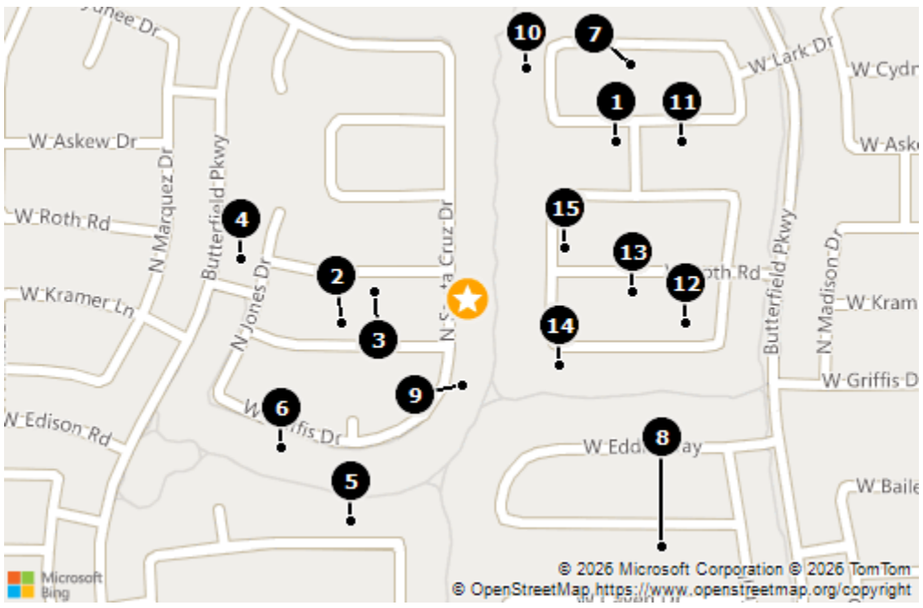
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

20535 N SANTA CRUZ DR, MARICOPA, AZ 85138-8497

County:	**PINAL AZ**	Census Tract:	040210017.063000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	512-04-2190	Thomas Bros Pg-Grid:	

Valuation

Value:	**$356,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$341,760 - $370,240	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2027
Assd Land Value:	$5,663	Market Land Value:	$56,628	Tax Year:	2026
Assd Improvement:	$21,618	Market Improvment Value:	$216,183	Total Taxable Value:	$2,647
Total Assessed Value:	$27,281	Total Assessor Market Value:	$272,811	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 31 Subdivision: PARCEL 4 OF THE VILLAGES AT RANCHO Map Ref: PM-042 Sec/Twnship/Range: SEC 22 TWN 04S RNG 03E
Abbreviated Description: PARCEL 4 OF THE VILLAGES AT RANCHO EL DORADO LOT 31 SEC 22-4S-3E 5500 SQ FT 0.13 AC

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:		Pool:	
Building Area:	2622 SF	Baths:		Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/10/2026	Sales Price:	$392,744
Document #:	2026-066573 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/30/2024	Sales Price:	$399,990
Document #:	2024-066438 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/28/2024		
Document Type:			
Legal Description:			

Lot: 31 Subdivision: THE VILLAGES AT RANCHO EL DORADO Map Ref: CAB D SL 145

Prior Transfer

Recording Date:	05/08/2012	Sales Price:	$137,200
Document #:	2012-038452 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2012		
Document Type:			
Legal Description:			

Lot: 31 Subdivision: PARCEL 4 OF THE VILLAGES AT RANCHO EL DORADO Map Ref: CAB D SL146

Prior Transfer

Recording Date:	02/08/2007	Sales Price:	N/A

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Document #:	2007-016854 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/29/2007		
Document Type:			

Legal Description:
Lot: 31 Subdivision: PARCEL 4 OF THE VILLAGES AT RANCHO EL DORADO Sec/Twnship/Range: S22T04SR03E

Prior Transfer

Recording Date:	02/03/2006	Sales Price:	$221,194
Document #:	2006-017267 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/27/2005	Sales Price:	$276,493 Multiple Parcels Involved in this transaction
Document #:	2005-076876 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/07/2004		
Document Type:			

Legal Description:
Lot: 31 Subdivision: FINAL PLAT PARCEL 4 VILLAGES RANCHO EL DORADO Map Ref: MB D PG146

Prior Transfer

Recording Date:	06/27/2005	Sales Price:	$276,493
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 31 Subdivision: PARCEL 4 OF THE VILLAGES AT RANCHO Map Ref: PM-042 Sec/Twnship/Range: SEC 22 TWN 04S RNG 03E
Abbreviated Description: PARCEL 4 OF THE VILLAGES AT RANCHO EL DORADO LOT 31 SEC 22-4S-3E 5500 SQ FT 0.13 AC

Area Sales Analysis

Total Area Sales	$5,546,000	Median # of Bedrooms	
Median Lot Size	6,534 SF	Median # of Baths	
Median Living Area	2,347 SF	Median Year Built	2005
Price Range - 2 Yrs	$290,000 to $460,000	Age Range	9 years to 22 years
Median Value	$365,000	Median Age	21 years

Comparable Sales Data

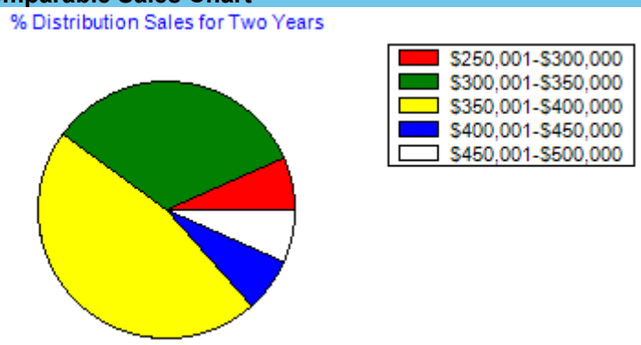
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**43579 W CYDNEE DR** **MARICOPA, AZ 85138-8699**	07/21/2026	$346,000	$175	1971	//	2005	6,970 SF	
		APN: 512-04-3970 Document #: 2026-060300 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 42 Subdivision: PARCEL 5 OF THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 147 Abbreviated Description: Lot:42 Subdivision:PARCEL 5 OF THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 147								
2	.09Mi.	**43884 W KRAMER LN** **MARICOPA, AZ 85138-2402**	07/13/2026	$316,000	$167	1892	//	2005	5,663 SF	
		APN: 512-04-2800 Document #: 2026-058126 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 92 Subdivision: PARCEL 4 OF THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 146 Abbreviated Description: Lot:92 Subdivision:PARCEL 4 OF THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 146								
3	.06Mi.	**43843 W ROTH RD** **MARICOPA, AZ 85138-8496**	05/22/2026	$385,000	$204	1884	//	2005	5,663 SF	
		APN: 512-04-2910 Document #: 2026-042992 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 103 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 146 Abbreviated Description: Lot:103 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 146								
4	.16Mi.	**20578 N JONES DR** **MARICOPA, AZ 85138-2411**	04/30/2026	$350,000	$133	2622	//	2005	5,663 SF	
		APN: 512-04-2980 Document #: 2026-036135 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 110 Subdivision: PARCEL 4 OF THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 146 Abbreviated Description: Lot:110 Subdivision:PARCEL 4 OF THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 146								
5	.17Mi.	**43874 W BAILEY DR** **MARICOPA, AZ 85138-2503**	04/14/2026	$379,000	$208	1820	//	2017	6,098 SF	
		APN: 512-04-7660 Document #: 2026-030552 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 151 Abbreviated Description: Lot:17 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 151								
6	.16Mi.	**43941 W GRIFFIS DR** **MARICOPA, AZ 85138-2409**	02/03/2026	$290,000	$179	1614	//	2004	5,663 SF	
		APN: 512-04-2390 Document #: 2026-008497 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 51 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 146 Abbreviated Description: Lot:51 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 146								
7	.19Mi.	**43561 W SNOW DR** **MARICOPA, AZ 85138-8930**	01/29/2026	$385,000	$120	3182	//	2006	6,534 SF	
		APN: 512-04-3770 Document #: 2026-007086 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 147 Abbreviated Description: Lot:22 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 147								
8	.21Mi.	**43531 W BAILEY DR** **MARICOPA, AZ 85138-2451**	01/16/2026	$350,000	$123	2835	//	2005	6,098 SF	
		APN: 512-08-2060 Document #: 2026-003958 Document Type: Price Code: V								

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	Land Use: Single Family Residential Legal: Lot: 30 Subdivision: VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 194 Abbreviated Description: Lot:30 Subdivision:VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 194								
9	.06Mi.	**20443 N SANTA CRUZ DR** **MARICOPA, AZ 85138-5587**	01/09/2026	$380,000	$144	2622	//	2004	6,098 SF
	APN: 512-04-2250 Document #: 2026-001844 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 146 Abbreviated Description: Lot:37 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 146								
10	.16Mi.	**20786 N DONITHAN WAY** **MARICOPA, AZ 85138-2462**	12/30/2025	$460,000	$144	3182	//	2005	6,534 SF
	APN: 512-04-3890 Document #: 2025-104873 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 34 Subdivision: THE VILLAGES AT RANCHO EL DORADO PARCEL 5 MapRef: CAB D SL 147 Abbreviated Description: Lot:34 Subdivision:THE VILLAGES AT RANCHO EL DORADO PARCEL 5 Map Ref:CAB D SL 147								
11	.18Mi.	**43507 W CYDNEE DR** **MARICOPA, AZ 85138-8946**	11/21/2025	$385,000	$110	3472	//	2005	6,534 SF
	APN: 512-04-4100 Document #: 2025-094584 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 55 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 147 Abbreviated Description: Lot:55 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 147								
12	.15Mi.	**43502 W KRAMER LN** **MARICOPA, AZ 85138-8934**	11/12/2025	$340,000	$160	2122	//	2004	6,970 SF
	APN: 512-04-4670 Document #: 2025-091596 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 112 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 147 Abbreviated Description: Lot:112 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 147								
13	.11Mi.	**43557 W ROTH RD** **MARICOPA, AZ 85138-8942**	11/06/2025	$365,000	$195	1863	//	2004	6,970 SF
	APN: 512-04-4610 Document #: 2025-090333 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 106 MapRef: CAB D SL 147 Abbreviated Description: Lot:106 Map Ref:CAB D SL 147								
14	.08Mi.	**43641 W KRAMER LN** **MARICOPA, AZ 85138-8937**	10/31/2025	$450,000	$134	3341	//	2004	7,405 SF
	APN: 512-04-4470 Document #: 2025-088851 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 92 Subdivision: PARCEL 5 OF THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 147 Abbreviated Description: Lot:92 Subdivision:PARCEL 5 OF THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 147								
15	.07Mi.	**43634 W ROTH RD** **MARICOPA, AZ 85138-8975**	09/08/2025	$365,000	$155	2347	//	2005	7,405 SF
	APN: 512-04-4370 Document #: 2025-072525 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 82 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 147 Abbreviated Description: Lot:82 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 147								

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.

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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.	**20535 N SANTA CRUZ DR**	**06/27/2005**	$272,811	$27,281	2,622		2004	5,663 SF	
.01Mi.	**20521 N SANTA CRUZ DR**	**10/18/2005**	$244,589	$24,459	1,884		2004	5,663 SF	
.01Mi.	**20551 N SANTA CRUZ DR**	**06/01/2005**	$231,345	$23,135	1,863		2004	5,663 SF	
.02Mi.	**20505 N SANTA CRUZ DR**	**03/30/2009**	$273,898	$27,390	2,642		2005	5,663 SF	
.02Mi.	**20575 N SANTA CRUZ DR**	**08/04/2008**	$280,135	$28,014	2,622		2005	5,663 SF	
.03Mi.	**43781 W ROTH RD**	**06/08/2005**	$223,028	$22,302	1,598		2004	6,098 SF	
.03Mi.	**20489 N SANTA CRUZ DR**	**09/27/2005**	$236,139	$23,614	1,868		2005	5,663 SF	
.03Mi.	**43782 W KRAMER LN**	**07/31/2009**	$246,888	$24,688	1,884		2005	6,098 SF	
.03Mi.	**20591 N SANTA CRUZ DR**	**01/09/2009**	$249,520	$24,952	1,884		2005	5,663 SF	
.04Mi.	**43797 W ROTH RD**	**06/15/2005**	$277,327	$27,733	2,642		2005	5,663 SF	
.04Mi.	**20473 N SANTA CRUZ DR**	**12/23/2008**	$284,491	$28,449	2,622		2005	6,098 SF	
.04Mi.	**43798 W KRAMER LN**	**06/29/2005**	$241,243	$24,125	1,892		2005	5,663 SF	
.04Mi.	**20529 N DONITHAN WAY**	**08/30/2005**	$324,229	$32,423	3,299		2005	6,534 SF	
.04Mi.	**20548 N DONITHAN WAY**	**05/26/2009**	$340,453	$34,045	3,147		2005	6,534 SF	
.04Mi.	**20510 N DONITHAN WAY**	**05/14/2010**	$352,497	$35,250	3,249		2004	6,534 SF	Yes
.04Mi.	**20605 N SANTA CRUZ DR**	**09/25/2009**	$277,320	$27,732	2,622		2005	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	38.1 years old	Households:	18,356
Median Household Income:	$87,865	Households w/Family:	80%
Household Income Per Capita:	$34,366	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Maricopa Unified School District	Students:	9,568
Number of Schools:	13	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.52Mi.	**Butterfield Elementary School** Number of Students: 920 Student-Teacher Ratio: 15.73	B	Public	KG - 5
1.22Mi.	**Maricopa High School** Number of Students: 1,840 Student-Teacher Ratio: 21.55 Advanced Placement: Yes	C+	Public	9 - 12
1.56Mi.	**Maricopa Wells Middle School** Number of Students: 940 Student-Teacher Ratio: 20.43	C	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	26%	SIGNIFICANTLY LOWER
BURGLARY	24%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	42%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	25%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	14%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	27%	SIGNIFICANTLY LOWER
MURDER	44%	SIGNIFICANTLY LOWER
OVERALL	34%	SIGNIFICANTLY LOWER

Disaster Alerts

5/21/2025 - Cody Fire

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