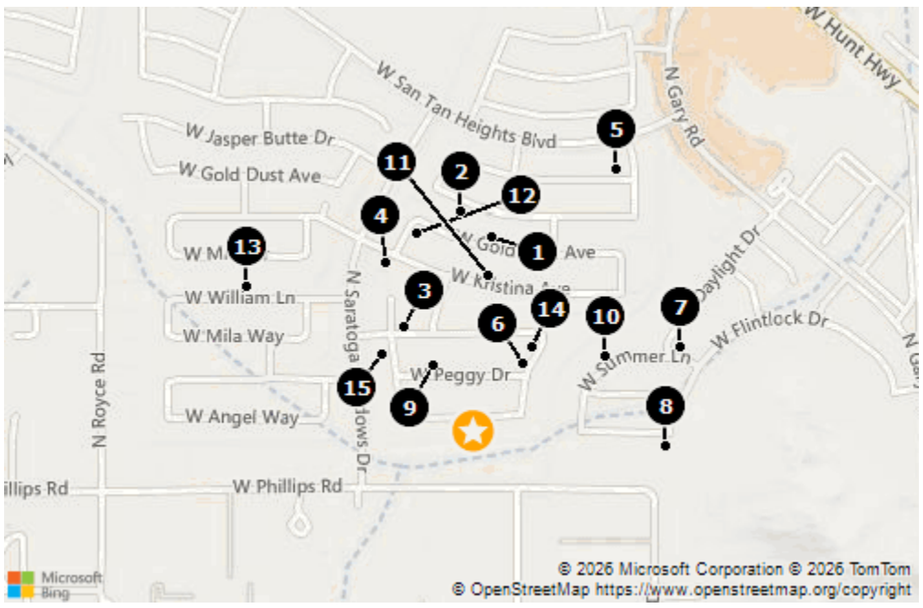
ICE SiteX Report

OrderID: 97523805

SiteX Property Information Report



Subject Property Location

2305 W ANGEL WAY, SAN TAN VALLEY, AZ 85144-6676

County:	**PINAL AZ**	Census Tract:	040210002.211000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	509-95-8780	Thomas Bros Pg-Grid:	

Valuation

Value:	**$429,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$386,100 - $471,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	0120
Assd Land Value:	$12,132	Market Land Value:	$121,320	Tax Year:	2025
Assd Improvement:	$26,461	Market Improvment Value:	$264,612	Total Taxable Value:	$1,440
Total Assessed Value:	$38,593	Total Assessor Market Value:	$385,932	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 91 Subdivision: SAN TAN HEIGHTS PARCEL A-8 Map Ref: PM-959 Sec/Twnship/Range: SEC 13 TWN 03S RNG 07E
Abbreviated Description: SAN TAN HEIGHTS PARCEL A-8 LOT 91 SEC 13-3S-7E 8088 SQ FT .19 AC

Property Characteristics

Lot Size:	8,088 SF	Bedrooms:		Pool:	
Building Area:	2303 SF	Baths:		Fireplace:	
Year Built:	2006	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:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/10/2023	Sales Price:	N/A
Document #:	2023-025684 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/13/2021	Sales Price:	$242,755
Document #:	2021-060224 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/06/2021	Sales Price:	$242,755
Document #:	2021-056828 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/08/2020	Sales Price:	$242,755
Document #:	2020-033411 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	03/06/2019	Sales Price:	$123,600
Document #:	2019-015640 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/11/2019	Sales Price:	$235,000
Document #:	2019-009203 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/30/2018		
Document Type:			

Legal Description:
Lot: 91 Subdivision: SAN TAN HEIGHTS PARCEL A 8 Map Ref: DOC2005-12590

Prior Transfer

Recording Date:	06/08/2016	Sales Price:	N/A
Document #:	2016-036509 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/26/2016	Sales Price:	N/A
Document #:	2016-033418 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/24/2016		
Document Type:			

Legal Description:
Lot: 91 Subdivision: SAN TAN HEIGHTS PARCEL A 8 Map Ref: CAB E SL 119

Prior Transfer

Recording Date:	06/08/2010	Sales Price:	$116,000
Document #:	2010-054263 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/02/2010		
Document Type:			

Legal Description:
Lot: 91 Subdivision: SAN TAN HEIGHTS PARCEL A-8 Map Ref: CAB E SL119

Prior Transfer

Recording Date:	06/08/2010	Sales Price:	$116,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 91 Subdivision: SAN TAN HEIGHTS PARCEL A-8 Map Ref: PM-959 Sec/Twnship/Range: SEC 13 TWN 03S RNG 07E
Abbreviated Description: SAN TAN HEIGHTS PARCEL A-8 LOT 91 SEC 13-3S-7E 8088 SQ FT .19 AC

Prior Transfer

Recording Date:	03/18/2010	Sales Price:	$204,623
Document #:	2010-025764 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/17/2010		
Document Type:			

Legal Description:
Lot: 91 Subdivision: SAN TAN HEIGHTS PARCEL A-8 Map Ref: MB E PG119

Prior Transfer

Recording Date:	03/29/2007	Sales Price:	$247,356
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/29/2007	Sales Price:	$247,356
Document #:	2007-038253 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/19/2007		
Document Type:			

Legal Description:
Lot: 91 Subdivision: SAN TAN HEIGHTS PARCEL A 8 Map Ref: MB E PG119

Prior Transfer

Recording Date:	03/29/2007	Sales Price:	N/A
Document #:	2007-038252 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/19/2007		
Document Type:			

Legal Description:
Lot: 91 Subdivision: SAN TAN HEIGHTS PARCEL A-8 Map Ref: MB E PG119

Area Sales Analysis

Total Area Sales	$6,270,434	Median # of Bedrooms	
Median Lot Size	6,407 SF	Median # of Baths	
Median Living Area	2,038 SF	Median Year Built	2007
Price Range - 2 Yrs	$187,435 to $580,000	Age Range	3 years to 24 years
Median Value	$425,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**2272 W GOLD DUST AVE** **SAN TAN VALLEY, AZ 85144-6721**	05/12/2026	$187,435	$155	1202	//	2007	5,126 SF	

APN: 509-95-7720 Document #: 2026-039634

ICE SiteX Report

OrderID: 97523805

Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 130 Subdivision: SAN TAN HEIGHTS PARCEL A 7 MapRef: CAB E SL 121 Abbreviated Description: Lot:130 Subdivision:SAN TAN HEIGHTS PARCEL A 7 Map Ref:CAB E SL 121

2	.3Mi.	**2347 W JASPER BUTTE DR** **SAN TAN VALLEY, AZ 85144-4765**	05/07/2026	$492,000	$186	2644	//	2002	6,268 SF

APN: 509-13-0400 Document #: 2026-038238
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: THE VILLAGE AT SAN TAN HEIGHTS PARCEL 3 MapRef: CAB D SL 65 Abbreviated Description: Lot:31 Subdivision:THE VILLAGE AT SAN TAN HEIGHTS PARCEL 3 Map Ref:CAB D SL 65

3	.17Mi.	**32245 N CAT HILLS AVE** **SAN TAN VALLEY, AZ 85144-6704**	05/04/2026	$431,000	$220	1956	//	2012	9,667 SF

APN: 509-95-7950 Document #: 2026-037216
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: SAN TAN HEIGHTS PARCEL A 8 MapRef: CAB E SL 119 Abbreviated Description: Lot:8 Subdivision:SAN TAN HEIGHTS PARCEL A 8 Map Ref:CAB E SL 119

4	.26Mi.	**2463 W KRISTINA AVE** **SAN TAN VALLEY, AZ 85144-6713**	04/30/2026	$335,000	$239	1399	//	2007	4,966 SF

APN: 509-95-6430 Document #: 2026-036145
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SAN TAN HEIGHTS PARCEL A 7 MapRef: CAB E SL 121 Abbreviated Description: Lot:1 Subdivision:SAN TAN HEIGHTS PARCEL A 7 Map Ref:CAB E SL 121

5	.41Mi.	**2004 W GOLDMINE MOUNTAIN DR** **SAN TAN VALLEY, AZ 85144-4777**	04/27/2026	$415,000	$253	1634	//	2003	6,160 SF

APN: 509-13-0700 Document #: 2026-034710
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: THE VILLAGE AT SAN TAN HEIGHTS PARCEL 3 MapRef: CAB D SL 65 Abbreviated Description: Lot:61 Subdivision:THE VILLAGE AT SAN TAN HEIGHTS PARCEL 3 Map Ref:CAB D SL 65

6	.11Mi.	**2208 W PEGGY DR** **SAN TAN VALLEY, AZ 85144-6682**	04/17/2026	$574,000	$195	2935	//	2005	12,011 SF

APN: 509-95-8390 Document #: 2026-031773
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: SAN TAN HEIGHTS PARCEL A 8 MapRef: CAB E SL 119 Abbreviated Description: Lot:52 Subdivision:SAN TAN HEIGHTS PARCEL A 8 Map Ref:CAB E SL 119

7	.3Mi.	**32209 N DAYLIGHT DR** **SAN TAN VALLEY, AZ 85144-0047**	03/18/2026	$450,000	$207	2166	//	2022	7,395 SF

APN: 509-19-3540 Document #: 2026-021948
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 73 Subdivision: SAN TAN HEIGHTS PARCELS D1 & D2 MapRef: DOC 2021-0539905 Abbreviated Description: Lot:73 Subdivision:SAN TAN HEIGHTS PARCELS D1 & D2 Map Ref:DOC 2021-0539905

8	.26Mi.	**1793 W FAWN WAY** **SAN TAN VALLEY, AZ 85144-0028**	03/12/2026	$580,000	$192	3018	//	2022	6,407 SF

APN: 509-19-4430 Document #: 2026-020066
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 162 Subdivision: SAN TAN HEIGHTS PARCELS D1 & D2 MapRef: DOC 2022105990 Abbreviated Description: Lot:162 Subdivision:SAN TAN HEIGHTS PARCELS D1 & D2 Map Ref:DOC 2022105990

9	.1Mi.	**2388 W PEGGY DR** **SAN TAN VALLEY, AZ 85144-6683**	02/27/2026	$425,000	$208	2038	//	2007	8,680 SF

APN: 509-95-8300 Document #: 2026-015794
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: SAN TAN HEIGHTS A 8 MapRef: CAB E SL 119 Abbreviated Description: Lot:43 Subdivision:SAN TAN HEIGHTS A 8 Map Ref:CAB E SL 119

10	.21Mi.	**1894 W SUMMER LN** **SAN TAN VALLEY, AZ 85144-0038**	02/17/2026	$460,000	$204	2251	//	2023	6,050 SF

APN: 509-19-3800 Document #: 2026-011980
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: SAN TAN HEIGHTS PARCELS D1 & D2 MapRef: DOC 2021-059905 Abbreviated Description: Lot:99 Subdivision:SAN TAN HEIGHTS PARCELS D1 & D2 Map Ref:DOC 2021-059905

11	.21Mi.	**2270 W KRISTINA AVE** **SAN TAN VALLEY, AZ 85144-6709**	02/06/2026	$349,900	$239	1464	//	2006	5,103 SF

APN: 509-95-7060 Document #: 2026-009441
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: SAN TAN HEIGHTS PARCEL A 7 MapRef: CAB E SL 121 Abbreviated Description: Lot:64 Subdivision:SAN TAN HEIGHTS PARCEL A 7 Map Ref:CAB E SL 121

12	.28Mi.	**2413 W GOLD DUST AVE** **SAN TAN VALLEY, AZ 85144-6723**	01/13/2026	$320,000	$218	1464	//	2007	5,719 SF

APN: 509-95-7200 Document #: 2026-002803
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: SAN TAN HEIGHTS PARCEL A 7 MapRef: CAB E SL 121 Abbreviated Description: Lot:78 Subdivision:SAN TAN HEIGHTS PARCEL A 7 Map Ref:CAB E SL 121

13	.36Mi.	**2798 W WILLIAM LN** **SAN TAN VALLEY, AZ 85144-6751**	12/19/2025	$373,599	$213	1753	//	2005	6,600 SF

APN: 509-95-4590 Document #: 2025-102523
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: SAN TAN HEIGHTS PARCEL A 5 MapRef: CAB E SL 125 Abbreviated Description: Lot:11 Subdivision:SAN TAN HEIGHTS PARCEL A 5 Map Ref:CAB E SL 125

14	.14Mi.	**2189 W MILA WAY** **SAN TAN VALLEY, AZ 85144-6693**	11/21/2025	$452,500	$196	2303	//	2005	10,889 SF

APN: 509-95-8120 Document #: 2025-094571
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: SAN TAN HEIGHTS PARCEL A 8 MapRef: CAB E SL 119 Abbreviated Description: Lot:25 Subdivision:SAN TAN HEIGHTS PARCEL A 8 Map Ref:CAB E SL 119

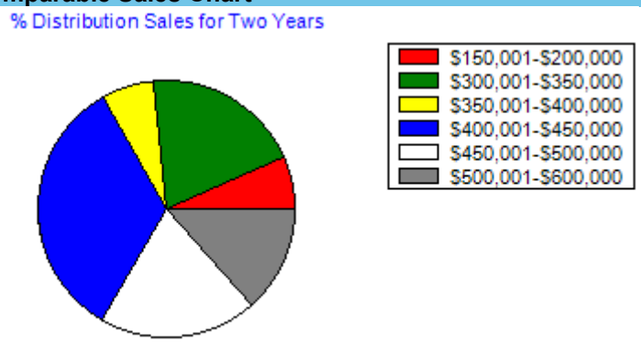
15	.16Mi.	**32190 N CAT HILLS AVE** **SAN TAN VALLEY, AZ 85144-6702**	10/31/2025	$425,000	$197	2152	//	2007	8,060 SF

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APN: 509-95-8940 Document #: 2025-088577
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 107 Subdivision: SAN TAN HEIGHTS PARCEL A 8 MapRef: DOC 2005-062192 Abbreviated Description: Lot:107 Subdivision:SAN TAN HEIGHTS PARCEL A 8 Map Ref:DOC 2005-062192

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.	**2305 W ANGEL WAY**	**06/08/2010**	$385,932	$38,593	2,303		2006	8,088 SF	
.01Mi.	**2287 W ANGEL WAY**	**05/25/2007**	$376,253	$37,625	2,177		2006	8,092 SF	
.01Mi.	**2323 W ANGEL WAY**	**07/10/2008**	$375,970	$37,598	2,177		2006	8,085 SF	
.02Mi.	**2269 W ANGEL WAY**	**02/04/2010**	$459,857	$45,985	3,227		2006	8,095 SF	
.02Mi.	**2341 W ANGEL WAY**	**05/01/2007**	$339,447	$33,945	1,789		2007	8,082 SF	
.03Mi.	**2298 W ANGEL WAY**	**03/30/2012**	$408,785	$40,878	1,956		2012	8,680 SF	
.03Mi.	**2318 W ANGEL WAY**	**08/09/2007**	$427,659	$42,766	3,080		2007	8,680 SF	
.04Mi.	**2251 W ANGEL WAY**	**07/23/2009**	$472,146	$47,215	3,462		2006	8,098 SF	
.04Mi.	**2278 W ANGEL WAY**	**07/18/2007**	$367,180	$36,718	2,038		2007	8,680 SF	
.04Mi.	**2359 W ANGEL WAY**	**04/09/2007**	$381,778	$38,178	2,152		2007	8,078 SF	
.04Mi.	**2338 W ANGEL WAY**	**12/01/2006**	$435,505	$43,551	3,140		2006	8,453 SF	
.04Mi.	**2258 W ANGEL WAY**	**11/01/2007**	$367,180	$36,718	2,038		2007	8,680 SF	
.05Mi.	**2358 W ANGEL WAY**	**06/22/2012**	$408,785	$40,878	1,956		2012	8,680 SF	
.05Mi.	**2233 W ANGEL WAY**	**07/27/2023**	$397,409	$39,741	2,620		2005	8,102 SF	
.05Mi.	**2377 W ANGEL WAY**	**03/09/2009**	$394,165	$39,416	2,177		2007	8,075 SF	
.05Mi.	**2304 W PHILLIPS RD**	**11/23/2009**	$897,293	$89,729	4,016		2007	1 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	36.1 years old	Households:	27,581
Median Household Income:	$118,041	Households w/Family:	86%
Household Income Per Capita:	$40,454	Households w/Family Married:	70%
Most Common Education Level:	High School Graduate	Households w/Family Children:	48%

School District

School District Zone:	Florence Unified School District	Students:	8,731
Number of Schools:	14	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.60Mi.	**San Tan Heights K-8 School** Number of Students: 669 Student-Teacher Ratio: 16.52	C	Public	KG - 8
2.22Mi.	**San Tan Foothills High School** Number of Students: 793 Student-Teacher Ratio: 17.72	C	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	29%	SIGNIFICANTLY LOWER
BURGLARY	26%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	41%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	69%	NOTABLY LOWER
AGGRAVATED ASSAULT	13%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	61%	NOTABLY LOWER
MURDER	30%	SIGNIFICANTLY LOWER
OVERALL	24%	SIGNIFICANTLY LOWER

Disaster Alerts

7/9/2024 - Shake Fire 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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