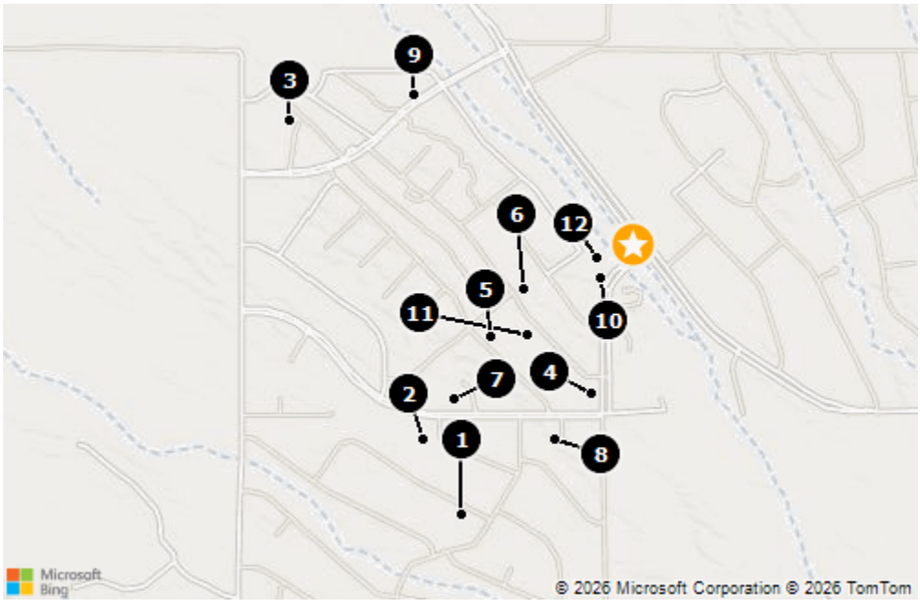
# ICE SiteX Report

**OrderID: 97524385**

## SiteX Property Information Report




## Subject Property Location

### 15705 W DIAMOND BELL RANCH RD, TUCSON, AZ 85736-1406

| | | | |
|---|---|---|---|
| County: | **PIMA AZ** | Census Tract: | 040190043.133019 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 301-65-373A 01 | Thomas Bros Pg-Grid: | 1868-6B |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$378,000** | FSD: | 18 | Common Confidence Score: | 37 |
| Value Range: | $309,960 - $446,040 | ICE Confidence Score: | 82 | | |

## 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: | $2,648 |
| Total Assessed Value: | $29,595 | Total Assessor Market Value: | $295,951 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 373 District: GREEN VALLEY Subdivision: DIAMOND BELL RANCH TUCSON Map Ref: PLAT: 86 Sec/Twnship/Range: SEC 35 TWN 16S RNG 10E

| | |
|---|---|
| Abbreviated Description: | DIAMOND BELL RANCH TUCSON UNIT 7 LOTS 373 & 374 |
| City/Muni/Twp: | DIAMOND BELL RANCH |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | | Pool: | Yes |
| Building Area: | 2215 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1972 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 6 | 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: | Built-up |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/27/2025 | Sales Price: | $122,637 |
| Document #: | 20253000354 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/28/2012 | Sales Price: | $100,000 |
| Document #: | 20121800069 BK-PG 13840-3558 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/05/2012 | Sales Price: | $124,900 |
| Document #: | 20121570445 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 05/29/2012 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 373&374 Subdivision: DIAMOND BELL RANCH ESTATES #7 Map Ref: MAP20 PG86

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/05/2012 | Sales Price: | N/A |
| Document #: | BK-PG - | Type of Sale: | Per Assessor Transaction History |

# ICE SiteX Report

**OrderID: 97524385**

Document Type:
**Legal Description:**
Lot: 373 District: GREEN VALLEY Subdivision: DIAMOND BELL RANCH TUCSON Map Ref: PLAT: 86 Sec/Twnship/Range: SEC 35 TWN 16S RNG 10E
Abbreviated Description: DIAMOND BELL RANCH TUCSON UNIT 7 LOTS 373 & 374
City/Muni/Twp: DIAMOND BELL RANCH

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/29/2010 | Sales Price: | $125,000 |
| Document #: | 20101240750 BK-PG 13840-3554 | Type of Sale: | Verified Sale Price |
| Contract Date: | 05/03/2010 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 373&374 Subdivision: DIAMOND BELL RANCH ESTATES #7 Map Ref: MAP20 PG86

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/18/1993 | Sales Price: | $132,900 |
| Document #: | BK-PG 0000009649-0000001286 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $4,119,123 | Median # of Bedrooms | |
| Median Lot Size | 50,530 SF | Median # of Baths | 2 |
| Median Living Area | 1,866 SF | Median Year Built | 1999 |
| Price Range - 2 Yrs | $138,500 to $460,000 | Age Range | 21 years to 53 years |
| Median Value | $332,500 | Median Age | 27 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .88Mi. | **16105 W PROSPERI AVE**<br>**TUCSON, AZ 85736-1519** | 02/20/2026 | $460,000 | $210 | 2186 | 7//2 | 2005 | 48,787 SF | |
| | | APN: 301-69-0580 Document #: 20260510613<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 58 Subdivision: DIAMOND BELL RANCH TUCSON UNIT 11 MapRef: MB 21 PG 27 Abbreviated Description: Lot:58 Subdivision:DIAMOND BELL RANCH TUCSON UNIT 11 Map Ref:MB 21 PG 27 | | | | | | | | |
| 2 | .78Mi. | **16145 W RAVINIA AVE**<br>**TUCSON, AZ 85736-1705** | 02/09/2026 | $422,000 | $184 | 2291 | 8//2 | 2004 | 54,450 SF | |
| | | APN: 301-69-1030 Document #: 20260400122<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 103 Subdivision: DIAMOND BELL RANCH TUCSON UNIT 11 MapRef: MB 21 PG 27 Abbreviated Description: Lot:103 Subdivision:DIAMOND BELL RANCH TUCSON UNIT 11 Map Ref:MB 21 PG 27 | | | | | | | | |
| 3 | 1.01Mi. | **13862 S TOLER PL**<br>**TUCSON, AZ 85736-1521** | 01/20/2026 | $340,000 | $228 | 1488 | 6//2 | 2003 | SF | |
| | | APN: 301-67-187B Document #: 20260200429<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 187&188 Subdivision: DIAMOND BELL RANCH TUCSON UNIT NO 9 MapRef: MB 21 PG 45 Abbreviated Description: Lot:187&188 Subdivision:DIAMOND BELL RANCH TUCSON UNIT NO 9 Map Ref:MB 21 PG 45 | | | | | | | | |
| 4 | .42Mi. | **14470 S STAGECOACH RD**<br>**TUCSON, AZ 85736-1430** | 12/30/2025 | $269,000 | | | // | | 51,401 SF | |
| | | APN: 301-67-137C Document #: 20253640501<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 138 Subdivision: DIAMOND BELL RANCH TUCSON UNIT NO 9 MapRef: MB 21 PG 46 Abbreviated Description: Lot:138 Subdivision:DIAMOND BELL RANCH TUCSON UNIT NO 9 Map Ref:MB 21 PG 46 | | | | | | | | |
| 5 | .46Mi. | **16060 W PINACATE AVE**<br>**TUCSON, AZ 85736-1419** | 12/17/2025 | $267,000 | | | // | | SF | |
| | | APN: 301-67-2120 Document #: 20253510495<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 212 Subdivision: DIAMOND BELL RANCH TUCSON UNIT NO 9 MapRef: MB 21 PG 46 Abbreviated Description: Lot:212 Subdivision:DIAMOND BELL RANCH TUCSON UNIT NO 9 Map Ref:MB 21 PG 46 | | | | | | | | |
| 6 | .33Mi. | **15980 W KILLARNEY AVE**<br>**TUCSON, AZ 85736-1408** | 07/31/2025 | $138,500 | $113 | 1224 | 5//2 | 1973 | 49,659 SF | |
| | | APN: 301-67-0090 Document #: 20252120123<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Subdivision: DIAMOND BELL RANCH TUCSON UNIT 9 MapRef: MB 20 PG 93 Abbreviated Description: Lot:9 Subdivision:DIAMOND BELL RANCH TUCSON UNIT 9 Map Ref:MB 20 PG 93 | | | | | | | | |
| 7 | .65Mi. | **16134 W LYNNETTE RD**<br>**TUCSON, AZ 85736-1436** | 06/09/2025 | $300,000 | $201 | 1488 | 6//2 | 2003 | 60,984 SF | |
| | | APN: 301-67-3100 Document #: 20251600312<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 310 Subdivision: DIAMOND BELL RANCH TUCSON UNIT NO 9 MapRef: MB 21 PG 46 Abbreviated Description: Lot:310 Subdivision:DIAMOND BELL RANCH TUCSON UNIT NO 9 Map Ref:MB 21 PG 46 | | | | | | | | |
| 8 | .58Mi. | **15909 W LYNNETTE RD**<br>**TUCSON, AZ 85736-1415** | 05/28/2025 | $420,623 | $221 | 1900 | 6//2 | 1997 | 48,352 SF | |
| | | APN: 301-69-1250 Document #: 20251480822<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 125 Subdivision: DIAMOND BELL RANCH Legal Unit: 11 MapRef: MB 21 PG 7 Abbreviated Description: Lot:125 Subdivision:DIAMOND BELL RANCH Legal Unit:11 Map Ref:MB 21 PG 7 | | | | | | | | |
| 9 | .73Mi. | **16224 W LARKDALE ST**<br>**TUCSON, AZ 85736-1229** | 05/13/2025 | $427,000 | $233 | 1832 | 6//2 | 2001 | 48,352 SF | Yes |
| | | APN: 301-67-1050 Document #: 20251330688<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 104-106 Subdivision: DIAMOND BELL RANCH Legal Unit: 9 MapRef: MB 21 PG 46 Abbreviated Description: Lot:104-106 Subdivision:DIAMOND BELL RANCH Legal Unit:9 Map Ref:MB 21 PG 46 | | | | | | | | |

# ICE SiteX Report

**OrderID: 97524385**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | .14Mi. | **14100 S STAGECOACH RD TUCSON, AZ 85736-1428** | 03/21/2025 | $300,000 | $155 | 1925 | 8//2 | 1996 | 59,242 SF |

APN: 301-67-0470 Document #: 20250800558
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: DIAMOND BELL RANCH TUCSON UNIT 9 MapRef: MB 20 PG 93 Abbreviated Description: Lot:47 Subdivision:DIAMOND BELL RANCH TUCSON UNIT 9 Map Ref:MB 20 PG 93

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .38Mi. | **15921 W KILLARNEY AVE TUCSON, AZ 85736-1408** | 02/14/2025 | $325,000 | $158 | 2056 | 5//2 | 1973 | 57,499 SF |

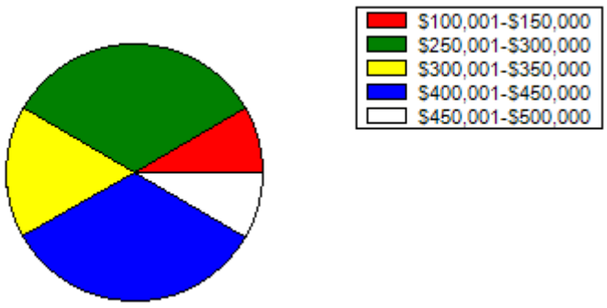
APN: 301-67-1450 Document #: 20250450560
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 145 Subdivision: DIAMOND BELL RANCH TUCSON UNIT 9 MapRef: MB 21 PG 46 Abbreviated Description: Lot:145 Subdivision:DIAMOND BELL RANCH TUCSON UNIT 9 Map Ref:MB 21 PG 46

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .11Mi. | **15900 W RIDGEMOOR AVE TUCSON, AZ 85736-1424** | 01/27/2025 | $450,000 | $217 | 2067 | 6//2 | 1996 | 53,579 SF |

APN: 301-67-0490 Document #: 20250270475
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: DIAMOND BELL RANCH TUCSON UNIT 9 MapRef: MB 20 PG 93 Abbreviated Description: Lot:49 Subdivision:DIAMOND BELL RANCH TUCSON UNIT 9 Map Ref:MB 20 PG 93

## 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. | **15705 W DIAMOND BELL RANCH RD** | **06/05/2012** | $295,951 | $29,595 | 2,215 | 6//2 | 1972 | | Yes |
| 0Mi. | **15715 W DIAMOND BELL RANCH RD** | **06/05/2012** | $295,951 | $29,595 | | | 1972 | | |
| .07Mi. | **15645 W DIAMOND BELL RANCH RD** | **09/21/2018** | $201,936 | $20,194 | 1,571 | 6//2 | 1972 | 1 SF | Yes |
| .08Mi. | **15710 W DIAMOND BELL RANCH RD** | **07/20/2012** | $187,787 | $18,779 | 1,455 | 6//2 | 1972 | 1 SF | |
| .08Mi. | **15700 W DIAMOND BELL RANCH RD** | **03/28/2002** | $273,197 | $27,320 | 2,525 | 8//2 | 1972 | 1 SF | Yes |
| .08Mi. | **15720 W DIAMOND BELL RANCH RD** | **07/11/2012** | $179,585 | $17,959 | 1,353 | 5//2 | 1972 | 1 SF | |
| .09Mi. | **15730 W DIAMOND BELL RANCH RD** | **11/27/2002** | $222,028 | $22,203 | 1,457 | 8//2 | 1995 | 1 SF | |
| .09Mi. | **15650 W DIAMOND BELL RANCH RD** | **06/02/2003** | $279,169 | $27,917 | 2,193 | 6//2 | 2006 | 1 SF | |
| .1Mi. | **14060 S STAGECOACH RD** | **10/30/2014** | $248,229 | $24,823 | 2,094 | 7//3 | 1972 | 1 SF | |
| .11Mi. | **15900 W RIDGEMOOR AVE** | **03/28/2019** | $277,805 | $27,781 | 2,067 | 6//2 | 1996 | 1 SF | |
| .11Mi. | **15750 W DIAMOND BELL RANCH RD** | **05/24/2024** | $222,028 | $22,203 | 1,457 | 8//2 | 1995 | 1 SF | |
| .12Mi. | **15920 W RIDGEMOOR AVE** | **04/27/2001** | $189,813 | $18,981 | 1,322 | 6//2 | 1971 | 1 SF | |
| .14Mi. | **15770 W DIAMOND BELL RANCH RD** | **01/21/2000** | $290,169 | $29,017 | 2,491 | 7//2 | 1995 | 1 SF | |
| .14Mi. | **14100 S STAGECOACH RD** | **03/21/2025** | $272,370 | $27,237 | 1,925 | 8//2 | 1996 | 1 SF | |
| .15Mi. | **15940 W RIDGEMOOR AVE** | **04/14/2017** | $214,218 | $21,422 | 1,845 | 7//2 | 1971 | 1 SF | |
| .16Mi. | **14111 S HULL AVE** | **08/19/2015** | $304,746 | $30,475 | 1,973 | 7//2 | 1971 | 2 SF | Yes |

## 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% |

# ICE SiteX Report

**OrderID: 97524385**

## School District

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

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 5.15Mi. | **Robles Elementary School**<br>Number of Students: 320<br>Student-Teacher Ratio: 21.33 | C- | Public | PK - 5 |
| 5.15Mi. | **Robles Elementary School**<br>Number of Students: 320<br>Student-Teacher Ratio: 21.33 | C- | Public | PK - 5 |
| 5.82Mi. | **Altar Valley Middle School**<br>Number of Students: 159<br>Student-Teacher Ratio: 14.45 | C- | Public | 6 - 8 |
| 5.82Mi. | **Altar Valley Middle School**<br>Number of Students: 159<br>Student-Teacher Ratio: 14.45 | C- | Public | 6 - 8 |

## Flood Report

The Subject Property of **15705 W DIAMOND BELL RANCH RD, TUCSON, AZ 85736-1406** 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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