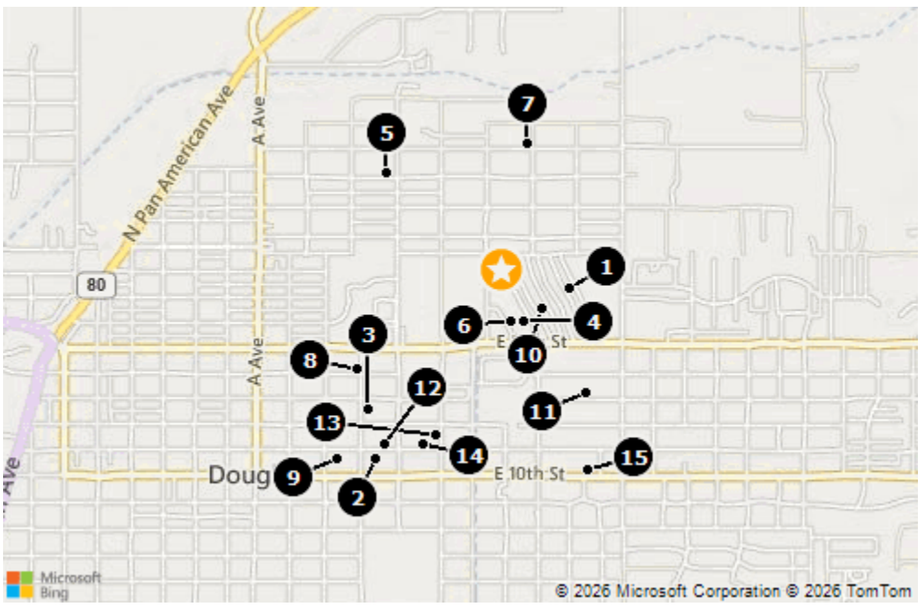
ICE SiteX Report

OrderID: 98692428

SiteX Property Information Report



Subject Property Location

1706 SAN ANTONIO DR, DOUGLAS, AZ 85607-1838

County:	**COCHISE AZ**	Census Tract:	040030008.004023
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	410-20-036	Thomas Bros Pg-Grid:	

Valuation

Value:	**$231,000**	FSD:	19	Common Confidence Score:	37
Value Range:	$187,110 - $274,890	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	2710
Assd Land Value:	$1,000	Market Land Value:	$10,000	Tax Year:	2026
Assd Improvement:	$12,778	Market Improvment Value:	$127,775	Total Taxable Value:	$1,213
Total Assessed Value:	$13,778	Total Assessor Market Value:	$137,775	Delinquent Year:	
				Tax Account ID:	410-20-03605
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 3 Subdivision: APPLEWHITE ADDITION Legal Unit: 4 Map Ref: PM 410-20
Abbreviated Description: APPLEWHITE ADD LOT 4 BLK 3
City/Muni/Twp: DOUGLAS

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1916 SF	Baths:		Fireplace:	
Year Built:	1964	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/28/2026	Sales Price:	$162,011
Document #:	2026-15195 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/31/2021	Sales Price:	$165,000
Document #:	2021-23398 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/16/2021		
Document Type:			

Legal Description:
Lot: 4 Block: 3 Subdivision: SAM P APPLEWHITE ADDITION Map Ref: MB 3 PG 113

Prior Transfer

Recording Date:	08/31/2021	Sales Price:	$165,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 3 Subdivision: APPLEWHITE ADDITION Legal Unit: 4 Map Ref: PM 410-20
Abbreviated Description: APPLEWHITE ADD LOT 4 BLK 3
City/Muni/Twp: DOUGLAS

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Area Sales Analysis

Total Area Sales	$2,715,500	Median # of Bedrooms	
Median Lot Size	71 SF	Median # of Baths	
Median Living Area	1,565 SF	Median Year Built	1939
Price Range - 2 Yrs	$50,000 to $360,000	Age Range	59 years to 114 years
Median Value	$195,000	Median Age	87 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**1545 MISSION DR** **DOUGLAS, AZ 85607-1815**	10/13/2026	$245,000	$128	1911	//	1960	SF	
		APN: 410-20-106 Document #: 2026-20179 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: SAM P APPLEWHITE ADDITION-UNIT THREE MapRef: MB 3 PG 160 Abbreviated Description: Lot:12 Subdivision:SAM P APPLEWHITE ADDITION-UNIT THREE Map Ref:MB 3 PG 160								
2	.63Mi.	**1415 E 11TH ST** **DOUGLAS, AZ 85607-2319**	10/06/2026	$202,500	$146	1386	//	1939	107 SF	
		APN: 409-22-080 Document #: 2026-19816 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23-25 Block: 36 Subdivision: CLAWSON ADDITION MapRef: MB 1 PG 76 Abbreviated Description: Lot:23-25 Block:36 Subdivision:CLAWSON ADDITION Map Ref:MB 1 PG 76								
3	.53Mi.	**1401 E 13TH ST** **DOUGLAS, AZ 85607-1706**	06/30/2026	$200,000	$133	1502	//	1930	71 SF	
		APN: 409-19-042 Document #: 2026-13107 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19&20 Block: 1 Subdivision: COUNTRY CLUB ADDITION MapRef: MB 2 PG 112 Abbreviated Description: Lot:19&20 Block:1 Subdivision:COUNTRY CLUB ADDITION Map Ref:MB 2 PG 112								
4	.15Mi.	**1516 SAN ANTONIO DR** **DOUGLAS, AZ 85607-1828**	06/09/2026	$149,000	$101	1465	//	1957	SF	
		APN: 410-20-028 Document #: 2026-11699 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Block: 2 Subdivision: SAM P APPLEWHITE ADDITION UNIT ONE MapRef: MB 3 PG 113 Abbreviated Description: Lot:20 Block:2 Subdivision:SAM P APPLEWHITE ADDITION UNIT ONE Map Ref:MB 3 PG 113								
5	.42Mi.	**1376 E 21ST ST** **DOUGLAS, AZ 85607-1206**	05/28/2026	$90,000	$57	1565	//	1912	SF	
		APN: 410-18-107D Document #: 2026-10939 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Subdivision: KLINE AND EWELLS SUBDIVISION MapRef: MB 1 PG 67 Abbreviated Description: Block:4 Subdivision:KLINE AND EWELLS SUBDIVISION Map Ref:MB 1 PG 67Abbreviated Description:LOT: SOUTH 100.00 FT OF LOT 10 City/Muni/Twp:DOUGLAS City/Muni/Twp: DOUGLAS								
6	.14Mi.	**1517 COCHISE DR** **DOUGLAS, AZ 85607-1807**	02/27/2026	$205,000	$107	1913	//	1967	SF	
		APN: 410-20-013 Document #: 2026-03914 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: SAM P APPLEWHITE ADDITION UNIT ONE MapRef: MB 3 PG 113 Abbreviated Description: Lot:5 Block:2 Subdivision:SAM P APPLEWHITE ADDITION UNIT ONE Map Ref:MB 3 PG 113								
7	.36Mi.	**1650 E 23RD ST** **DOUGLAS, AZ 85607-1226**	02/25/2026	$85,000	$79	1069	//	1945	SF	
		APN: 410-16-058 Document #: 2026-03695 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11&12 Block: 1 Subdivision: OVERLOOK ADDITION MapRef: MB 1 PG 122 Abbreviated Description: Lot:11&12 Block:1 Subdivision:OVERLOOK ADDITION Map Ref:MB 1 PG 122								
8	.48Mi.	**1496 DOLORES AVE** **DOUGLAS, AZ 85607-1723**	01/21/2026	$85,000	$69	1222	//	1918	71 SF	
		APN: 409-20-161 Document #: 2026-01217 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 31&32 Block: 51 Subdivision: CLAWSON ADDITION MapRef: MB 2 PG 76 Abbreviated Description: Lot:31&32 Block:51 Subdivision:CLAWSON ADDITION Map Ref:MB 2 PG 76								
9	.69Mi.	**1325 E 11TH ST** **DOUGLAS, AZ 85607-2317**	01/05/2026	$195,000	$115	1693	//	1916	89 SF	
		APN: 409-21-119 Document #: 2026-00098 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17-19 Block: 35 Subdivision: CLAWSON ADDITION MapRef: MB 2 PG 76 Abbreviated Description: Lot:17-19 Block:35 Subdivision:CLAWSON ADDITION Map Ref:MB 2 PG 76Abbreviated Description:LOT: EAST 2 OF LOT 17								
10	.15Mi.	**1528 FREDERIC DR** **DOUGLAS, AZ 85607-1810**	12/17/2025	$155,000	$99	1565	//	1962	SF	
		APN: 410-20-069 Document #: 2025-23603 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 31 Block: 4 Subdivision: SAM P APPLEWHITE ADDITION Legal Unit: 1 MapRef: MB 3 PG 113 Abbreviated Description: Lot:31 Block:4 Subdivision:SAM P APPLEWHITE ADDITION Legal Unit:1 Map Ref:MB 3 PG 113								
11	.41Mi.	**2010 E 13TH ST** **DOUGLAS, AZ 85607-2430**	11/26/2025	$360,000	$177	2027	//		11,064 SF	
		APN: 409-15-010G Document #: 2025-21776 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22-24 Block: 10 Subdivision: EASTSIDE ADDITION MapRef: MB 1 PG 96 Abbreviated Description: Block:10 Subdivision:EASTSIDE ADDITION Map Ref:MB 1 PG 96Abbreviated Description:LOT: PORTION OF LOTS 22-24								
12	.58Mi.	**1430 E 11TH ST** **DOUGLAS, AZ 85607-2320**	11/17/2025	$199,000	$100	1979	//	1938	71 SF	
		APN: 409-19-020 Document #: 2025-20908 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7&8 Block: 39 Subdivision: CLAWSON ADDITION MapRef: MB 2 PG 76 Abbreviated Description: Lot:7&8 Block:39 Subdivision:CLAWSON ADDITION Map Ref:MB 2 PG 76								

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13	.49Mi.	**1565 E 12TH ST** **DOUGLAS, AZ 85607-2344**	08/15/2025	$345,000	$99	3482	//	1940	195 SF

APN: 409-19-015 Document #: 2025-14732
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 41-46 Block: 38 Subdivision: CLAWSON ADDITION MapRef: MB 2 PG 76 Abbreviated Description: Lot:41-46 Block:38 Subdivision:CLAWSON ADDITION Map Ref:MB 2 PG 76Abbreviated Description:LOT: EAST 23 FT OF LOT 41

14	.53Mi.	**1548 E 11TH ST** **DOUGLAS, AZ 85607-2322**	07/25/2025	$50,000	$38	1296	//	1920	71 SF

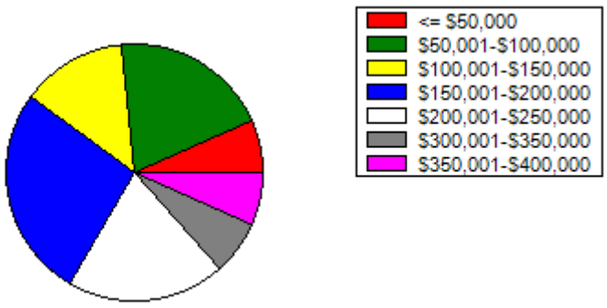
APN: 409-19-004 Document #: 2025-13286
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10&11 Block: 38 Subdivision: AMENDED MAP OF CLAWSON ADDITION MapRef: MB 2 PG 76 Abbreviated Description: Lot:10&11 Block:38 Subdivision:AMENDED MAP OF CLAWSON ADDITION Map Ref:MB 2 PG 76

15	.6Mi.	**2040 E 10TH ST** **DOUGLAS, AZ 85607-2410**	07/25/2025	$150,000	$106	1404	//	1950	107 SF

APN: 409-18-056 Document #: 2025-13366
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7-9 Block: 8 Subdivision: FOOTHILLS ADDITION MapRef: MB 2 PG 96 Abbreviated Description: Lot:7-9 Block:8 Subdivision:FOOTHILLS ADDITION Map Ref:MB 2 PG 96

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.	**1706 SAN ANTONIO DR**	**08/31/2021**	$137,775	$13,778	1,916		1964		
.02Mi.	**1701 N LOUIS AVE**	**05/13/1997**	$179,231	$17,923	2,484		1997		
.02Mi.	**1710 SAN ANTONIO DR**	**05/09/2017**	$89,703	$8,970	1,269		1956		
.03Mi.	**1702 SAN ANTONIO DR**	**11/08/2018**	$169,200	$16,920	1,669		1955		
.03Mi.	**1644 E 17TH DR**	**06/11/2004**	$109,187	$10,919	1,709		1956		
.03Mi.	**1563 SAN ANTONIO DR**	**07/31/1987**	$100,717	$10,072	1,469		1957		
.03Mi.	**1567 SAN ANTONIO DR**	**06/20/2018**	$102,674	$10,267	1,516		1957		
.03Mi.	**1703 N LOUIS AVE**	**07/29/1994**	$155,785	$15,579	1,672		1994		
.04Mi.	**1559 SAN ANTONIO DR**		$124,474	$12,447	1,486		1956		
.04Mi.	**1571 SAN ANTONIO DR**	**03/07/1988**	$79,674	$7,967	1,238		1956		
.04Mi.	**1640 E 17TH DR**	**11/08/2019**	$130,815	$13,082	2,269		1962		
.05Mi.	**1555 SAN ANTONIO DR**	**02/05/2009**	$163,257	$16,326	2,634		1956		
.06Mi.	**1553 SAN ANTONIO DR**		$85,353	$8,535	1,497		1956		
.06Mi.	**1568 FREDERIC DR**		$121,740	$12,174	1,819		1959		
.06Mi.	**1572 FREDERIC DR**	**02/28/2019**	$97,722	$9,772	1,507		1957		
.06Mi.	**1564 FREDERIC DR**	**11/25/2015**	$158,973	$15,897	1,531		1956		

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	34.7 years old	Households:	6,401
Median Household Income:	$40,032	Households w/Family:	69%
Household Income Per Capita:	$19,696	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Douglas Unified District	Students:	3,608
Number of Schools:	9	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.65Mi. **Stevenson Elementary School** Number of Students: 392 Student-Teacher Ratio: 28		B-	Public	PK - 5
0.29Mi. **Paul H Huber Jr High School** Number of Students: 381 Student-Teacher Ratio: 17.32		C+	Public	6 - 8
0.31Mi. **Douglas High School** Number of Students: 1,288 Student-Teacher Ratio: 18.67 Advanced Placement: Yes		C+	Public	9 - 12

Flood Report

The Subject Property of **1706 SAN ANTONIO DR, DOUGLAS, AZ 85607-1838** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	130%	NOTABLY HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	156%	NOTABLY HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	129%	HIGHER

Disaster Alerts

No alerts noted

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