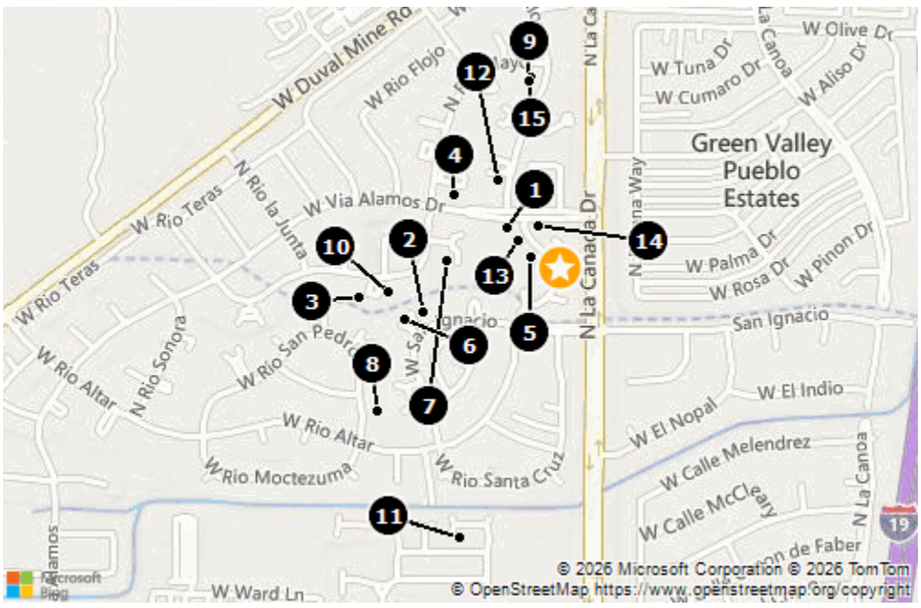
ICE SiteX Report

OrderID: 98161993

SiteX Property Information Report



Subject Property Location

1542 N PASEO LA TINAJA, GREEN VALLEY, AZ 85614-3983

County:	**PIMA AZ**	Census Tract:	040190043.371017
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	304-58-3390	Thomas Bros Pg-Grid:	

Valuation

Value:	**$154,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$137,060 - $170,940	ICE Confidence Score:	89		

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:	$897
Total Assessed Value:	$13,964	Total Assessor Market Value:	$139,644	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 District: GREEN VALLEY Subdivision: VALLE VERDE (RESUB) Map Ref: PLAT: 23 Sec/Twnship/Range: SEC 03 TWN 18S RNG 13E

Abbreviated Description:	VALLE VERDE (RESUB) LOT 0021
City/Muni/Twp:	COLONIA DE LOS ALAMOS

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	745 SF	Baths:	1	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Wood
Number of Units:		Garage Type:	None	Heating:	Forced Air
Number of Stories:	4	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/04/2015	Sales Price:	$104,069
Document #:	20152470097 BK-PG 13239-1499	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/03/2015	Loan Amount:	N/A
Document #:	20152460071 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:

Lot: 21 Subdivision: VALLE VERDE

Prior Transfer

Recording Date:	02/08/2008	Sales Price:	$105,000
Document #:	20080270335 BK-PG 13239-1496	Type of Sale:	Verified Sale Price
Contract Date:	02/04/2008		
Document Type:			

Legal Description:

Lot: 21 Subdivision: VALLE VERDE Map Ref: MAP48 PG23

Prior Transfer

Recording Date:	02/08/2008	Sales Price:	N/A

ICE SiteX Report

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Document #:	BK-PG 13239 -1496	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21 District: GREEN VALLEY Subdivision: VALLE VERDE (RESUB) Map Ref: PLAT: 23 Sec/Twnship/Range: SEC 03 TWN 18S RNG 13E
Abbreviated Description: VALLE VERDE (RESUB) LOT 0021
City/Muni/Twp: COLONIA DE LOS ALAMOS

Prior Transfer

Recording Date:	08/29/2006	Sales Price:	$5,041,487 Multiple Parcels Involved in this transaction
Document #:	20061670473 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/04/2006		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,389,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,071 SF	Median Year Built	1993
Price Range - 2 Yrs	$170,000 to $310,000	Age Range	21 years to 48 years
Median Value	$210,000	Median Age	33 years

Comparable Sales Data

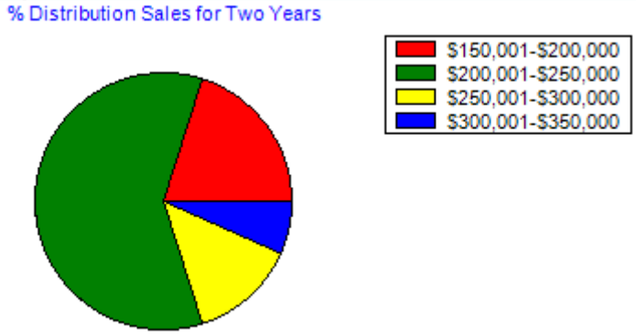
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**1569 N PASEO LA TINAJA** **GREEN VALLEY, AZ 85614-3986**	07/01/2026	$202,000	$188	1071	5//2	2000	SF	
		APN: 304-58-3720 Document #: 20261820312 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 54 Subdivision: VALLE VERDE SUBDIVISION MapRef: MB 48 PG 23 Abbreviated Description: Lot:54 Subdivision:VALLE VERDE SUBDIVISION Map Ref:MB 48 PG 23								
2	.2Mi.	**444 W SAN IGNACIO** **GREEN VALLEY, AZ 85614-3925**	06/10/2026	$205,000	$195	1048	//1	1978	SF	
		APN: 304-57-7980 Document #: 20261610025 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 28 Block: 35 Subdivision: COLONIAL DE LOS ALAMOS MapRef: MB 26 PG 9 Abbreviated Description: Lot:28 Block:35 Subdivision:COLONIAL DE LOS ALAMOS Map Ref:MB 26 PG 9								
3	.28Mi.	**575 W VIA ROSALDO** **GREEN VALLEY, AZ 85614-3974**	06/03/2026	$275,000	$188	1462	//2	1993	SF	
		APN: 304-58-1800 Document #: 20261540331 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 30 Block: 40 Subdivision: COLONIA DE LOS ALAMOS MapRef: MB 26 PG 9 Abbreviated Description: Lot:30 Block:40 Subdivision:COLONIA DE LOS ALAMOS Map Ref:MB 26 PG 9								
4	.18Mi.	**1632 N RIO MAYO** **GREEN VALLEY, AZ 85614-3977**	05/29/2026	$310,000	$212	1462	//2	1992	SF	
		APN: 304-58-2490 Document #: 20261490595 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 36 Block: 41 Subdivision: COLONIA DE LOS ALAMOS MapRef: MB 26 PG 9 Abbreviated Description: Lot:36 Block:41 Subdivision:COLONIA DE LOS ALAMOS Map Ref:MB 26 PG 9								
5	.04Mi.	**1547 N PASEO LA TINAJA** **GREEN VALLEY, AZ 85614-3982**	05/29/2026	$170,000	$158	1071	5//2	2000	SF	
		APN: 304-58-3830 Document #: 20261490439 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 65 Subdivision: VALLE VERDE MapRef: MB 48 PG 23 Abbreviated Description: Lot:65 Subdivision:VALLE VERDE Map Ref:MB 48 PG 23								
6	.23Mi.	**450 W SAN IGNACIO** **GREEN VALLEY, AZ 85614-3925**	05/05/2026	$210,000	$200	1048	//1	1978	SF	
		APN: 304-57-7950 Document #: 20261250111 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 25 Block: 35 Subdivision: COLONIA DE LOS ALAMOS TOWNHOUSES MapRef: MB 26 PG 9 Abbreviated Description: Lot:25 Block:35 Subdivision:COLONIA DE LOS ALAMOS TOWNHOUSES Map Ref:MB 26 PG 9								
7	.16Mi.	**1568 N RIO MAYO** **GREEN VALLEY, AZ 85614-3902**	03/25/2026	$200,000	$190	1048	//2	1979	SF	
		APN: 304-58-1610 Document #: 20260840571 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 11 Block: 40 Subdivision: COLONIA DE LOS ALAMOS MapRef: MB 26 PG 9 Abbreviated Description: Lot:11 Block:40 Subdivision:COLONIA DE LOS ALAMOS Map Ref:MB 26 PG 9								
8	.32Mi.	**608 W RIO SAN PEDRO** **GREEN VALLEY, AZ 85614-3927**	03/13/2026	$205,000	$197	1039	//2	1978	SF	
		APN: 304-58-0610 Document #: 20260720122 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 61 Block: 36 Subdivision: COLONIA DE LOS ALAMOS MapRef: MB 26 PG 9 Abbreviated Description: Lot:61 Block:36 Subdivision:COLONIA DE LOS ALAMOS Map Ref:MB 26 PG 9								
9	.26Mi.	**1809 N RIO YAQUI** **GREEN VALLEY, AZ 85614-4044**	02/27/2026	$235,000	$195	1202	//2	1994	SF	
		APN: 304-58-2540 Document #: 20260580738 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 2 Block: 42 Subdivision: COLONIA DE LOS ALAMOS MapRef: MB 26 PG 9 Abbreviated Description: Lot:2 Block:42 Subdivision:COLONIA DE LOS ALAMOS Map Ref:MB 26 PG 9								
10	.24Mi.	**563 W VIA ROSALDO** **GREEN VALLEY, AZ 85614-3974**	02/27/2026	$280,000	$207	1350	//2	1992	SF	
		APN: 304-58-1740 Document #: 20260580100 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 24 Block: 40 Subdivision: COLONIA DE LOS ALAMOS MapRef: MB 26 PG 9 Abbreviated Description: Lot:24 Block:40 Subdivision:COLONIA DE LOS ALAMOS Map Ref:MB 26 PG 9								

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11	.39Mi.	**449 W ELKHORN CT** **GREEN VALLEY, AZ 85614-3542**	02/27/2026	$234,000	$200	1168	//2	2005	SF
	APN: 304-65-1940 Document #: 20260580114 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 194 Subdivision: CASA PRIMAVERA MapRef: MB 37 PG 61 Abbreviated Description: Lot:194 Subdivision:CASA PRIMAVERA Map Ref:MB 37 PG 61								
12	.15Mi.	**1665 N RIO YAQUI** **GREEN VALLEY, AZ 85614-4039**	02/05/2026	$240,000	$220	1088	//2	1984	SF
	APN: 304-58-2750 Document #: 20260360380 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 23 Block: 42 Subdivision: COLONIA DE LOS ALAMOS MapRef: MB 26 PG 9 Abbreviated Description: Lot:23 Block:42 Subdivision:COLONIA DE LOS ALAMOS Map Ref:MB 26 PG 9								
13	.07Mi.	**1557 N PASEO LA TINAJA** **GREEN VALLEY, AZ 85614-3984**	12/23/2025	$202,000	$188	1071	5//2	2000	SF
	APN: 304-58-3780 Document #: 20253570505 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 60 Subdivision: VALLE VERDE MapRef: MB 48 PG 23 Abbreviated Description: Lot:60 Subdivision:VALLE VERDE Map Ref:MB 48 PG 23								
14	.06Mi.	**1600 N PASEO LA TINAJA** **GREEN VALLEY, AZ 85614-3989**	12/05/2025	$172,500	$231	745	4//1	2000	SF
	APN: 304-58-3680 Document #: 20253390298 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 50 Subdivision: VALLE VERDE MapRef: MB 48 PG 23 Abbreviated Description: Lot:50 Subdivision:VALLE VERDE Map Ref:MB 48 PG 23								
15	.27Mi.	**1813 N RIO YAQUI** **GREEN VALLEY, AZ 85614-4044**	12/04/2025	$249,000	$170	1462	//2	1993	SF
	APN: 304-58-2530 Document #: 20253380593 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 1 Block: 42 Subdivision: COLONIA DE LOS ALAMOS MapRef: MB 26 PG 9 Abbreviated Description: Lot:1 Block:42 Subdivision:COLONIA DE LOS ALAMOS Map Ref:MB 26 PG 9								

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.	**1542 N PASEO LA TINAJA**	**02/08/2008**	$139,644	$13,964	745	4//1	2000		
.01Mi.	**1548 N PASEO LA TINAJA**	**08/22/2023**	$139,644	$13,964	745	4//1	2000		
.01Mi.	**1544 N PASEO LA TINAJA**	**01/04/2024**	$173,367	$17,337	1,071	5//2	2000		
.01Mi.	**1546 N PASEO LA TINAJA**	**03/28/2022**	$173,367	$17,337	1,071	5//2	2000		
.01Mi.	**1550 N PASEO LA TINAJA**	**08/07/2008**	$139,644	$13,964	745	4//1	2000		
.02Mi.	**1552 N PASEO LA TINAJA**	**10/23/2014**	$167,075	$16,708	1,071	5//2	2000		
.02Mi.	**1556 N PASEO LA TINAJA**	**08/24/2023**	$139,644	$13,964	745	4//2	2000		
.02Mi.	**1523 N PASEO LA TINAJA**	**05/01/2023**	$175,995	$17,600	1,071	5//2	1996		
.02Mi.	**1554 N PASEO LA TINAJA**	**03/30/2018**	$167,075	$16,708	1,071	5//1	2000		
.02Mi.	**1517 N PASEO LA TINAJA**	**04/15/2021**	$175,995	$17,600	1,071	5//2	1996		
.03Mi.	**1540 N PASEO LA TINAJA**	**01/25/2021**	$173,367	$17,337	1,071	5//2	2000		
.03Mi.	**1538 N PASEO LA TINAJA**	**02/24/2012**	$167,075	$16,708	1,071	5//2	2000		
.03Mi.	**1558 N PASEO LA TINAJA**	**12/01/2023**	$139,644	$13,964	745	4//1	2000		
.03Mi.	**1594 N PASEO LA TINAJA**	**10/22/2020**	$173,367	$17,337	1,071	5//2	2000		
.03Mi.	**1525 N PASEO LA TINAJA**	**06/30/2020**	$175,995	$17,600	1,071	5//2	1996		
.03Mi.	**1519 N PASEO LA TINAJA**	**06/20/2005**	$175,995	$17,600	1,071	5//2	1996		

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	74%

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Demographics & Income

Median Age:	66.2 years old	Households:	14,281
Median Household Income:	$63,260	Households w/Family:	55%
Household Income Per Capita:	$42,625	Households w/Family Married:	49%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	5%

School District

School District Zone:	Continental Elementary District	Students:	643
Number of Schools:	2	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.14Mi.	**Continental Elementary School** Number of Students: 643 Student-Teacher Ratio: 16.92	A-	Public	KG - 8
4.14Mi.	**Continental Elementary School** Number of Students: 643 Student-Teacher Ratio: 16.92	A-	Public	KG - 8

Flood Report

The Subject Property of **1542 N PASEO LA TINAJA, GREEN VALLEY, AZ 85614-3983** 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	82%	LOWER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	32%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	147%	NOTABLY HIGHER
FORCIBLE RAPE	38%	SIGNIFICANTLY LOWER
MURDER	83%	LOWER
OVERALL	127%	HIGHER

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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