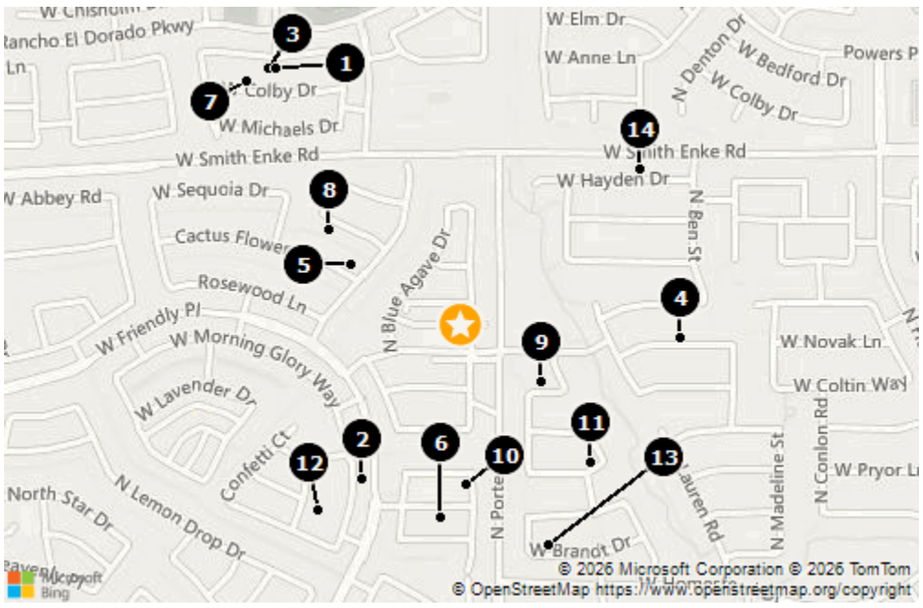
ICE SiteX Report

OrderID: 98692495

SiteX Property Information Report



Subject Property Location

20900 N ROADRUNNER LN, MARICOPA, AZ 85138-5074

County:	**PINAL AZ**	Census Tract:	040210017.171020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	512-11-7660	Thomas Bros Pg-Grid:	

Valuation

Value:	**$338,000**	FSD:	11	Common Confidence Score:	55
Value Range:	$300,820 - $375,180	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2027
Assd Land Value:	$6,072	Market Land Value:	$60,720	Tax Year:	2026
Assd Improvement:	$23,827	Market Improvment Value:	$238,272	Total Taxable Value:	$2,277
Total Assessed Value:	$29,899	Total Assessor Market Value:	$298,992	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 79 Subdivision: PROVINCE Map Ref: PM-112 Sec/Twnship/Range: SEC 23 TWN 04S RNG 03E
Abbreviated Description: LOT 79 OF PROVINCE PARCEL 9 AMENDED, ACCORDING TO THE PLAT OF REC ORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA,

Property Characteristics

Lot Size:	5,060 SF	Bedrooms:		Pool:	
Building Area:	1826 SF	Baths:		Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Tile
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/18/2026	Sales Price:	$358,378
Document #:	2026-051516 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/30/2024	Sales Price:	$364,990
Document #:	2024-057321 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/23/2024		
Document Type:			
Legal Description:			

Lot: 79 Subdivision: PROVINCE PARCEL 9 AMENDED Map Ref: DOC 2021-088900

Prior Transfer

Recording Date:	07/30/1924	Sales Price:	$364,990
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 79 Subdivision: PROVINCE Map Ref: PM-112 Sec/Twnship/Range: SEC 23 TWN 04S RNG 03E
Abbreviated Description: LOT 79 OF PROVINCE PARCEL 9 AMENDED, ACCORDING TO THE PLAT OF REC ORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA,

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Area Sales Analysis

Total Area Sales	$4,306,400	Median # of Bedrooms	
Median Lot Size	5,250 SF	Median # of Baths	
Median Living Area	1,751 SF	Median Year Built	2010
Price Range - 2 Yrs	$230,000 to $475,000	Age Range	2 years to 21 years
Median Value	$300,000	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**41949 W ANNE LN** **MARICOPA, AZ 85138-8636**	10/07/2026	$314,900	$186	1684	//	2005	5,227 SF	
		APN: 512-02-2920 Document #: 2026-082862 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 80 Subdivision: RANCHO EL DORADO Phase No: II MapRef: CAB E SL 11 Abbreviated Description: Lot:80 Subdivision:RANCHO EL DORADO Phase No:II Map Ref:CAB E SL 11								
2	.25Mi.	**20575 N CANDLELIGHT RD** **MARICOPA, AZ 85138-0035**	09/21/2026	$275,000	$207	1323	//	2023	5,272 SF	
		APN: 512-11-8670 Document #: 2026-078084 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: PROVINCE PARCEL 12 AMENDED MapRef: DOC 2021-104107 Abbreviated Description: Lot:15 Subdivision:PROVINCE PARCEL 12 AMENDED Map Ref:DOC 2021-104107								
3	.44Mi.	**41961 W ANNE LN** **MARICOPA, AZ 85138-8636**	09/18/2026	$238,500	$110	2155	//	2005	5,227 SF	
		APN: 512-02-2910 Document #: 2026-077928 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 79 Subdivision: PHASE II PARCEL 9 AT RANCHO EL DORADO MapRef: CAB E SL 11 Abbreviated Description: Lot:79 Subdivision:PHASE II PARCEL 9 AT RANCHO EL DORADO Map Ref:CAB E SL 11								
4	.3Mi.	**41096 W NOVAK LN** **MARICOPA, AZ 85138-6915**	09/08/2026	$475,000	$112	4207	//	2007	7,405 SF	
		APN: 512-43-4110 Document #: 2026-074716 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Subdivision: PARCEL 4 AT HOMESTEAD NORTH MapRef: CAB F SL 137 Abbreviated Description: Lot:59 Subdivision:PARCEL 4 AT HOMESTEAD NORTH Map Ref:CAB F SL 137								
5	.17Mi.	**41778 W CACTUS FLOWER** **MARICOPA, AZ 85138-1202**	08/21/2026	$345,000	$202	1700	//	2020	6,826 SF	
		APN: 512-12-1070 Document #: 2026-070277 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 107 Subdivision: PROVINCE PARCEL 8 MapRef: CAB H SL 55 Abbreviated Description: Lot:107 Subdivision:PROVINCE PARCEL 8 Map Ref:CAB H SL 55								
6	.26Mi.	**41629 W CALIENTE DR** **MARICOPA, AZ 85138-4405**	08/18/2026	$285,000	$161	1770	//	2016	4,500 SF	
		APN: 512-12-8430 Document #: 2026-069090 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 63 Subdivision: PROVINCE PARCEL 13B MapRef: CAB H SL 60 Abbreviated Description: Lot:63 Subdivision:PROVINCE PARCEL 13B Map Ref:CAB H SL 60								
7	.44Mi.	**42012 W COLBY DR** **MARICOPA, AZ 85138-8645**	08/17/2026	$295,000	$169	1739	//	2006	4,792 SF	
		APN: 512-02-3160 Document #: 2026-068386 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 104 Subdivision: PHASE II PARCEL 9 AT RANCHO EL DORADO MapRef: CAB E SL 11 Abbreviated Description: Lot:104 Subdivision:PHASE II PARCEL 9 AT RANCHO EL DORADO Map Ref:CAB E SL 11								
8	.22Mi.	**41825 W MESQUITE RD** **MARICOPA, AZ 85138-1220**	08/14/2026	$340,000	$178	1910	//	2020	6,718 SF	
		APN: 512-12-1370 Document #: 2026-067824 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 137 Subdivision: PROVINCE PARCEL 8 MapRef: CAB H SL 55 Abbreviated Description: Lot:137 Subdivision:PROVINCE PARCEL 8 Map Ref:CAB H SL 55								
9	.13Mi.	**41404 W COLTIN WAY** **MARICOPA, AZ 85138-6945**	08/05/2026	$329,000	$150	2191	//	2012	4,792 SF	
		APN: 512-43-4570 Document #: 2026-065501 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: HOMESTEAD NORTH MapRef: CAB F SL 138 Abbreviated Description: Lot:18 Subdivision:HOMESTEAD NORTH Map Ref:CAB F SL 138								
10	.22Mi.	**41573 W MONSOON LN** **MARICOPA, AZ 85138-4305**	07/30/2026	$230,000	$173	1324	//	2018	4,888 SF	
		APN: 512-12-8590 Document #: 2026-063763 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 79 Subdivision: PROVINCE PARCEL 13B MapRef: CAB H SL 60 Abbreviated Description: Lot:79 Subdivision:PROVINCE PARCEL 13B Map Ref:CAB H SL 60								
11	.25Mi.	**41294 W PRYOR LN** **MARICOPA, AZ 85138-7274**	07/22/2026	$270,000	$176	1528	//	2006	5,663 SF	
		APN: 512-43-4970 Document #: 2026-061175 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 58 Subdivision: PARCEL 5 AT HOMESTEAD NORTH MapRef: CAB F SL 138 Abbreviated Description: Lot:58 Subdivision:PARCEL 5 AT HOMESTEAD NORTH Map Ref:CAB F SL 138								
12	.32Mi.	**20515 N ANNIVERSARY DR** **MARICOPA, AZ 85138-0031**	07/22/2026	$292,000	$191	1524	//	2024	5,423 SF	
		APN: 512-11-9350 Document #: 2026-060817 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 83 Subdivision: PROVINCE PARCEL 12 AMENDED MapRef: DOC 2021-104107 Abbreviated Description: Lot:83 Subdivision:PROVINCE PARCEL 12 AMENDED Map Ref:DOC 2021-104107								
13	.32Mi.	**41392 W BRANDT DR**	07/02/2026	$305,000	$173	1762	//	2007	5,227 SF	

ICE SiteX Report

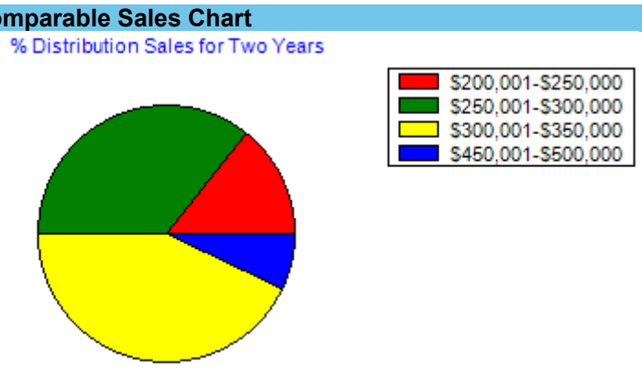
OrderID: 98692495

MARICOPA, AZ 85138-7342
APN: 512-43-6100 Document #: 2026-055802
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: PARCEL 6 AT HOMESTEAD NORTH MapRef: CAB F SL 139 Abbreviated Description: Lot:71 Subdivision:PARCEL 6 AT HOMESTEAD NORTH Map Ref:CAB F SL 139

14	.32Mi.	**41192 W HAYDEN DR**	07/01/2026	$312,000	$169	1843	//	2008	6,098 SF

MARICOPA, AZ 85138-6859
APN: 512-43-2780 Document #: 2026-055291
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: PARCEL 3 AT HOMESTEAD NORTH MapRef: CAB F SL 136 Abbreviated Description: Lot:55 Subdivision:PARCEL 3 AT HOMESTEAD NORTH Map Ref:CAB F SL 136

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.	**20900 N ROADRUNNER LN**	**07/30/1924**	$298,992	$29,899	1,826		2023	5,060 SF	
.01Mi.	**20910 N ROADRUNNER LN**		$315,525	$31,552	2,037		2023	5,060 SF	
.02Mi.	**20930 N ROADRUNNER LN**		$273,245	$27,324	1,568		2023	5,047 SF	
.02Mi.	**41605 W DRIFTWOOD LN**		$272,005	$27,200	1,568		2023	5,060 SF	
.02Mi.	**41580 W SONORAN TRL**		$272,263	$27,227	1,568		2023	5,058 SF	
.02Mi.	**41590 W SONORAN TRL**		$258,183	$25,818	1,401		2024	5,060 SF	
.03Mi.	**41615 W DRIFTWOOD LN**		$260,058	$26,006	1,401		2023	5,060 SF	
.03Mi.	**41600 W SONORAN TRL**		$270,318	$27,032	1,568		2024	5,060 SF	
.03Mi.	**20905 N ROADRUNNER LN**		$316,176	$31,618	2,037		2023	5,060 SF	
.03Mi.	**20885 N ROADRUNNER LN**		$270,702	$27,070	1,568		2023	5,060 SF	
.03Mi.	**20915 N ROADRUNNER LN**		$270,702	$27,070	1,568		2023	5,060 SF	
.03Mi.	**20875 N ROADRUNNER LN**		$298,992	$29,899	1,826		2023	5,060 SF	
.03Mi.	**41620 W SONORAN TRL**		$295,352	$29,535	1,826		2024	5,060 SF	
.03Mi.	**41635 W DRIFTWOOD LN**		$272,287	$27,229	1,568		2023	5,060 SF	
.03Mi.	**20935 N ROADRUNNER LN**		$258,567	$25,857	1,401		2023	5,060 SF	
.04Mi.	**41630 W SONORAN TRL**		$270,318	$27,032	1,568		2024	5,060 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

ICE SiteX Report

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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

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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