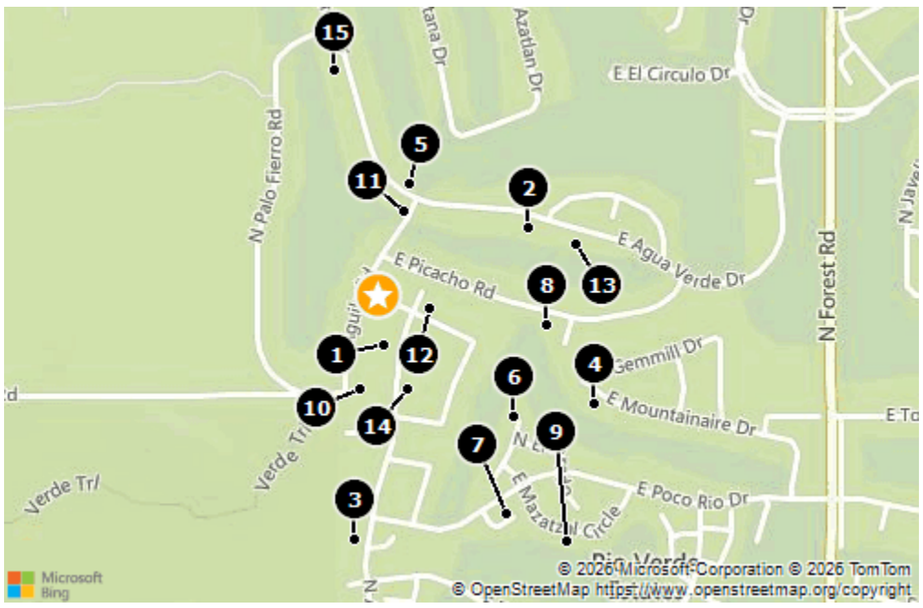
ICE SiteX Report

OrderID: 98692459

SiteX Property Information Report



Subject Property Location

18410 E HORSESHOE CIR, RIO VERDE, AZ 85263-7036

County:	**MARICOPA AZ**	Census Tract:	040130101.043012
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	219-43-459	Thomas Bros Pg-Grid:	503-4H

Valuation

Value:	**$662,000**	FSD:	25	Common Confidence Score:	27
Value Range:	$496,500 - $827,500	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	000003
Assd Land Value:		Market Land Value:	$96,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$386,100	Total Taxable Value:	$2,809
Total Assessed Value:	$48,260	Total Assessor Market Value:	$482,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 544 Subdivision: RIO VERDE UNIT 6-A Legal Unit: 6-A Map Ref: MB 19710 Sec/Twnship/Range: SEC 36 TWN 5N RNG 6E
Abbreviated Description: RIO VERDE UNIT SIX-A PER MCR 197-10

Property Characteristics

Lot Size:	17,209 SF	Bedrooms:		Pool:	
Building Area:	2336 SF	Baths:	2.33	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/16/2026	Sales Price:	$565,000
Document #:	20260362041 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/07/2025	Loan Amount:	N/A
Document #:	20250387595 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/01/2065	Type Finance:	VAR

Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT SIXA

Prior Transfer

Recording Date:	01/06/2025	Sales Price:	N/A
Document #:	20250005745 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT 6-A Legal Unit: 6-A Map Ref: MB 19710 Sec/Twnship/Range: SEC 36 TWN 5N RNG 6E
Abbreviated Description: RIO VERDE UNIT SIX-A PER MCR 197-10

Prior Transfer

Recording Date:	01/06/2025	Sales Price:	N/A
Document #:	20250005745 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT

ICE SiteX Report

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Contract Date: 12/02/2024
Document Type:
Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT SIX A Map Ref: MB 197 PG 10

Prior Transfer

Recording Date: 12/26/2024
Document #: 20240689274 BK-PG -
Document Type:
Legal Description:
Sales Price: $100,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 12/18/2024
Document #: 20240671057 BK-PG -
Document Type:
Legal Description:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 12/09/2024
Document #: 20240652341 BK-PG -
Contract Date: 12/02/2024
Document Type:
Legal Description:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT

Mortgage Record

Recording Date: 12/22/2022
Document #: 20220907682 BK-PG -
TD Due Date: 12/01/2062
Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT SIX A
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance: VAR

Mortgage Record

Recording Date: 02/07/2022
Document #: 20220112330 BK-PG -
TD Due Date: 03/01/2052
Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT SIX A
Loan Amount: N/A
Loan Type: VA
Type Finance:

Mortgage Record

Recording Date: 01/20/2021
Document #: 20210064141 BK-PG -
TD Due Date: 02/01/2051
Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT SIX A
Loan Amount: N/A
Loan Type: VA
Type Finance:

Prior Transfer

Recording Date: 03/18/2020
Document #: 20200236027 BK-PG -
Contract Date: 03/13/2020
Document Type:
Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT SIX A Map Ref: MB 197 PG 10
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT

Prior Transfer

Recording Date: 06/20/2019
Document #: 2019-0463095 BK-PG -
Document Type:
Legal Description:
Sales Price: $315,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 06/03/2019
Document #: 20190411009 BK-PG -
TD Due Date: 06/01/2049
Legal Description:
Lot: 544 Subdivision: RIO VERDE Legal Unit: 6-A
Loan Amount: N/A
Loan Type: VA
Type Finance:

Prior Transfer

Recording Date: 05/10/2018
Document #: 20180357805 BK-PG -
Document Type:
Legal Description:
Sales Price: $150,000
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 04/20/2017
Document #: 2017-0281157 BK-PG -
Document Type:
Legal Description:
Sales Price: $94,853
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 03/31/2017
Document #: 2017-0230877 BK-PG -
Contract Date: 03/27/2017
Document Type:
Legal Description:
Lot: 544 Legal Unit: 6-A Map Ref: MB 197 PG 10
City/Muni/Twp: RIO VERDE
Sales Price: $315,000
Type of Sale: Verified Sale Price

ICE SiteX Report

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Prior Transfer

Recording Date:	02/14/2013	Sales Price:	$100,000
Document #:	2013-0148547 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/04/2013	Loan Amount:	N/A
Document #:	2013-0108153 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2043	Type Finance:	

Legal Description:
Lot: 544 Subdivision: RIO VERDE Legal Unit: 6A

Prior Transfer

Recording Date:	03/11/2009	Sales Price:	$102,600
Document #:	2009-0213760 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/25/2009	Loan Amount:	N/A
Document #:	2009-0163152 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT SIX A

Prior Transfer

Recording Date:	04/17/2008	Sales Price:	$85,000
Document #:	2008-0340029 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/19/2008	Loan Amount:	N/A
Document #:	2008-0242560 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/05/2043	Type Finance:	VAR

Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT 6A

Mortgage Record

Recording Date:	01/05/2006	Loan Amount:	N/A
Document #:	2006-0011184 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT 6A

Mortgage Record

Recording Date:	02/26/2003	Loan Amount:	N/A
Document #:	2003-0229456 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2033	Type Finance:	

Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT 6A

Prior Transfer

Recording Date:	10/25/2001	Sales Price:	N/A
Document #:	2001-0989132 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/15/2001		
Document Type:			

Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT 6A Map Ref: MAP197 PG10

Prior Transfer

Recording Date:	01/24/2001	Sales Price:	N/A
Document #:	2001-0050950 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/11/2001		
Document Type:			

Legal Description:
Lot: 544 Subdivision: RIO VERDE UNIT 6A Map Ref: MAP197 PG10

Area Sales Analysis

Total Area Sales	$12,713,810	Median # of Bedrooms	
Median Lot Size	16,647 SF	Median # of Baths	3.33
Median Living Area	2,600 SF	Median Year Built	1994
Price Range - 2 Yrs	$435,000 to $1,525,000	Age Range	21 years to 49 years
Median Value	$745,000	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**26628 N AVENIDA DEL RAY RIO VERDE, AZ 85263-7067**	10/13/2026	$590,000	$226	2600	7//3.33	1984	20,118 SF	
		APN: 219-43-478 Document #: 20260593329 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 563 Subdivision: RIO VERDE UNIT SIX-A MapRef: MB 197 PG 10 Abbreviated Description: Lot:563 Subdivision:RIO VERDE UNIT SIX-A Map Ref:MB 197 PG 10								
2	.22Mi.	**18519 E AGUA VERDE DR**	09/17/2026	$1,105,000	$349	3163	//3.67	2005	16,647 SF	

ICE SiteX Report

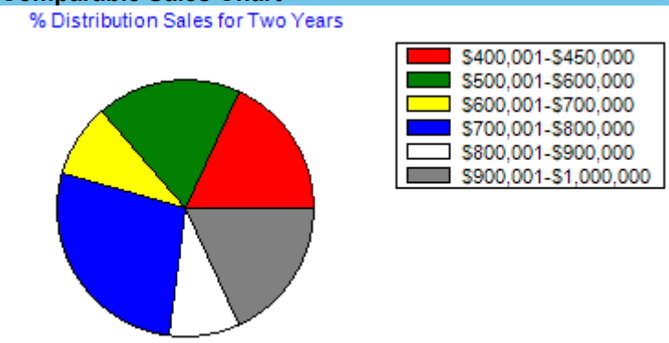
OrderID: 98692459

		RIO VERDE, AZ 85263-5019								
	APN: 219-14-104 Document #: 20260547020 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 48 Subdivision: TENTO VERDE UNIT ONE MapRef: MB 368 PG 7 Abbreviated Description: Lot:48 Subdivision:TENTO VERDE UNIT ONE Map Ref:MB 368 PG 7									
3	.33Mi.	**26224 N AVENIDA DEL RAY** **RIO VERDE, AZ 85263-7011**	09/15/2026	$435,000	$231	1879	5//2.33	1985	18,056 SF	
	APN: 219-43-417 Document #: 20260540828 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 504 Subdivision: RIO VERDE UNIT SIX MapRef: DOC 2023-031357 Abbreviated Description: Lot:504 Subdivision:RIO VERDE UNIT SIX Map Ref:DOC 2023-031357									
4	.32Mi.	**18611 E MOUNTAINAIRE DR** **RIO VERDE, AZ 85263-7075**	06/02/2026	$950,000	$257	3684	6//3.33	1993	25,017 SF	Yes
	APN: 219-14-044 Document #: 20260331955 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1444 Subdivision: RIO VERDE UNIT TWELVE MapRef: MB 339 PG 28 Abbreviated Description: Lot:1444 Subdivision:RIO VERDE UNIT TWELVE Map Ref:MB 339 PG 28									
5	.17Mi.	**27007 N AGUA VERDE DR** **RIO VERDE, AZ 85263-5032**	06/02/2026	$1,300,000	$487	2664	6//3.67	1997	19,806 SF	Yes
	APN: 219-14-118 Document #: 20260331393 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 62 Subdivision: TONTO VERDE UNIT ONE MapRef: MB 368 PG 7 Abbreviated Description: Lot:62 Subdivision:TONTO VERDE UNIT ONE Map Ref:MB 368 PG 7									
6	.24Mi.	**26446 N TRAILS END** **RIO VERDE, AZ 85263-7012**	05/26/2026	$690,000	$265	2600	7//3.67	2001	13,868 SF	
	APN: 219-43-970 Document #: 20260315622 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Subdivision: RIO VERDE UNIT SIX MapRef: MB 375 PG 15 Abbreviated Description: Lot:2 Subdivision:RIO VERDE UNIT SIX Map Ref:MB 375 PG 15									
7	.34Mi.	**26229 N MARQUIS LN** **RIO VERDE, AZ 85263-7026**	03/27/2026	$562,000	$288	1947	5//2.67	1977	9,590 SF	
	APN: 219-43-302 Document #: 20260177746 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 360 Subdivision: RIO VERDE UNIT THREEA MapRef: MB 180 PG 7 Abbreviated Description: Lot:360 Subdivision:RIO VERDE UNIT THREEA Map Ref:MB 180 PG 7									
8	.23Mi.	**18525 E PICACHO RD** **RIO VERDE, AZ 85263-5010**	03/18/2026	$1,190,000	$357	3330	7//3.67	2000	16,473 SF	
	APN: 219-14-070 Document #: 20260155805 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: TONTO VERDE UNIT ONE MapRef: MB 368 PG 7 Abbreviated Description: Lot:14 Subdivision:TONTO VERDE UNIT ONE Map Ref:MB 368 PG 7									
9	.42Mi.	**18637 E MAZATZAL CIR** **RIO VERDE, AZ 85263-7024**	03/05/2026	$745,000	$369	2015	5//2	1977	12,285 SF	
	APN: 219-43-309 Document #: 20260127299 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 367 Subdivision: RIO VERDE UNIT THREE-A MapRef: MB 180 PG 7 Abbreviated Description: Lot:367 Subdivision:RIO VERDE UNIT THREE-A Map Ref:MB 180 PG 7									
10	.13Mi.	**26601 N AGUILA RD** **RIO VERDE, AZ 85263-5076**	02/20/2026	$910,000	$303	3002	6//4	2001	16,174 SF	Yes
	APN: 219-14-181 Document #: 20260098679 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 118 Subdivision: TONTO VERDE UNIT THREE MapRef: MB 386 PG 28 Abbreviated Description: Lot:118 Subdivision:TONTO VERDE UNIT THREE Map Ref:MB 386 PG 28									
11	.12Mi.	**27002 N AGUA VERDE DR** **RIO VERDE, AZ 85263-5021**	02/20/2026	$725,000	$293	2472	6//2.33	1994	17,492 SF	
	APN: 219-14-111 Document #: 20260100584 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 55 Subdivision: TONTO VERDE UNIT ONE MapRef: MB 368 PG 7 Abbreviated Description: Lot:55 Subdivision:TONTO VERDE UNIT ONE Map Ref:MB 368 PG 7									
12	.07Mi.	**18560 E HORSESHOE BND** **RIO VERDE, AZ 85263-7040**	01/13/2026	$445,000	$316	1408	4//1.67	1981	15,834 SF	
	APN: 219-43-456 Document #: 20260019983 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 541 Subdivision: RIO VERDE UNIT SIXA MapRef: MB 197 PG 10 Abbreviated Description: Lot:541 Subdivision:RIO VERDE UNIT SIXA Map Ref:MB 197 PG 10									
13	.28Mi.	**18607 E AGUA VERDE DR** **RIO VERDE, AZ 85263-5018**	12/30/2025	$715,000	$304	2347	7//2.33	1999	16,440 SF	
	APN: 219-14-101 Document #: 20250749222 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 45 Subdivision: TONTO VERDE UNIT ONE MapRef: DOC 95-0348212 Abbreviated Description: Lot:45 Subdivision:TONTO VERDE UNIT ONE Map Ref:DOC 95-0348212									
14	.13Mi.	**26607 N AVENIDA DEL RAY** **RIO VERDE, AZ 85263-7068**	12/19/2025	$826,810	$288	2864	6//3.67	1981	17,199 SF	
	APN: 219-43-473 Document #: 20250732692 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 558 Subdivision: RIO VERDE UNIT SIX A MapRef: MB 197 PG 10 Abbreviated Description: Lot:558 Subdivision:RIO VERDE UNIT SIX A Map Ref:MB 197 PG 10									
15	.31Mi.	**27302 N AGUA VERDE DR** **RIO VERDE, AZ 85263-5088**	11/26/2025	$1,525,000	$387	3933	7//3.33	2005	18,927 SF	
	APN: 219-14-220 Document #: 20250685093 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 157 Subdivision: TONTO VERDE UNIT THREE MapRef: MB 386 PG 28 Abbreviated Description: Lot:157 Subdivision:TONTO VERDE UNIT THREE Map Ref:MB 386 PG 28									

ICE SiteX Report

OrderID: 98692459

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.	**18410 E HORSESHOE CIR**	**01/06/2025**	$482,600	$48,260	2,336	6//2.33	1979	17,209 SF	
.02Mi.	**18414 E HORSESHOE CIR**	**07/31/2012**	$481,100	$48,110	2,312	6//2.33	1979	16,747 SF	
.03Mi.	**18409 E HORSESHOE CIR**	**01/04/2017**	$429,300	$42,930	2,169	6//2.33	1979	17,280 SF	
.03Mi.	**26901 N AGUILA RD**	**12/02/2015**	$649,500	$64,950	2,064	6//2.67	1999	24,120 SF	
.04Mi.	**26802 N AGUILA RD**	**03/04/1998**	$848,500	$84,850	2,704	7//3.67	1998	17,637 SF	
.04Mi.	**26808 N AGUILA RD**	**07/30/2020**	$804,600	$80,460	2,383	6//2.67	2001	18,003 SF	
.04Mi.	**18418 E HORSESHOE CIR**	**03/15/2023**	$476,800	$47,680	2,394	7//2.33	1979	16,487 SF	
.04Mi.	**18417 E HORSESHOE CIR**	**05/29/2025**	$390,200	$39,020	1,723	4//2.33	1979	12,977 SF	
.05Mi.	**26634 N AVENIDA DEL RAY**	**01/12/2018**	$573,700	$57,370	2,797	6//3	1985	20,482 SF	
.05Mi.	**26902 N AGUILA RD**	**12/04/2017**	$1,064,100	$106,410	3,149	8//3.67	1996	20,657 SF	Yes
.05Mi.	**26714 N AGUILA RD**	**04/02/2020**	$898,600	$89,860	3,090	7//3.33	2002	17,354 SF	
.07Mi.	**18402 E PICACHO RD**	**05/02/2023**	$945,800	$94,580	2,806	8//3.33	2001	20,567 SF	Yes
.07Mi.	**26628 N AVENIDA DEL RAY**	**12/30/2004**	$547,200	$54,720	2,600	7//3.33	1984	20,118 SF	
.07Mi.	**26701 N AGUILA RD**	**03/23/2021**	$637,300	$63,730	2,260	7//2.67	1997	16,126 SF	
.07Mi.	**26908 N AGUILA RD**	**11/13/2023**	$1,193,300	$119,330	2,869	//3.67	2020	17,807 SF	
.07Mi.	**26708 N AGUILA RD**	**06/16/2014**	$855,200	$85,520	2,586	6//3.67	2003	17,141 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **18410 E HORSESHOE CIR, RIO VERDE, AZ 85263-7036** 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.

ICE SiteX Report

OrderID: 98692459

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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