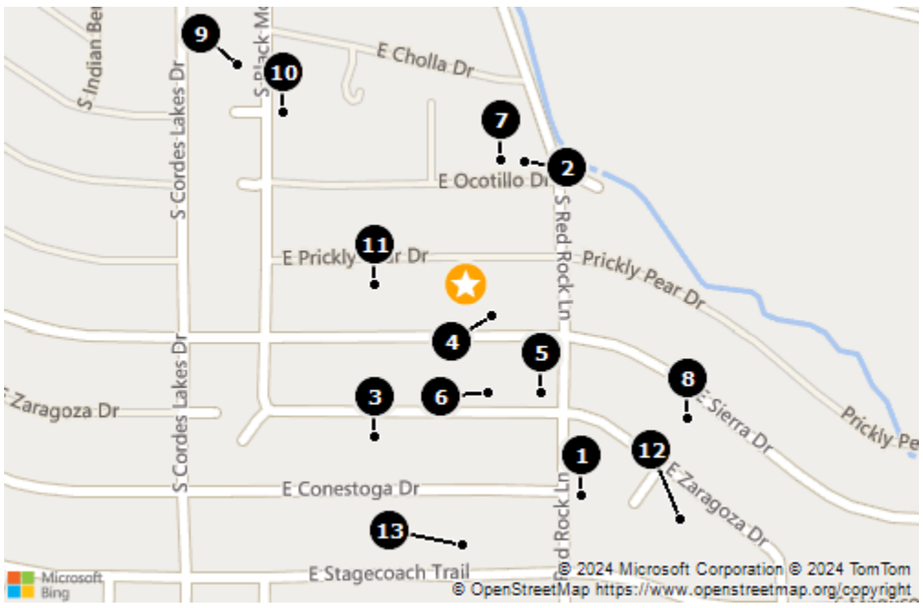
SiteX™ Report

OrderID: 92818881

SiteX Property Information Report



Subject Property Location

20629 E PRICKLY PEAR DR, MAYER, AZ 86333-2289

County:	**YAVAPAI AZ**	Census Tract:	040250015.023008
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	500-32-443E	Thomas Bros Pg-Grid:	

Valuation

Value:	**$267,000**	FSD:	21
Value Range:	$210,930 - $323,070	Confidence Score:	79

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4390
Assd Land Value:	$1,390	Market Land Value:	$13,897	Tax Year:	2022
Assd Improvement:	$3,636	Market Improvment Value:	$36,357	Total Taxable Value:	$408
Total Assessed Value:	$5,026	Total Assessor Market Value:	$50,254	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2893 Subdivision: CORDES LAKES Map Ref: PM 500-32 Sec/Twnship/Range: SEC 24 TWN 11 RNG 02E
Abbreviated Description: CORDES LAKE EST #8 M&P 15/52 LOT 2893 IN SEC 24-11-2E CONT .20AC

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:		Pool:	
Building Area:	1407 SF	Baths:		Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
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
Mortgage Record

Recording Date:	11/13/2017	Loan Amount:	N/A
Document #:	2017-0058451 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Lot: 2893 Subdivision: CORDES LAKES Legal Unit: 8

Mortgage Record

Recording Date:	10/08/2013	Loan Amount:	N/A
Document #:	2013-0057055 BK-PG 4985-643	Loan Type:	FHA
TD Due Date:	10/01/2043	Type Finance:	

Legal Description:
Lot: 2893 Subdivision: CORDES LAKES Legal Unit: 8

Prior Transfer

Recording Date:	03/26/2012	Sales Price:	$120,607
Document #:	20120015771 BK-PG 4490-999	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/21/2007	Sales Price:	$122,500
Document #:	4119495 BK-PG 4490-998	Type of Sale:	Verified Sale Price

Contract Date: 03/14/2007
Document Type: Warranty Deed
Legal Description:
Lot: 2893 Subdivision: CORDES LAKES UNIT EIGHT Map Ref: MAP15 PG52&53

Prior Transfer

Recording Date: 03/01/2007 | Sales Price: $122,500
Document #: BK-PG 4490 -998 | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 2893 Subdivision: CORDES LAKES Map Ref: PM 500-32 Sec/Twnship/Range: SEC 24 TWN 11 RNG 02E
Abbreviated Description: CORDES LAKE EST #8 M&P 15/52 LOT 2893 IN SEC 24-11-2E CONT .20AC

Prior Transfer

Recording Date: 08/24/2005 | Sales Price: N/A
Document #: 3903964 BK-PG 4302-869 | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 08/10/2005
Document Type: Intra-family Transfer or Dissolution
Legal Description:
Lot: 2893 Subdivision: CORDES LAKES UNIT EIGHT Map Ref: MAP15 PG52-53

Prior Transfer

Recording Date: 08/24/2005 | Sales Price: $18,000
Document #: 3903962 BK-PG 4302-868 | Type of Sale: Verified Sale Price
Contract Date: 08/09/2005
Document Type: Cash Sale Deed
Legal Description:
Lot: 2893 Subdivision: CORDES LAKES UNIT EIGHT Map Ref: MAP15 PG52-53

Prior Transfer

Recording Date: 07/01/2005 | Sales Price: $18,000
Document #: | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:

Prior Transfer

Recording Date: 03/26/1996 | Sales Price: N/A
Document #: 9616049 BK-PG 3178-131 | Type of Sale: Full-Computed from Transfer Tax
Document Type: Re-recorded Document
Legal Description:
Lot: 2893 Subdivision: CORDES LAKE UNIT 8 Map Ref: MAP15 PG52&53

Area Sales Analysis

Total Area Sales	$1,957,000	Median # of Bedrooms	
Median Lot Size	8,712 SF	Median # of Baths	
Median Living Area	944 SF	Median Year Built	1983
Price Range - 2 Yrs	$35,000 to $239,000	Age Range	21 years to 49 years
Median Value	$162,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**15711 S RED ROCK LN** **MAYER, AZ 86333-2237**	09/23/2024	$220,000	$164	1338	//	1982	8,712 SF	
		APN: 500-32-143 Document #: 2024-0038784 Document Type: Warranty Deed Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2593 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 52&53 Abbreviated Description: Lot:2593 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 52&53								
2	.09Mi.	**20656 E OCOTILLO DR** **MAYER, AZ 86333-2229**	09/20/2024	$40,000	$42	944	//	1986	12,197 SF	
		APN: 500-32-395 Document #: 2024-0038580 Document Type: Warranty Deed Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2845 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 52&53 Abbreviated Description: Lot:2845 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 52&53								
3	.12Mi.	**20561 E ZARAGOZA DR** **MAYER, AZ 86333-2210**	09/17/2024	$35,000			//	2000	8,712 SF	
		APN: 500-32-491 Document #: 2024-0037951 Document Type: Warranty Deed Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2941 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 53&53 Abbreviated Description: Lot:2941 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 53&53								
4	.03Mi.	**20644 E SIERRA DR** **MAYER, AZ 86333-2276**	08/30/2024	$50,000	$81	612	//	1977	10,890 SF	
		APN: 500-32-449A Document #: 2024-0035638 Document Type: Warranty Deed Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2898&2899 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 52&53 Abbreviated Description: Lot:2898&2899 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 52&53Abbreviated Description:WEST20FT LOT2898								
5	.09Mi.	**15642 S RED ROCK LN** **MAYER, AZ 86333-2286**	06/21/2024	$220,000	$229	960	//	1975	10,890 SF	
		APN: 500-32-471 Document #: 2024-0024421 Document Type: Warranty Deed Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2921 Subdivision: CORDES LAKES Legal Unit: 8 MapRef: MB 15 PG 52 Abbreviated Description: Lot:2921 Subdivision:CORDES LAKES Legal Unit:8 Map Ref:MB 15 PG 52								
6	.07Mi.	**20642 E ZARAGOZA DR** **MAYER, AZ 86333-2271**	05/31/2024	$170,000	$189	896	//	1983	8,712 SF	
		APN: 500-32-473 Document #: 2024-0021636								

Document Type: Warranty Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2923 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 52&53 Abbreviated Description: Lot:2923 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 52&53

7	.09Mi.	**20650 E OCOTILLO DR** **MAYER, AZ 86333-2229**	05/08/2024	$189,000			//	1988	9,583 SF

APN: 500-32-396 Document #: 2024-0018179
Document Type: Warranty Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2846 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 52&53 Abbreviated Description: Lot:2846 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 52&53

8	.17Mi.	**20779 E SIERRA DR** **MAYER, AZ 86333-2219**	04/29/2024	$162,000			//		8,712 SF

APN: 500-32-173 Document #: 2024-0016836
Document Type: Warranty Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2623 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 52&53 Abbreviated Description: Lot:2623 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 52&53

9	.21Mi.	**15452 S BLACK MOUNTAIN RD** **MAYER, AZ 86333-2243**	04/26/2024	$185,000	$121	1526	//	2003	8,276 SF

APN: 500-32-680 Document #: 2024-0016397
Document Type: Warranty Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 3130 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 52&53 Abbreviated Description: Lot:3130 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 52&53

10	.17Mi.	**15475 S BLACK MOUNTAIN RD** **MAYER, AZ 86333-2246**	03/18/2024	$155,000	$145	1064	//	1984	8,712 SF

APN: 500-32-409 Document #: 2024-0010512
Document Type: Warranty Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2859 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 52 Abbreviated Description: Lot:2859 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 52

11	.06Mi.	**20565 E PRICKLY PEAR DR** **MAYER, AZ 86333-2223**	03/07/2024	$148,000	$151	980	//	1982	8,276 SF

APN: 500-32-439 Document #: 2024-0009083
Document Type: Warranty Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2889 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 52&53 Abbreviated Description: Lot:2889 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 52&53

12	.21Mi.	**20787 E ZARAGOZA DR** **MAYER, AZ 86333-2211**	12/21/2023	$239,000	$218	1094	//	1998	10,454 SF

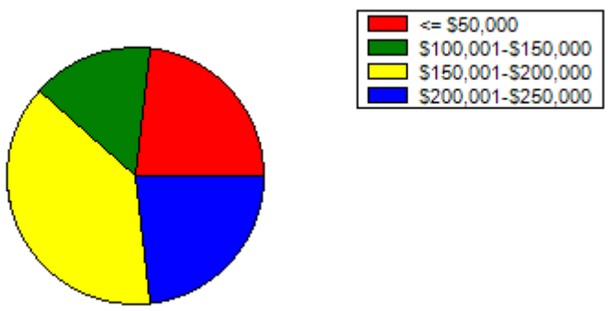
APN: 500-32-135 Document #: 2023-0054089
Document Type: Warranty Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2585 Subdivision: CORDES LAKES Legal Unit: 8 MapRef: MB 15 PG 52&53 Abbreviated Description: Lot:2585 Subdivision:CORDES LAKES Legal Unit:8 Map Ref:MB 15 PG 52&53

13	.17Mi.	**20638 E STAGECOACH TRL** **MAYER, AZ 86333-2401**	11/01/2023	$144,000	$155	924	//	1978	7,841 SF

APN: 500-32-537 Document #: 2023-0047515
Document Type: Warranty Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2987 Subdivision: CORDES LAKES UNIT EIGHT MapRef: MB 15 PG 52&53 Abbreviated Description: Lot:2987 Subdivision:CORDES LAKES UNIT EIGHT Map Ref:MB 15 PG 52&53

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.

SiteX™ Report

OrderID: 92818881

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.	**20629 E PRICKLY PEAR DR**	**03/01/2007**	$50,254	$5,026	1,407		2005	8,712 SF	
.02Mi.	**20645 E PRICKLY PEAR DR**	**01/01/2007**	$59,744	$5,975	1,352		1983	8,712 SF	
.02Mi.	**20613 E PRICKLY PEAR DR**	**05/01/2007**	$50,423	$5,043	960		1989	8,712 SF	
.03Mi.	**20644 E SIERRA DR**		$37,370	$3,737	612		1977	10,890 SF	
.03Mi.	**20597 E PRICKLY PEAR DR**	**09/12/2019**	$42,711	$4,271	960		1989	8,712 SF	
.03Mi.	**20646 E PRICKLY PEAR DR**	**01/10/2013**	$65,758	$6,576	1,152		1996	16,117 SF	
.04Mi.	**20596 E SIERRA DR**	**06/26/2020**	$36,433	$3,644	1,440		1974	8,712 SF	
.04Mi.	**20687 E PRICKLY PEAR DR**	**09/10/2020**	$64,086	$6,408	1,288		2006	20,038 SF	
.04Mi.	**20662 E PRICKLY PEAR DR**	**07/06/2023**	$15,801	$1,581	684		1968	7,841 SF	
.05Mi.	**20581 E PRICKLY PEAR DR**	**12/23/2021**	$43,911	$4,391	924		1979	8,276 SF	
.05Mi.	**20686 E SIERRA DR**		$41,339	$4,134	840		1982	17,860 SF	
.05Mi.	**20580 E SIERRA DR**	**02/01/2004**	$49,794	$4,980	720		1992	8,712 SF	
.05Mi.	**20631 E OCOTILLO DR**	**03/01/2001**	$27,264	$2,727	882		1984	8,276 SF	
.05Mi.	**20643 E SIERRA DR**		$95,947	$9,595	1,680		1995	21,780 SF	
.05Mi.	**20615 E OCOTILLO DR**	**04/01/2010**	$45,305	$4,531	952		1980	8,712 SF	
.06Mi.	**20688 E PRICKLY PEAR DR**	**03/24/2023**	$15,504	$1,551	924		1979	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	53.9 years old	Households:	2,686
Median Household Income:	$43,347	Households w/Family:	60%
Household Income Per Capita:	$26,035	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	16%

School District

School District Zone:	Mayer Unified District	Students:	525
Number of Schools:	2	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.75Mi.	**Mayer High School** Number of Students: 177 Student-Teacher Ratio: 15.22	B-	Public	9 - 12
9.97Mi.	**Mayer Elementary School** Number of Students: 348 Student-Teacher Ratio: 15.13	C+	Public	PK - 8

Flood Report

The Subject Property of **20629 E PRICKLY PEAR DR, MAYER, AZ 86333-2289** 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	62%	NOTABLY LOWER
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	32%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	92%	SIMILAR
MURDER	118%	HIGHER
OVERALL	141%	NOTABLY HIGHER

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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SiteX™ Report

OrderID: 92818881

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