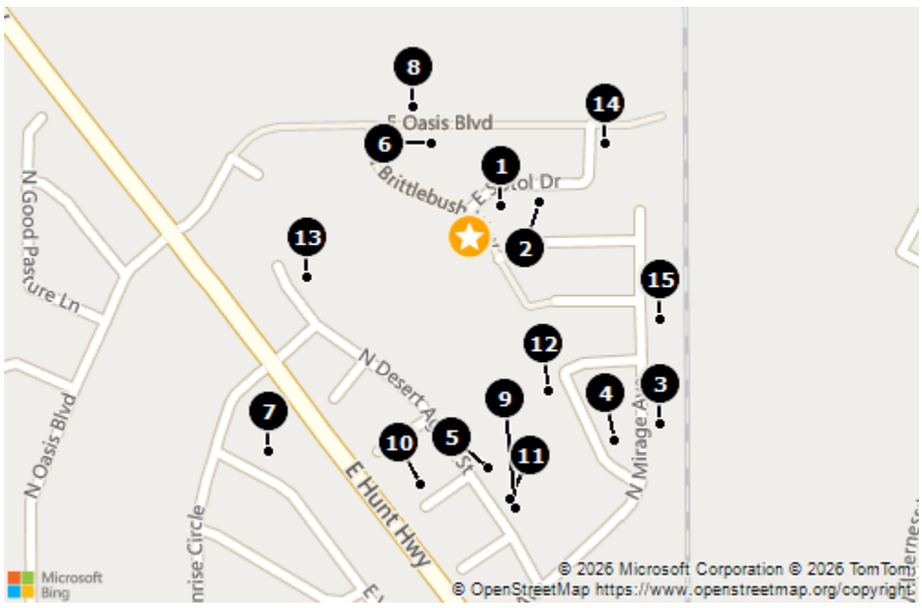
ICE SiteX Report

OrderID: 97524035

SiteX Property Information Report



Subject Property Location

23992 N BRITTLEBUSH WAY, FLORENCE, AZ 85132-6522

County:	**PINAL AZ**	Census Tract:	040210008.061041
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	200-11-6060	Thomas Bros Pg-Grid:	

Valuation

Value:	**$265,000**	FSD:	13	Common Confidence Score:	49
Value Range:	$230,550 - $299,450	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	0103
Assd Land Value:	$5,918	Market Land Value:	$59,176	Tax Year:	2025
Assd Improvement:	$23,347	Market Improvment Value:	$233,466	Total Taxable Value:	$1,339
Total Assessed Value:	$29,265	Total Assessor Market Value:	$292,642	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 184 Subdivision: MAGIC RANCH Map Ref: PM-110 Sec/Twnship/Range: SEC 11 TWN 04S RNG 08E
Abbreviated Description: LOT 184 MAGIC RANCH - PARCELS B & C IN SEC 11-04S-08E CAB H SLD 0 45 4889 SQ FT .11 AC

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:		Pool:	
Building Area:	1872 SF	Baths:		Fireplace:	
Year Built:	2016	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:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/30/2025	Loan Amount:	N/A
Document #:	2025-104903 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 184 Subdivision: MAGIC RANCH PARCELS B & C
Abbreviated Description: PRIOR REF: 2024-080734

Mortgage Record

Recording Date:	10/22/2024	Loan Amount:	N/A
Document #:	2024-080734 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	05/29/2024	Loan Amount:	N/A
Document #:	2024-040102 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2054	Type Finance:	

Legal Description:
Lot: 184 Subdivision: MAGIC RANCH PARCELS B AND C

Prior Transfer

Recording Date:	03/07/2024	Sales Price:	$254,375
Document #:	2024-016467 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	10/10/2023	Loan Amount:	N/A
Document #:	2023-074689 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
Lot: 184 Subdivision: MAGIC RANCH PARCELS B AND C
City/Muni/Twp: FLORENCE

Mortgage Record

Recording Date:	06/08/2023	Loan Amount:	N/A
Document #:	2023-042066 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 184 Subdivision: MAGIC RANCH PARCELS B AND C

Prior Transfer

Recording Date:	06/17/2022	Sales Price:	$169,172
Document #:	2022-069906 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2022	Sales Price:	$23,918
Document #:	2022-068943 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/25/2022	Sales Price:	N/A
Document #:	2022-061293 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/20/2022		
Document Type:			

Legal Description:
Lot: 184 Subdivision: MAGIC RANCH PARCELS B & C Map Ref: CAB H SL 45

Mortgage Record

Recording Date:	12/23/2021	Loan Amount:	N/A
Document #:	2021-162795 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
Lot: 184 Subdivision: MAGIC RANCH PARCELS 8 & C

Prior Transfer

Recording Date:	11/08/2019	Sales Price:	$168,884
Document #:	2019-095432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/29/2019	Loan Amount:	N/A
Document #:	2019-091416 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
Lot: 184 Subdivision: MAGIC RANCH PARCELS B AND C

Prior Transfer

Recording Date:	08/28/2018	Sales Price:	$60,000
Document #:	2018-065263 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/20/2018	Sales Price:	$172,000
Document #:	2018-062802 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/24/2018		
Document Type:			

Legal Description:
Lot: 184 Subdivision: MAGIC RANCH PARCELS B AND C Map Ref: CAB H SL 45

Prior Transfer

Recording Date:	05/15/2017	Sales Price:	N/A
Document #:	2017-034086 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/15/2017		
Document Type:			

Legal Description:
Lot: 184 Subdivision: MAGIC RANCH Map Ref: CAB H SL45
Abbreviated Description: PARCEL B&C

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 184 Subdivision: MAGIC RANCH Map Ref: PM-110 Sec/Twnship/Range: SEC 11 TWN 04S RNG 08E
Abbreviated Description: LOT 184 MAGIC RANCH - PARCELS B & C IN SEC 11-04S-08E CAB H SLD 0 45 4889 SQ FT .11 AC

Area Sales Analysis

Total Area Sales	$30,598,900	Median # of Bedrooms	
Median Lot Size	3,049 SF	Median # of Baths	
Median Living Area	2,010 SF	Median Year Built	2010
Price Range - 2 Yrs	$190,000 to $26,610,000	Age Range	10 years to 22 years
Median Value	$280,000	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**6019 E SOTOL DR** **FLORENCE, AZ 85132-6527**	05/14/2026	$298,000	$128	2318	//	2015	4,356 SF	
		APN: 200-11-5030 Document #: 2026-040245 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 81 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB H SL 45 Abbreviated Description: Lot:81 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB H SL 45								
2	.05Mi.	**6063 E SOTOL DR** **FLORENCE, AZ 85132-6527**	05/06/2026	$190,000	$120	1575	//	2015	3,049 SF	
		APN: 200-11-5000 Document #: 2026-037946 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 78 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB H SL 45 Abbreviated Description: Lot:78 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB H SL 45								
3	.18Mi.	**23777 N MIRAGE AVE** **FLORENCE, AZ 85132-6535**	04/17/2026	$275,000	$174	1575	//	2010	3,049 SF	
		APN: 200-11-5460 Document #: 2026-031619 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 124 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB H SL 45 Abbreviated Description: Lot:124 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB H SL 45								
4	.17Mi.	**23749 N GREER LOOP** **FLORENCE, AZ 85132-6540**	04/10/2026	$26,610,000	$11,986	2220	//	2008	3,049 SF	
		APN: 200-11-5750 Document #: 2026-029847 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 153 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB G SL 45 Abbreviated Description: Lot:153 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB G SL 45								
5	.16Mi.	**23717 N DESERT AGAVE ST** **FLORENCE, AZ 85132-6508**	04/06/2026	$259,500	$116	2220	//	2008	3,049 SF	
		APN: 200-11-6760 Document #: 2026-028166 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 254 Subdivision: MAGIC RANCH PARCELS B AND C MapRef: CAB H SL 45 Abbreviated Description: Lot:254 Subdivision:MAGIC RANCH PARCELS B AND C Map Ref:CAB H SL 45								
6	.07Mi.	**5947 E OASIS BLVD** **FLORENCE, AZ 85132-6516**	03/02/2026	$305,000	$131	2318	//	2016	3,049 SF	
		APN: 200-11-4750 Document #: 2026-016529 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 53 Subdivision: MAGIC RANCH PARCELS B AND C MapRef: CAB H SL 45 Abbreviated Description: Lot:53 Subdivision:MAGIC RANCH PARCELS B AND C Map Ref:CAB H SL 45								
7	.2Mi.	**5760 E VALLEY VIEW DR** **FLORENCE, AZ 85132-7966**	02/27/2026	$275,000	$174	1575	//	2004	5,663 SF	
		APN: 200-11-1330 Document #: 2026-015954 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 132 Subdivision: OASIS SUNRISE MapRef: CAB D SL 95 Abbreviated Description: Lot:132 Subdivision:OASIS SUNRISE Map Ref:CAB D SL 95								
8	.1Mi.	**5926 E OASIS BLVD** **FLORENCE, AZ 85132-6517**	02/05/2026	$280,000	$149	1872	//	2016	3,049 SF	
		APN: 200-11-4340 Document #: 2026-009137 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB H SL 45 Abbreviated Description: Lot:12 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB H SL 45								
9	.19Mi.	**23675 N DESERT AGAVE ST** **FLORENCE, AZ 85132-6506**	12/08/2025	$304,900	$137	2220	//	2008	3,049 SF	
		APN: 200-11-6720 Document #: 2025-098417 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 250 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB H SL 45 Abbreviated Description: Lot:250 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB H SL 45								
10	.17Mi.	**5946 E BAJA AVE** **FLORENCE, AZ 85132-6503**	10/31/2025	$257,000	$163	1575	//	2008	3,485 SF	
		APN: 200-11-6490 Document #: 2025-088637 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 227 Subdivision: MAGIC RANCH PARCELS B AND C MapRef: CAB H SL 45 Abbreviated Description: Lot:227 Subdivision:MAGIC RANCH PARCELS B AND C Map Ref:CAB H SL 45								
11	.18Mi.	**23685 N DESERT AGAVE ST** **FLORENCE, AZ 85132-6506**	10/27/2025	$340,000	$153	2220	//	2008	3,049 SF	
		APN: 200-11-6730 Document #: 2025-086871 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 251 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB H SL 45 Abbreviated Description: Lot:251 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB H SL 45								
12	.12Mi.	**23806 N GREER LOOP** **FLORENCE, AZ 85132-6541**	08/13/2025	$375,000	$186	2010	//	2008	4,792 SF	
		APN: 200-11-5680 Document #: 2025-065382 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 146 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB H SL 45 Abbreviated Description: Lot:146 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB H SL 45

13	.11Mi.	**23925 N DESERT AGAVE ST FLORENCE, AZ 85132-6513**	06/18/2025	$270,000	$162	1659	//	2013	3,485 SF

APN: 200-11-6970 Document #: 2025-049398
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 275 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB H SL 45 Abbreviated Description: Lot:275 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB H SL 45

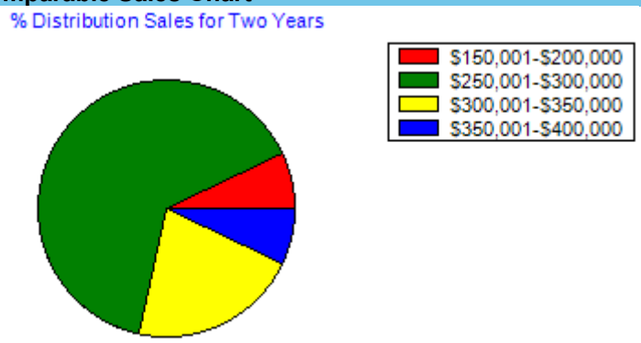
14	.11Mi.	**6135 E OASIS BLVD FLORENCE, AZ 85132-6521**	06/06/2025	$260,000	$165	1575	//	2015	3,920 SF

APN: 200-11-4610 Document #: 2025-046386
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB H SL 45 Abbreviated Description: Lot:39 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB H SL 45

15	.14Mi.	**23889 N MIRAGE AVE FLORENCE, AZ 85132-6537**	05/15/2025	$299,500	$134	2220	//	2013	3,049 SF

APN: 200-11-5400 Document #: 2025-039376
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 118 Subdivision: MAGIC RANCH PARCELS B & C MapRef: CAB H SL 45 Abbreviated Description: Lot:118 Subdivision:MAGIC RANCH PARCELS B & C Map Ref:CAB H SL 45

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.	**23992 N BRITTLEBUSH WAY**		$292,642	$29,265	1,872		2016	4,792 SF	
.01Mi.	**23974 N BRITTLEBUSH WAY**	**06/12/2017**	$271,124	$27,113	1,872		2016	3,049 SF	
.01Mi.	**24006 N BRITTLEBUSH WAY**	**05/25/2016**	$337,327	$33,733	2,318		2015	5,227 SF	
.02Mi.	**23964 N BRITTLEBUSH WAY**	**12/14/2016**	$248,192	$24,819	1,575		2016	3,049 SF	
.02Mi.	**24012 N BRITTLEBUSH WAY**		$277,767	$27,777	1,872		2016	3,485 SF	
.02Mi.	**5999 E SOTOL DR**	**04/29/2016**	$263,488	$26,349	1,575		2015	4,356 SF	
.02Mi.	**6032 E DESERT SPOON LN**	**06/07/2023**	$252,495	$25,250	1,575		2015	3,485 SF	
.03Mi.	**23954 N BRITTLEBUSH WAY**	**11/30/2016**	$248,192	$24,819	1,575		2016	3,049 SF	
.03Mi.	**24018 N BRITTLEBUSH WAY**	**03/03/2017**	$308,477	$30,848	2,318		2016	3,485 SF	
.03Mi.	**6019 E SOTOL DR**	**03/29/2016**	$325,088	$32,509	2,318		2015	4,356 SF	
.03Mi.	**6044 E DESERT SPOON LN**	**04/22/2016**	$320,307	$32,031	2,318		2015	3,920 SF	
.03Mi.	**5998 E SOTOL DR**		$295,168	$29,517	1,872		2016	4,792 SF	
.03Mi.	**23942 N BRITTLEBUSH WAY**	**12/09/2021**	$276,503	$27,651	1,872		2016	3,485 SF	
.04Mi.	**24022 N BRITTLEBUSH WAY**	**04/10/2017**	$316,606	$31,661	2,318		2016	3,485 SF	
.04Mi.	**24015 N BRITTLEBUSH WAY**	**09/12/2016**	$311,861	$31,186	2,318		2016	3,049 SF	
.04Mi.	**6035 E SOTOL DR**	**10/13/2023**	$278,777	$27,878	1,872		2015	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	43.6 years old	Households:	11,024
Median Household Income:	$74,531	Households w/Family:	70%
Household Income Per Capita:	$36,711	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

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

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.34Mi.	**Florence High School** Number of Students: 857 Student-Teacher Ratio: 20.9 Advanced Placement: Yes	C	Public	9 - 12
3.11Mi.	**Anthem K-8 School** Number of Students: 722 Student-Teacher Ratio: 16.22	C	Public	KG - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	41%	SIGNIFICANTLY LOWER
BURGLARY	55%	NOTABLY LOWER
MOTOR VEHICLE THEFT	20%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	34%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	40%	SIGNIFICANTLY LOWER
MURDER	28%	SIGNIFICANTLY LOWER
OVERALL	43%	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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