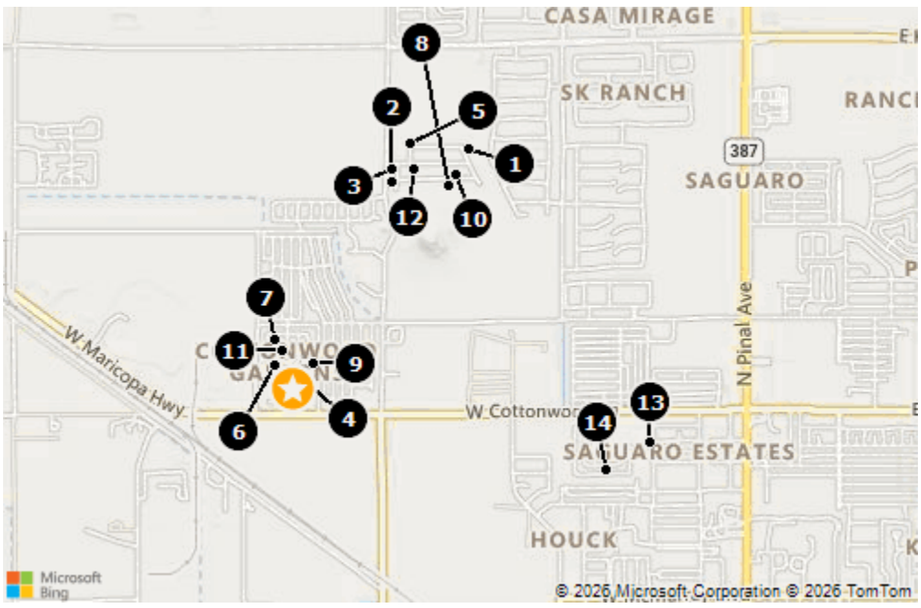
ICE SiteX Report

OrderID: 97523422

SiteX Property Information Report



Subject Property Location

1623 N SANDALWOOD DR, CASA GRANDE, AZ 85122-5901

County:	**PINAL AZ**	Census Tract:	040210013.071007
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	503-82-0360	Thomas Bros Pg-Grid:	

Valuation

Value:	**$204,000**	FSD:	11	Common Confidence Score:	64
Value Range:	$181,560 - $226,440	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	0428
Assd Land Value:	$3,068	Market Land Value:	$30,682	Tax Year:	2025
Assd Improvement:	$1,813	Market Improvment Value:	$18,131	Total Taxable Value:	$374
Total Assessed Value:	$4,881	Total Assessor Market Value:	$48,813	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: COTTONWOOD GARDENS Map Ref: PM-823 Sec/Twnship/Range: SEC 13 TWN 06S RNG 05E
Abbreviated Description: COTTONWOOD GARDENS LOT: 36

Property Characteristics

Lot Size:	8,523 SF	Bedrooms:		Pool:	
Building Area:	960 SF	Baths:		Fireplace:	
Year Built:	1982	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/14/2021	Sales Price:	$69,020
Document #:	2021-045877 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/21/2017	Loan Amount:	N/A
Document #:	2017-052254 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 36 Subdivision: COTTONWOOD GARDENS

Mortgage Record

Recording Date:	07/21/2017	Loan Amount:	N/A
Document #:	2017-052253 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 36 Subdivision: COTTONWOOD GARDENS

Prior Transfer

Recording Date:	08/16/2011	Sales Price:	$69,020
Document #:	2011-067690 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	11/14/2007	Loan Amount:	N/A
Document #:	2007-125734 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2037	Type Finance:	

Legal Description:
Lot: 36 Subdivision: COTTONWOOD GARDENS

Prior Transfer

Recording Date:	12/28/2005	Sales Price:	$44,500
Document #:	2005-181777 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	09/13/2005	Loan Amount:	N/A
Document #:	2005-121133 BK-PG -	Loan Type:	Balloon
TD Due Date:	03/01/2011	Type Finance:	

Legal Description:
Lot: 36 Subdivision: COTTONWOOD GARDENS

Prior Transfer

Recording Date:	09/13/2005	Sales Price:	N/A
Document #:	2005-121132 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/16/2005		

Document Type:
Legal Description:
Lot: 36 Subdivision: COTTONWOOD GARDENS Map Ref: MAP19 PG22

Prior Transfer

Recording Date:	09/13/2005	Sales Price:	$68,000
Document #:	2005-121131 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/16/2005		

Document Type:
Legal Description:
Lot: 36 Subdivision: COTTONWOOD GARDENS Map Ref: MAP19 PG22

Prior Transfer

Recording Date:	09/13/2005	Sales Price:	$68,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Subdivision: COTTONWOOD GARDENS Map Ref: PM-823 Sec/Twnship/Range: SEC 13 TWN 06S RNG 05E
Abbreviated Description: COTTONWOOD GARDENS LOT: 36

Prior Transfer

Recording Date:	09/28/1988	Sales Price:	$42,500
Document #:		Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:

Area Sales Analysis

Total Area Sales	$3,212,300	Median # of Bedrooms	
Median Lot Size	7,041 SF	Median # of Baths	
Median Living Area	1,455 SF	Median Year Built	2000
Price Range - 2 Yrs	$150,000 to $274,900	Age Range	15 years to 41 years
Median Value	$234,500	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.81Mi.	**1890 N RIDGE WAY** **CASA GRANDE, AZ 85122-7884**	03/27/2026	$274,900	$169	1624	//	2011	6,395 SF	
		APN: 504-57-0960 Document #: 2026-025109 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 96 Subdivision: DESERT SKY RANCH Phase No: III Legal Unit: III MapRef: CAB E SL 127 Abbreviated Description: Lot:96 Subdivision:DESERT SKY RANCH Phase No:III Legal Unit:III Map Ref:CAB E SL 127								
2	.62Mi.	**1855 N RIM ROCK DR** **CASA GRANDE, AZ 85122-7887**	03/12/2026	$240,000	$138	1728	//	2003	6,403 SF	
		APN: 504-57-0400 Document #: 2026-020081 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 40 Subdivision: SKY RANCH Phase No: II Legal Unit: III MapRef: CAB D SL 43 Abbreviated Description: Lot:40 Subdivision:SKY RANCH Phase No:II Legal Unit:III Map Ref:CAB D SL 43								
3	.66Mi.	**1869 N RIM ROCK DR** **CASA GRANDE, AZ 85122-7887**	12/29/2025	$260,000	$200	1296	//	2001	6,882 SF	
		APN: 504-57-0370 Document #: 2025-104285 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 37 Subdivision: DESERT SKY RANCH UNIT III PHASE I MapRef: CAB C SL 64 Abbreviated Description: Lot:37 Subdivision:DESERT SKY RANCH UNIT III PHASE I Map Ref:CAB C SL 64								
4	.05Mi.	**1637 N SANDALWOOD DR** **CASA GRANDE, AZ 85122-5901**	12/26/2025	$198,500	$147	1344	//	1985	9,544 SF	
		APN: 503-82-0330 Document #: 2025-104001 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

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Legal: Lot: 33 Subdivision: COTTONWOOD GARDENS MapRef: MB 19 PG 22 Abbreviated Description: Lot:33 Subdivision:COTTONWOOD GARDENS Map Ref:MB 19 PG 22

5	.74Mi.	**962 W DIAMOND RIM DR** **CASA GRANDE, AZ 85122-7896**	09/22/2025	$253,000	$141	1792	//	2006	8,542 SF

APN: 504-57-0830 Document #: 2025-076554
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 83 Subdivision: DESERT SKY RANCH UNIT III Phase No: III MapRef: CAB E SL 127 Abbreviated Description: Lot:83 Subdivision:DESERT SKY RANCH UNIT III Phase No:III Map Ref:CAB E SL 127

6	.08Mi.	**1652 N MESA VERDE DR** **CASA GRANDE, AZ 85122-5917**	09/12/2025	$192,000	$181	1056	//	1986	9,058 SF

APN: 503-82-0450 Document #: 2025-074066
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 45 Subdivision: COTTONWOOD GARDENS MapRef: MB 19 PG 22 Abbreviated Description: Lot:45 Subdivision:COTTONWOOD GARDENS Map Ref:MB 19 PG 22

7	.14Mi.	**1682 N MESA VERDE DR** **CASA GRANDE, AZ 85122-5917**	09/05/2025	$210,000	$156	1344	//	1988	7,804 SF

APN: 503-82-0500 Document #: 2025-072044
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 50 Subdivision: COTTONWOOD GARDENS MapRef: MB 19 PG 22 Abbreviated Description: Lot:50 Subdivision:COTTONWOOD GARDENS Map Ref:MB 19 PG 22

8	.7Mi.	**891 W MOON SHADOW DR** **CASA GRANDE, AZ 85122-7890**	06/30/2025	$270,000	$172	1568	//	2004	5,837 SF

APN: 504-57-0690 Document #: 2025-053132
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 69 Subdivision: DESERT SKY RANCH Phase No: 2 Legal Unit: 3 MapRef: CAB D SL 43 Abbreviated Description: Lot:69 Subdivision:DESERT SKY RANCH Phase No:2 Legal Unit:3 Map Ref:CAB D SL 43

9	.09Mi.	**1654 N SANDALWOOD DR** **CASA GRANDE, AZ 85122-5903**	06/18/2025	$200,000	$189	1056	//	1994	9,084 SF

APN: 503-82-0160 Document #: 2025-049329
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 16 Subdivision: COTTONWOOD GARDENS MapRef: MB 19 PG 22 Abbreviated Description: Lot:16 Subdivision:COTTONWOOD GARDENS Map Ref:MB 19 PG 22

10	.73Mi.	**880 W MOON SHADOW DR** **CASA GRANDE, AZ 85122-7889**	05/28/2025	$264,900	$163	1620	//	2004	6,186 SF

APN: 504-57-0540 Document #: 2025-042986
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 54 Subdivision: DESERT SKY RANCH Phase No: II Legal Unit: III MapRef: CAB D SL 43 Abbreviated Description: Lot:54 Subdivision:DESERT SKY RANCH Phase No:II Legal Unit:III Map Ref:CAB D SL 43

11	.11Mi.	**1669 N SUNCREST AVE** **CASA GRANDE, AZ 85122-5905**	04/16/2025	$215,000	$203	1056	//	1991	8,069 SF

APN: 503-82-0530 Document #: 2025-029682
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 53 Subdivision: COTTONWOOD GARDENS MapRef: MB 19 PG 22 Abbreviated Description: Lot:53 Subdivision:COTTONWOOD GARDENS Map Ref:MB 19 PG 22

12	.68Mi.	**959 W DESERT SKY DR** **CASA GRANDE, AZ 85122-7879**	02/28/2025	$255,000	$162	1566	//	2002	5,924 SF

APN: 504-57-0330 Document #: 2025-015242
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 33 Subdivision: DESERT SKY RANCH Phase No: I Legal Unit: III MapRef: CAB C SL 64 Abbreviated Description: Lot:33 Subdivision:DESERT SKY RANCH Phase No:I Legal Unit:III Map Ref:CAB C SL 64

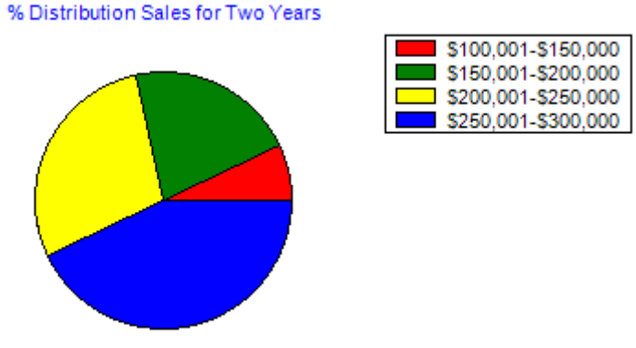
13	.98Mi.	**602 W SAGUARO ST** **CASA GRANDE, AZ 85122-2222**	02/20/2025	$229,000	$127	1792	//	2000	5,227 SF

APN: 504-72-0090 Document #: 2025-012531
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 9 Subdivision: SAGUARO ESTATES MapRef: CAB C SL 160 Abbreviated Description: Lot:9 Subdivision:SAGUARO ESTATES Map Ref:CAB C SL 160

14	.88Mi.	**701 W CHOLLA DR** **CASA GRANDE, AZ 85122-2218**	02/14/2025	$150,000	$117	1280	//	1995	7,200 SF

APN: 504-17-0990 Document #: 2025-010902
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 18 Subdivision: EMERALD TERRACE MapRef: MB 16 PG 63 Abbreviated Description: Lot:18 Subdivision:EMERALD TERRACE Map Ref:MB 16 PG 63

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.

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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.	**1623 N SANDALWOOD DR**	**09/13/2005**	$48,813	$4,881	960		1982	8,523 SF	
.02Mi.	**1629 N SANDALWOOD DR**	**10/24/2005**	$44,387	$4,438	1,152		1983	8,212 SF	
.02Mi.	**1622 N MESA VERDE DR**	**06/17/2005**	$61,681	$6,168	1,248		1984	8,505 SF	
.02Mi.	**1615 N SANDALWOOD DR**	**05/16/2022**	$60,371	$6,037	1,248		1977	9,786 SF	
.02Mi.	**1611 N SANDALWOOD DR**	**10/12/2000**	$52,096	$5,210	980		1980	8,027 SF	
.03Mi.	**1628 N SANDALWOOD DR**	**01/19/2000**	$60,763	$6,076	1,344		1983	9,983 SF	
.03Mi.	**1628 N MESA VERDE DR**	**08/14/2006**	$55,951	$5,595	1,152		1984	8,179 SF	
.03Mi.	**1616 N MESA VERDE DR**	**08/10/1989**	$44,455	$4,446	1,248		1977	8,680 SF	
.03Mi.	**1633 N SANDALWOOD DR**	**09/30/2003**	$53,291	$5,329	864		1985	8,387 SF	
.04Mi.	**1084 W BARRINGTON LN**	**03/29/2000**	$66,861	$6,686	1,232		1998	8,272 SF	
.04Mi.	**1632 N MESA VERDE DR**	**06/25/2004**	$52,256	$5,226	1,536		1984	8,349 SF	
.04Mi.	**1081 W VILLA GRANADA DR**	**07/15/2013**	$58,873	$5,888	1,344		1984	9,316 SF	
.05Mi.	**1627 N MESA VERDE DR**	**08/02/1994**	$54,950	$5,495	1,536		1982	9,855 SF	
.05Mi.	**1637 N SANDALWOOD DR**	**11/22/1999**	$59,105	$5,911	1,344		1985	9,544 SF	
.05Mi.	**1078 W BARRINGTON LN**	**10/30/2007**	$53,798	$5,380	1,248		1974	8,161 SF	
.05Mi.	**1638 N SANDALWOOD DR**	**04/25/1997**	$57,511	$5,751	1,248		1983	7,773 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	35.2 years old	Households:	23,284
Median Household Income:	$61,926	Households w/Family:	70%
Household Income Per Capita:	$30,786	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Casa Grande Union High School District	Students:	3,938
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.72Mi.	**Casa Grande Union High School** Number of Students: 1,912 Student-Teacher Ratio: 21.98 Advanced Placement: Yes	D+	Public	9 - 12
1.40Mi.	**Casa Grande Middle School** Number of Students: 648 Student-Teacher Ratio: 19.64	D	Public	6 - 8
1.40Mi.	**Casa Grande Middle School** Number of Students: 648 Student-Teacher Ratio: 19.64	D	Public	6 - 8
1.92Mi.	**Cottonwood Elementary School** Number of Students: 515 Student-Teacher Ratio: 21.46	C	Public	KG - 5
1.92Mi.	**Cottonwood Elementary School** Number of Students: 515 Student-Teacher Ratio: 21.46	C	Public	KG - 5
3.72Mi.	**Casa Grande Union High School** Number of Students: 1,912 Student-Teacher Ratio: 21.98 Advanced Placement: Yes	D+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	120%	HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	98%	SIMILAR
MURDER	117%	HIGHER
OVERALL	109%	SIMILAR

Disaster Alerts

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

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