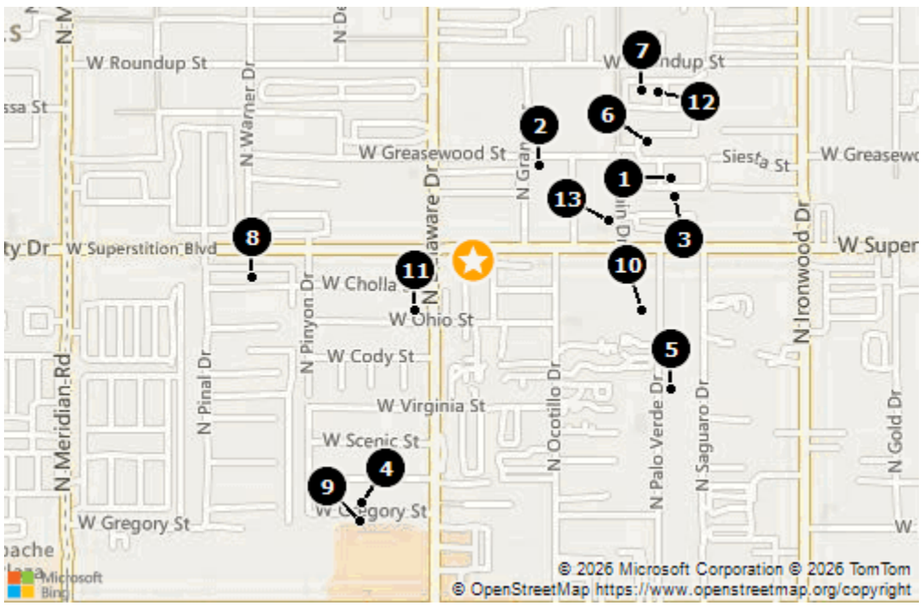
ICE SiteX Report

OrderID: 98184755

SiteX Property Information Report



Subject Property Location

2315 W SUPERSTITION BLVD, APACHE JUNCTION, AZ 85120-3149

County:	**PINAL AZ**	Census Tract:	040210003.202004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	101-03-0770	Thomas Bros Pg-Grid:	

Valuation

Value:	**$224,000**	FSD:	11	Common Confidence Score:	66
Value Range:	$199,360 - $248,640	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	4308
Assd Land Value:	$7,012	Market Land Value:	$70,125	Tax Year:	2025
Assd Improvement:	$11,738	Market Improvment Value:	$117,384	Total Taxable Value:	$510
Total Assessed Value:	$18,750	Total Assessor Market Value:	$187,509	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 58 Subdivision: CAYTON Tract No: 58 Map Ref: PM-031 Sec/Twnship/Range: SEC 19 TWN 01N RNG 08E
Abbreviated Description: CAYTON SUBD N-85' X 100' OF LOT 58 EXC THE W-15' FOR R/W (.03 AC TO R/W) .17 AC (6375 SQ FT)

Property Characteristics

Lot Size:	6,375 SF	Bedrooms:		Pool:	
Building Area:	782 SF	Baths:		Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
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

Prior Transfer

Recording Date:	06/03/2026	Sales Price:	$270,019
Document #:	2026-046776 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/20/2024	Loan Amount:	N/A
Document #:	2024-011849 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58
Abbreviated Description: PORTION TRACT58; PRIOR REF: 2022-093634 08/30/2022

Prior Transfer

Recording Date:	09/06/2022	Sales Price:	$148,000
Document #:	2022-095860 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/30/2022	Sales Price:	$275,000
Document #:	2022-093633 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/01/2022		

ICE SiteX Report

OrderID: 98184755

Document Type:
Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58 Map Ref: MB 5 PG 21
Abbreviated Description: PORTION TRACT58

Prior Transfer

Recording Date:	12/10/2021	Sales Price:	$111,518
Document #:	2021-156348 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/29/2021	Loan Amount:	N/A
Document #:	2021-150645 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58
Abbreviated Description: PORTION TRACT58

Mortgage Record

Recording Date:	03/30/2020	Loan Amount:	N/A
Document #:	2020-030539 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58
Abbreviated Description: PORTION TRACT 58

Prior Transfer

Recording Date:	03/20/2020	Sales Price:	$77,000
Document #:	2020-026776 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/31/2020	Sales Price:	N/A
Document #:	2020-009302 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/24/2018	Sales Price:	$54,200
Document #:	2018-005305 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/03/2017	Sales Price:	$56,980
Document #:	2017-023099 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/17/2017	Loan Amount:	N/A
Document #:	2017-018095 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2047	Type Finance:	

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58

Prior Transfer

Recording Date:	05/27/2011	Sales Price:	N/A
Document #:	2011-044467 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/13/2009		
Document Type:			

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58 Map Ref: MAP5 PG21
Abbreviated Description: PRIOR REF 2009-005033 01/20/2009

Prior Transfer

Recording Date:	01/20/2009	Sales Price:	$66,000
Document #:	2009-005033 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/13/2009		
Document Type:			

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58 Map Ref: MAP5 PG21

Mortgage Record

Recording Date:	09/29/2008	Loan Amount:	N/A
Document #:	2008-092552 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58

Mortgage Record

Recording Date:	08/20/2008	Loan Amount:	N/A
Document #:	2008-079493 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

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Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58
Abbreviated Description: PART TR#58

Prior Transfer

Recording Date:	08/20/2008	Sales Price:	N/A
Document #:	2008-079492 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/08/2008		
Document Type:			

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58 Map Ref: MAP5 PG21
Abbreviated Description: PART TR#58

Prior Transfer

Recording Date:	08/20/2008	Sales Price:	$42,501
Document #:	2008-079488 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/17/2008		
Document Type:			

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58 Map Ref: MAP5 PG21
Abbreviated Description: PART TR#58

Prior Transfer

Recording Date:	03/06/2006	Sales Price:	$59,200
Document #:	2006-032229 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/27/2006	Sales Price:	N/A
Document #:	2006-013538 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/23/2006		
Document Type:			

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58 Map Ref: MAP5 PG21
Abbreviated Description: PART TR#58

Mortgage Record

Recording Date:	01/27/2006	Loan Amount:	N/A
Document #:	2006-013537 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	02/01/2021	Type Finance:	

Legal Description:
Subdivision: CAYTON SUBDIVISION
Abbreviated Description: PART TR#58

Mortgage Record

Recording Date:	01/27/2006	Loan Amount:	N/A
Document #:	2006-013536 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2036	Type Finance:	ADJ

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58
Abbreviated Description: PART TR#58

Prior Transfer

Recording Date:	01/27/2006	Sales Price:	N/A
Document #:	2006-013535 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/23/2006		
Document Type:			

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58 Map Ref: MAP5 PG21
Abbreviated Description: PART TR#58

Prior Transfer

Recording Date:	01/27/2006	Sales Price:	$129,900
Document #:	2006-013534 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/05/2006		
Document Type:			

Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58 Map Ref: MAP5 PG21
Abbreviated Description: PART TR#58

Prior Transfer

Recording Date:	01/27/2006	Sales Price:	$129,900
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 58 Subdivision: CAYTON Tract No: 58 Map Ref: PM-031 Sec/Twnship/Range: SEC 19 TWN 01N RNG 08E
Abbreviated Description: CAYTON SUBD N-85' X 100' OF LOT 58 EXC THE W-15' FOR R/W (.03 AC TO R/W) .17 AC (6375 SQ FT)

Prior Transfer

Recording Date:	04/09/2004	Sales Price:	$74,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/09/2004	Sales Price:	$74,000
Document #:	2004-025625 BK-PG -	Type of Sale:	Verified Sale Price

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OrderID: 98184755

Contract Date: 04/02/2004
Document Type:
Legal Description:
Subdivision: CAYTON SUBDIVISION Tract No: 58 Map Ref: MAP5 PG21
Abbreviated Description: PART TR#58

Area Sales Analysis

Total Area Sales	$4,275,000	Median # of Bedrooms	
Median Lot Size	7,562 SF	Median # of Baths	
Median Living Area	1,272 SF	Median Year Built	1982
Price Range - 2 Yrs	$50,000 to $530,000	Age Range	2 years to 90 years
Median Value	$345,000	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**1882 W ROAD AGENT ST** **APACHE JUNCTION, AZ 85120-4546**	07/14/2026	$320,000	$262	1217	//	2018	3,485 SF	
		APN: 100-35-1080 Document #: 2026-058528 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: STAGECOACH TRAILS MapRef: DOC 2016-09477 Abbreviated Description: Lot:17 Subdivision:STAGECOACH TRAILS Map Ref:DOC 2016-09477								
2	.16Mi.	**2185 W GREASEWOOD ST** **APACHE JUNCTION, AZ 85120-3120**	06/26/2026	$420,000	$330	1272	//	1973	8,994 SF	
		APN: 100-36-0010 Document #: 2026-053970 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: CHOLLA VISTA ESTATES MapRef: MB 15 PG 30 Abbreviated Description: Lot:1 Subdivision:CHOLLA VISTA ESTATES Map Ref:MB 15 PG 30								
3	.29Mi.	**1877 W ROAD AGENT ST** **APACHE JUNCTION, AZ 85120-4546**	06/05/2026	$369,000	$254	1450	//	2018	4,792 SF	
		APN: 100-35-0990 Document #: 2026-047484 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Subdivision: STAGECOACH TRAILS SUBDIVISION MapRef: DOC 2016-029477 Abbreviated Description: Lot:8 Subdivision:STAGECOACH TRAILS SUBDIVISION Map Ref:DOC 2016-029477								
4	.36Mi.	**2560 W GREGORY ST** **APACHE JUNCTION, AZ 85120-9138**	05/29/2026	$345,000	$278	1238	//	1972	7,562 SF	
		APN: 101-25-0160 Document #: 2026-045691 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16 Subdivision: HAVEN HOLLOW NO 2 MapRef: MB 15 PG 12 Abbreviated Description: Lot:16 Subdivision:HAVEN HOLLOW NO 2 Map Ref:MB 15 PG 12								
5	.32Mi.	**495 N PALO VERDE DR** **APACHE JUNCTION, AZ 85120-5612**	02/19/2026	$50,000	$73	677	//	1936	5,460 SF	
		APN: 101-02-043B Document #: 2026-012781 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15&16 Block: 2 Subdivision: NEWTOWN MapRef: MB 5 PG 23A Abbreviated Description: Block:2 Subdivision:NEWTOWN Map Ref:MB 5 PG 23AAbbreviated Description:PORTION LOTS15&16								
6	.28Mi.	**1941 W STAGECOACH ST** **APACHE JUNCTION, AZ 85120-4549**	01/27/2026	$270,000	$206	1305	//	2017	3,485 SF	
		APN: 100-35-1340 Document #: 2026-006427 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 43 Subdivision: STAGECOACH TRAILS SUBDIVISION MapRef: DOC 2016-029477 Abbreviated Description: Lot:43 Subdivision:STAGECOACH TRAILS SUBDIVISION Map Ref:DOC 2016-029477								
7	.32Mi.	**1953 W STAGE DRIVER ST** **APACHE JUNCTION, AZ 85120-4555**	11/03/2025	$322,000	$246	1305	//	2020	3,485 SF	
		APN: 100-35-1770 Document #: 2025-089126 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 86 Subdivision: STAGECOACH TRAILS SUBDIVISION MapRef: DOC 2016-029477 Abbreviated Description: Lot:86 Subdivision:STAGECOACH TRAILS SUBDIVISION Map Ref:DOC 2016-029477								
8	.3Mi.	**2790 W CHOLLA ST** **APACHE JUNCTION, AZ 85120-5217**	08/29/2025	$530,000	$241	2193	//	2024	8,240 SF	
		APN: 101-24-0040 Document #: 2025-070525 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Subdivision: ENCHANTED ACRES UNIT ONE MapRef: MB 15 PG 3 Abbreviated Description: Lot:4 Subdivision:ENCHANTED ACRES UNIT ONE Map Ref:MB 15 PG 3								
9	.39Mi.	**2555 W GREGORY ST** **APACHE JUNCTION, AZ 85120-9137**	08/28/2025	$380,000	$214	1774	//	1980	7,568 SF	
		APN: 101-25-0290 Document #: 2025-069611 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 29 Subdivision: HAVEN HOLLOW NO 2 MapRef: MB 15 PG 12 Abbreviated Description: Lot:29 Subdivision:HAVEN HOLLOW NO 2 Map Ref:MB 15 PG 12								
10	.23Mi.	**652 N PALO VERDE DR** **APACHE JUNCTION, AZ 85120-5605**	06/30/2025	$200,000	$313	638	//	1950	26,700 SF	
		APN: 101-02-0160 Document #: 2025-052951 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Block: 1 Subdivision: NEWTOWN SUBDIVISION MapRef: MB 5 PG 23A Abbreviated Description: Lot:21 Block:1 Subdivision:NEWTOWN SUBDIVISION Map Ref:MB 5 PG 23A								
11	.11Mi.	**2444 W OHIO ST** **APACHE JUNCTION, AZ 85120-5234**	06/09/2025	$305,000	$268	1136	//	1961	8,508 SF	
		APN: 101-05-0430 Document #: 2025-046628 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Block: 4 Subdivision: PUEBLO DEL SOL MapRef: MB 9 PG 4 Abbreviated Description: Lot:19 Block:4 Subdivision:PUEBLO DEL SOL Map Ref:MB 9 PG 4								
12	.34Mi.	**1919 W STAGE DRIVER ST** **APACHE JUNCTION, AZ 85120-4555**	04/25/2025	$400,000	$201	1988	//	2019	3,920 SF	

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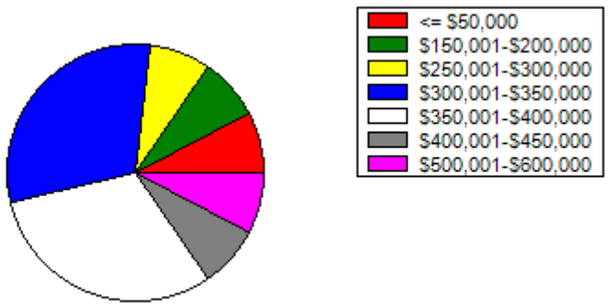
APN: 100-35-1800 Document #: 2025-032983
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: STAGECOACH TRAILS SUBDIVISION MapRef: DOC 2016-029477 Abbreviated Description: Lot:89 Subdivision:STAGECOACH TRAILS SUBDIVISION Map Ref:DOC 2016-029477

13 .19Mi. **848 N MAIN DR** 04/25/2025 $364,000 $325 1120 // 1982 8,311 SF
APACHE JUNCTION, AZ 85120-3125

APN: 100-36-0300 Document #: 2025-032853
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: CHOLLA VISTA ESTATES MapRef: MB 15 PG 30 Abbreviated Description: Lot:30 Subdivision:CHOLLA VISTA ESTATES Map Ref:MB 15 PG 30

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.

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.	**2315 W SUPERSTITION BLVD**	**01/27/2006**	$187,509	$18,750	782		1961	6,375 SF	
.02Mi.	**2285 W SUPERSTITION BLVD**		$332,668	$33,267	1,456		1952	11,326 SF	
.02Mi.	**741 N VICTORY DR**	**04/24/2002**	$253,239	$25,323	1,242		1965	9,775 SF	
.03Mi.	**730 N VICTORY DR**		$343,843	$34,384	1,014		1982	14,450 SF	
.03Mi.	**734 N LAWTHER DR**	**05/26/2005**	$375,363	$37,537	1,842		1959	8,925 SF	
.05Mi.	**706 N LAWTHER DR**	**03/20/2007**	$242,756	$24,275	1,164		1954	8,075 SF	
.06Mi.	**700 N VICTORY DR**		$145,200	$14,520	728		1961	3,825 SF	
.07Mi.	**2417 W SUPERSTITION BLVD**	**08/16/2005**	$246,601	$24,660	1,360		1951	8,182 SF	
.07Mi.	**2332 W OHIO ST**	**04/13/2010**	$314,116	$31,412	1,382		1952	10,285 SF	
.07Mi.	**2280 W OHIO ST**	**10/18/2002**	$250,833	$25,083	891		1950	9,435 SF	
.08Mi.	**2350 W OHIO ST**	**08/13/2003**	$187,373	$18,737	775		1956	5,950 SF	
.08Mi.	**2417 W CHOLLA ST**	**09/02/2005**	$270,293	$27,029	1,463		1964	8,421 SF	
.1Mi.	**2467 W SUPERSTITION BLVD**	**01/12/2004**	$247,188	$24,719	756		1984	8,508 SF	
.11Mi.	**2377 W OHIO ST**	**08/05/1986**	$211,925	$21,192	956		1970	7,500 SF	
.11Mi.	**2444 W OHIO ST**	**06/09/2025**	$241,160	$24,116	1,136		1961	8,508 SF	
.11Mi.	**883 N GRAND DR**	**04/02/1996**	$201,886	$20,189	1,088		1973	8,448 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	55.0 years old	Households:	16,548
Median Household Income:	$57,425	Households w/Family:	59%
Household Income Per Capita:	$31,180	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Apache Junction Unified District	Students:	2,440
Number of Schools:	6	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.24Mi.	**Cactus Canyon Junior High School**	F	Public	6 - 8
Number of Students: 527 Student-Teacher Ratio: 18.56				
1.62Mi.	**Four Peaks Elementary School**	D-	Public	KG - 5
Number of Students: 400 Student-Teacher Ratio: 13.79				

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2.17Mi. **Apache Junction High School** C- Public 9 - 12
Number of Students: 796
Student-Teacher Ratio: 17.46
Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	141%	NOTABLY HIGHER
BURGLARY	165%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	162%	NOTABLY HIGHER
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	121%	HIGHER
OVERALL	148%	NOTABLY HIGHER

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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