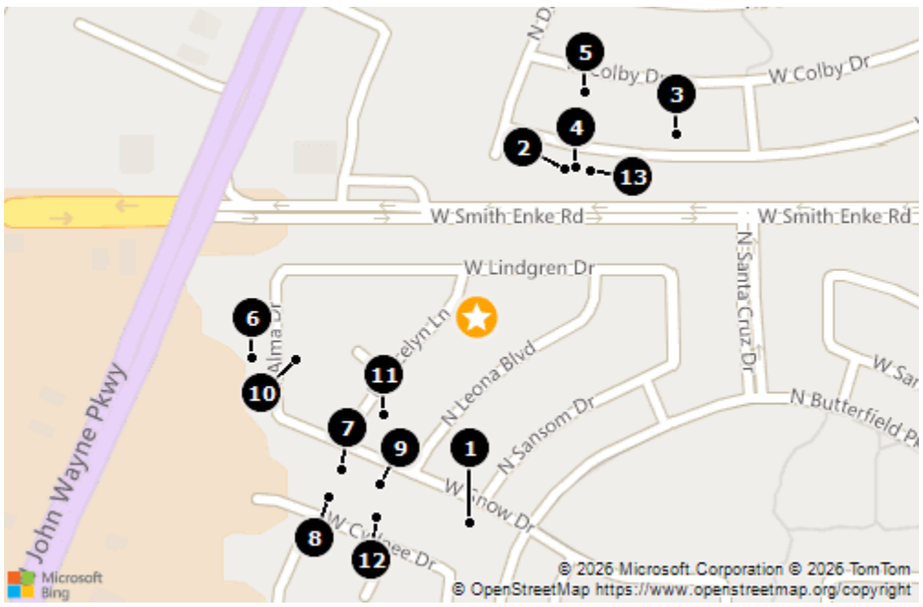
ICE SiteX Report

OrderID: 98738613

SiteX Property Information Report



Subject Property Location

21093 N JOCELYN LN, MARICOPA, AZ 85138-5538

County:	**PINAL AZ**	Census Tract:	040210017.061008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	512-04-1480	Thomas Bros Pg-Grid:	

Valuation

Value:	**$355,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$319,500 - $390,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2027
Assd Land Value:	$8,712	Market Land Value:	$87,120	Tax Year:	2026
Assd Improvement:	$19,105	Market Improvment Value:	$191,048	Total Taxable Value:	$2,230
Total Assessed Value:	$27,817	Total Assessor Market Value:	$278,168	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 138 Subdivision: THE VILLAGE AT RANCHO EL DORADO Map Ref: PM-042 Sec/Twnship/Range: SEC 22 TWN 04S RNG 03E
Abbreviated Description: PARCEL 2 OF THE VILLAGE AT RANCHO EL DORADO LOT 138 SEC 22-4S-3E 8825 SQ FT 0.20 AC

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:		Pool:	
Building Area:	2317 SF	Baths:		Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Built-in	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:	05/04/2026	Sales Price:	$333,841
Document #:	2026-036809 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/24/2023	Sales Price:	N/A
Document #:	2023-021104 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/06/2023	Sales Price:	$340,000
Document #:	2023-015779 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/01/2023		
Document Type:			
Legal Description:			

Lot: 138 Subdivision: THE VILLAGES AT RANCHO EL DORADO Map Ref: CAB D SL 145

Prior Transfer

Recording Date:	12/14/2012	Sales Price:	$97,100
Document #:	2012-107453 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98738613

Legal Description:

Prior Transfer

Recording Date:	12/06/2012	Sales Price:	$144,000
Document #:	2012-105266 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/06/2012		
Document Type:			

Legal Description:
Lot: 138 Subdivision: PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO Map Ref: CAB D SL145

Prior Transfer

Recording Date:	02/27/2009	Sales Price:	$94,000
Document #:	2009-020212 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/07/2009		
Document Type:			

Legal Description:
Lot: 138 Subdivision: PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO Map Ref: MB D PG145
City/Muni/Twp: MARICOPA

Prior Transfer

Recording Date:	12/23/2008	Sales Price:	$130,200
Document #:	2008-121818 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/16/2008		
Document Type:			

Legal Description:
Lot: 138 Subdivision: PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO Map Ref: MB D PG145

Prior Transfer

Recording Date:	10/14/2008	Sales Price:	$272,850
Document #:	2008-097471 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/05/2006	Sales Price:	$183,191
Document #:	2006-080402 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/26/2006	Loan Amount:	N/A
Document #:	2006-059633 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 138 Subdivision: PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO

Mortgage Record

Recording Date:	12/15/2005	Loan Amount:	N/A
Document #:	2005-175385 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	01/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 138 Subdivision: PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO

Prior Transfer

Recording Date:	12/15/2005	Sales Price:	$228,989
Document #:	2005-175384 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/08/2005		
Document Type:			

Legal Description:
Lot: 138 Subdivision: PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO Map Ref: MB D PG145

Prior Transfer

Recording Date:	12/15/2005	Sales Price:	$228,989
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 138 Subdivision: THE VILLAGE AT RANCHO EL DORADO Map Ref: PM-042 Sec/Twnship/Range: SEC 22 TWN 04S RNG 03E
Abbreviated Description: PARCEL 2 OF THE VILLAGE AT RANCHO EL DORADO LOT 138 SEC 22-4S-3E 8825 SQ FT 0.20 AC

Area Sales Analysis

Total Area Sales	$3,861,665	Median # of Bedrooms	
Median Lot Size	5,663 SF	Median # of Baths	
Median Living Area	1,710 SF	Median Year Built	2004
Price Range - 2 Yrs	$203,800 to $355,000	Age Range	21 years to 24 years
Median Value	$294,900	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**44035 W SNOW DR** **MARICOPA, AZ 85138-5504**	09/28/2026	$270,000	$214	1260	//	2004	5,663 SF	
		APN: 512-04-0130 Document #: 2026-080061 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: THE VILLAGE AT RANCHO EL DORADO MapRef: MB D PG 145 Abbreviated Description: Lot:3 Subdivision:THE VILLAGE AT RANCHO EL DORADO Map Ref:MB D PG 145								
2	.12Mi.	**43935 W SAGEBRUSH TRL**	08/31/2026	$285,000	$166	1710	//	2002	6,534 SF	

ICE SiteX Report

OrderID: 98738613

MARICOPA, AZ 85138-2321
APN: 512-20-0590 Document #: 2026-072572
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: PARCEL 2A AT RANCHO EL DORADO MapRef: CAB C SL 184 Abbreviated Description: Lot:59 Subdivision:PARCEL 2A AT RANCHO EL DORADO Map Ref:CAB C SL 184

3	.18Mi.	**43810 W SAGEBRUSH TRL**	08/27/2026	$294,900	$176	1670	//	2002	5,227 SF

MARICOPA, AZ 85138-2320
APN: 512-20-1600 Document #: 2026-071833
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 160 Subdivision: PARCEL 2A AT RANCHO EL DORADO MapRef: CAB C SL 184 Abbreviated Description: Lot:160 Subdivision:PARCEL 2A AT RANCHO EL DORADO Map Ref:CAB C SL 184

4	.12Mi.	**43921 W SAGEBRUSH TRL**	08/17/2026	$203,800	$161	1264	//	2002	6,098 SF

MARICOPA, AZ 85138-2321
APN: 512-20-0580 Document #: 2026-068221
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 58 Subdivision: PARCEL 2A AT RANCHO EL DORADO MapRef: CAB C SL 184 Abbreviated Description: Lot:58 Subdivision:PARCEL 2A AT RANCHO EL DORADO Map Ref:CAB C SL 184

5	.17Mi.	**43913 W COLBY DR**	08/14/2026	$270,000	$135	2000	//	2002	5,227 SF

MARICOPA, AZ 85138-2313
APN: 512-20-1430 Document #: 2026-068026
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 143 Subdivision: RANCHO EL DORADO MapRef: CAB C SL 184 Abbreviated Description: Lot:143 Subdivision:RANCHO EL DORADO Map Ref:CAB C SL 184

6	.16Mi.	**21052 N ALMA DR**	07/07/2026	$323,000	$141	2288	//	2005	5,663 SF

MARICOPA, AZ 85138-5518
APN: 512-04-0340 Document #: 2026-056772
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: THE VILLAGES AT PANCHO EL DORADO MapRef: CAB D SL 145 Abbreviated Description: Lot:24 Subdivision:THE VILLAGES AT PANCHO EL DORADO Map Ref:CAB D SL 145

7	.14Mi.	**44175 W SNOW DR**	06/12/2026	$305,000	$132	2308	//	2004	5,663 SF

MARICOPA, AZ 85138-5505
APN: 512-04-0230 Document #: 2026-049786
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: THE VILLAGE AT RANCHO EL DORADO MapRef: CB D SL 145 Abbreviated Description: Lot:13 Subdivision:THE VILLAGE AT RANCHO EL DORADO Map Ref:CB D SL 145

8	.16Mi.	**44188 W CYDNEE DR**	05/13/2026	$287,000	$149	1916	//	2004	4,792 SF

MARICOPA, AZ 85138-8484
APN: 512-08-0410 Document #: 2026-040083
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: THE VILLAGE AT RANCHO EL DORADO MapRef: CAB D SL 193 Abbreviated Description: Lot:41 Subdivision:THE VILLAGE AT RANCHO EL DORADO Map Ref:CAB D SL 193

9	.13Mi.	**44133 W SNOW DR**	04/01/2026	$355,000	$156	2264	//	2004	5,663 SF

MARICOPA, AZ 85138-5505
APN: 512-04-0200 Document #: 2026-026552
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 145 Abbreviated Description: Lot:10 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 145

10	.13Mi.	**21047 N ALMA DR**	03/25/2026	$299,965	$184	1628	//	2004	5,663 SF

MARICOPA, AZ 85138-5519
APN: 512-04-1850 Document #: 2026-024034
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 175 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 145 Abbreviated Description: Lot:175 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 145

11	.09Mi.	**20985 N JOCELYN LN**	02/26/2026	$285,000	$207	1375	//	2004	5,663 SF

MARICOPA, AZ 85138-5522
APN: 512-04-1570 Document #: 2026-015381
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 147 Subdivision: PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 145 Abbreviated Description: Lot:147 Subdivision:PARCEL 2 OF THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 145

12	.15Mi.	**44140 W CYDNEE DR**	10/31/2025	$335,000	$177	1888	//	2004	4,792 SF

MARICOPA, AZ 85138-8484
APN: 512-08-0450 Document #: 2025-088797
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: PARCEL 3 OF THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 193 Abbreviated Description: Lot:45 Subdivision:PARCEL 3 OF THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 193

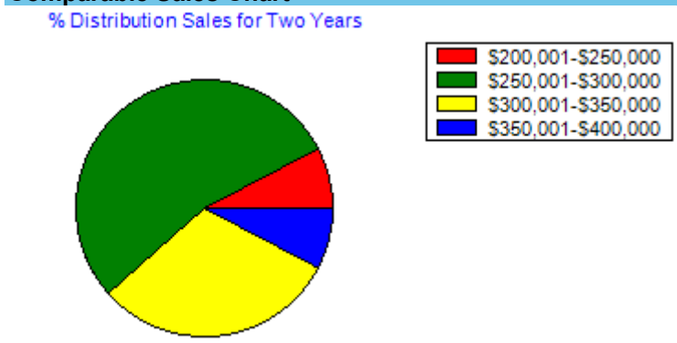
13	.13Mi.	**43907 W SAGEBRUSH TRL**	10/17/2025	$348,000	$246	1410	//	2002	5,663 SF

MARICOPA, AZ 85138-2321
APN: 512-20-0570 Document #: 2025-084206
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: PARCEL 2A AT RANCHO EL DORADO MapRef: DOC 2002-30746 Abbreviated Description: Lot:57 Subdivision:PARCEL 2A AT RANCHO EL DORADO Map Ref:DOC 2002-30746

ICE SiteX Report

OrderID: 98738613

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.	**21093 N JOCELYN LN**	**12/15/2005**	$278,168	$27,817	2,317		2005	8,712 SF	
.01Mi.	**21081 N JOCELYN LN**	**12/15/2005**	$262,543	$26,255	2,317		2005	6,970 SF	
.02Mi.	**44025 W LINDGREN DR**	**12/22/2009**	$262,027	$26,203	1,760		2005	8,712 SF	
.02Mi.	**44009 W LINDGREN DR**	**01/23/2006**	$279,408	$27,941	2,277		2005	6,970 SF	
.02Mi.	**21058 N LEONA BLVD**	**04/20/2005**	$229,310	$22,931	2,066		2004	5,663 SF	
.02Mi.	**21069 N JOCELYN LN**	**04/01/2005**	$215,115	$21,511	1,576		2004	6,098 SF	
.02Mi.	**21068 N LEONA BLVD**	**08/24/2010**	$248,937	$24,894	2,317		2004	5,663 SF	
.02Mi.	**21048 N LEONA BLVD**	**04/05/2005**	$245,695	$24,570	2,264		2004	5,663 SF	
.02Mi.	**43993 W LINDGREN DR**	**01/06/2006**	$281,979	$28,198	2,264		2005	6,970 SF	
.03Mi.	**21078 N LEONA BLVD**	**03/31/2010**	$200,150	$20,015	1,419		2005	5,663 SF	
.03Mi.	**21036 N LEONA BLVD**	**05/17/2005**	$217,623	$21,763	1,628		2004	5,663 SF	
.03Mi.	**44085 W LINDGREN DR**	**10/28/2005**	$263,371	$26,337	1,628		2005	10,019 SF	
.03Mi.	**21057 N JOCELYN LN**	**04/04/2005**	$217,623	$21,763	1,628		2004	5,663 SF	
.03Mi.	**43977 W LINDGREN DR**	**12/22/2005**	$264,441	$26,444	2,308		2005	6,970 SF	
.04Mi.	**21090 N LEONA BLVD**	**12/19/2005**	$249,931	$24,993	2,264		2005	5,663 SF	
.04Mi.	**21026 N LEONA BLVD**	**05/27/2005**	$209,868	$20,987	1,565		2004	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
0.89Mi.	**Butterfield Elementary School** Number of Students: 920 Student-Teacher Ratio: 15.73	B	Public	KG - 5
1.39Mi.	**Maricopa High School** Number of Students: 1,840 Student-Teacher Ratio: 21.55 Advanced Placement: Yes	C+	Public	9 - 12
1.67Mi.	**Maricopa Wells Middle School** Number of Students: 940 Student-Teacher Ratio: 20.43	C	Public	6 - 8

ICE SiteX Report

OrderID: 98738613

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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