 20252450341
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 13 Subdivision: RANCHO SIERRITAS MapRef: MB 1 PG 85 Sec/Twnship/Range: NE4SE4 S13T16SR10E Abbreviated Description: Lot:13 Subdivision:RANCHO SIERRITAS Map Ref:MB 1 PG 85Sec/Twnship/Range:NE4SE4 S13T16SR10E

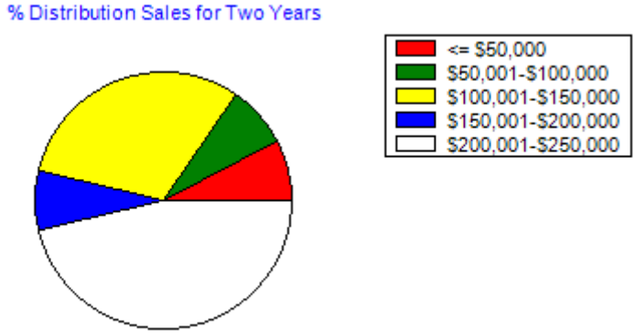
12	.1Mi.	**11935 S AMBER ANN LN** **TUCSON, AZ 85736-1326**	08/21/2025	$130,000	$78	1664	//	1996	43,560 SF

APN: 301-74-134C Document #: 20252330550
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 13 Section: 13 Abbreviated Description: Lot:13 Section:13

13	.27Mi.	**11990 S SIERRITA MOUNTAIN RD** **TUCSON, AZ 85736-1309**	05/15/2025	$156,000	$232	672	//	1985	338,027 SF

APN: 301-74-1450 Document #: 20251350792
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 13-1 MapRef: MB 1 PG 85 Sec/Twnship/Range: SE4SE4 S13T16SR10E GSRBM Abbreviated Description: Lot:13-1 Map Ref:MB 1 PG 85Sec/Twnship/Range:SE4SE4 S13T16SR10E GSRBM

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.

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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.	**14420 W DUSTY DESERT DR**	**07/30/2021**	$61,670	$6,167	1,960		1997	1 SF	
.04Mi.	**14430 W DUSTY DESERT DR**	**10/28/2016**	$82,260	$8,226	1,539		2007	1 SF	
.04Mi.	**14385 W ROLINA LN**	**04/14/2023**	$32,916	$3,292	600		1969	1 SF	
.04Mi.	**14411 W DUSTY DESERT DR**	**10/18/2021**	$76,892	$7,689	1,056		1996	1 SF	
.04Mi.	**14432 W DUSTY DESERT DR**	**04/22/2025**	$64,540	$6,454	1,056		1997	1 SF	
.05Mi.	**14438 W DUSTY DESERT DR**	**03/12/2021**	$90,959	$9,096	1,456		1997	1 SF	
.07Mi.	**14405 W DUSTY DESERT DR**	**08/25/2021**	$46,088	$4,609	1,056		1996	1 SF	
.07Mi.	**14360 W ROLINA LN**	**05/01/2001**	$27,430	$2,743			1992	1 SF	
.08Mi.	**14460 W DUSTY DESERT DR**	**05/03/2018**	$50,720	$5,072	1,120		1997	1 SF	
.08Mi.	**11845 S CHEROKEE LN**	**02/15/2002**	$48,401	$4,840	1,456		1998	1 SF	
.09Mi.	**11931 S AMBER ANN LN**	**05/31/2024**	$44,178	$4,418	1,056		1996	1 SF	
.09Mi.	**11824 S BRANDYWINE LN**	**08/07/1997**	$54,540	$5,454	1,568		1998	1 SF	
.1Mi.	**11935 S AMBER ANN LN**	**08/21/2025**	$54,498	$5,450	1,664		1996	1 SF	
.1Mi.	**14355 W ROLINA LN**	**09/19/2023**	$93,150	$9,315			1994	36,590 SF	
.11Mi.	**14330 W ROLINA LN**	**06/16/2004**	$50,140	$5,014	1,456		1995	1 SF	
.12Mi.	**11951 S AMBER ANN LN**	**10/01/1992**	$46,560	$4,656				5 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	42.6 years old	Households:	2,284
Median Household Income:	$55,651	Households w/Family:	58%
Household Income Per Capita:	$25,218	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Altar Valley Elementary District	Students:	479
Number of Schools:	2	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.62Mi.	**Robles Elementary School** Number of Students: 320 Student-Teacher Ratio: 21.33	C-	Public	PK - 5
3.93Mi.	**Altar Valley Middle School** Number of Students: 159 Student-Teacher Ratio: 14.45	C-	Public	6 - 8

Flood Report

The Subject Property of **14420 W DUSTY DESERT DR, TUCSON, AZ 85736-2128** 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	31%	SIGNIFICANTLY LOWER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	6%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	80%	LOWER
MURDER	83%	LOWER
OVERALL	108%	SIMILAR

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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