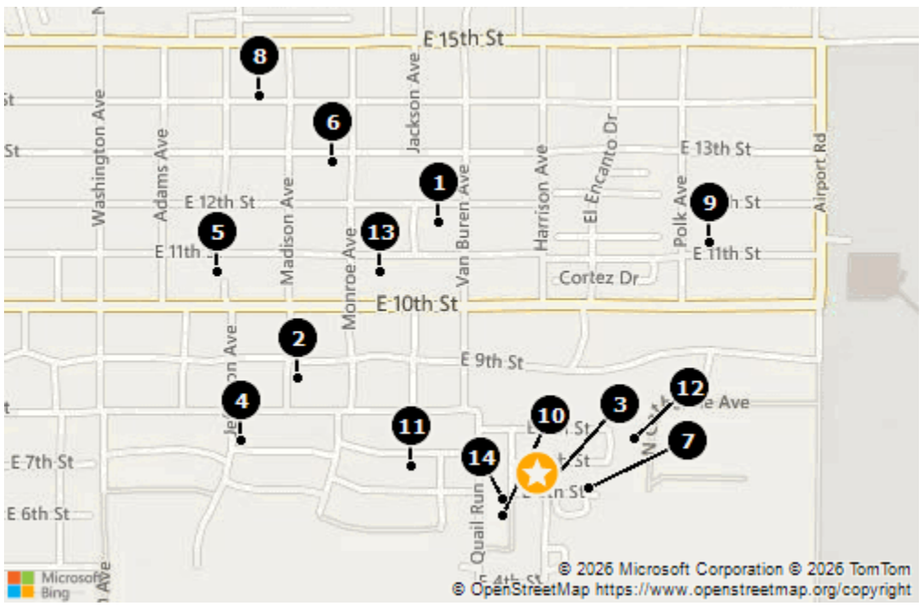
ICE SiteX Report

OrderID: 98692515

SiteX Property Information Report



Subject Property Location

2705 E 7TH ST, DOUGLAS, AZ 85607-3580

County:	**COCHISE AZ**	Census Tract:	040030007.004021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	410-37-099	Thomas Bros Pg-Grid:	

Valuation

Value:	**$291,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$267,720 - $314,280	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	2710
Assd Land Value:	$1,050	Market Land Value:	$10,500	Tax Year:	2026
Assd Improvement:	$15,238	Market Improvment Value:	$152,377	Total Taxable Value:	$1,439
Total Assessed Value:	$16,288	Total Assessor Market Value:	$162,877	Delinquent Year:	
				Tax Account ID:	410-37-09908
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 99 Subdivision: QUAIL RUN COMMUNITY SUBDIVISION AMENDED Tract No: A Map Ref: PM 410-37

Abbreviated Description:	AMENDED QUAIL RUN COMMUNITY LOT 99
City/Muni/Twp:	DOUGLAS

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1567 SF	Baths:		Fireplace:	
Year Built:	2009	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:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/11/2026	Sales Price:	$273,946
Document #:	2026-16202 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/21/2025	Sales Price:	N/A
Document #:	2025-00984 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/26/2024	Sales Price:	$279,000
Document #:	2024-22432 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/12/2024		
Document Type:			
Legal Description:			

Lot: 99 Subdivision: QUAIL RUN COMMUNITY Map Ref: DOC 8709-23299

Prior Transfer

Recording Date:	12/26/2024	Sales Price:	$279,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98692515

Document Type:
Legal Description:
Lot: 99 Subdivision: QUAIL RUN COMMUNITY SUBDIVISION AMENDED Tract No: A Map Ref: PM 410-37
Abbreviated Description: AMENDED QUAIL RUN COMMUNITY LOT 99
City/Muni/Twp: DOUGLAS

Prior Transfer

Recording Date:	06/02/2020	Sales Price:	N/A
Document #:	2020-10674 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/28/2020	Sales Price:	N/A
Document #:	2020-10273 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/25/2020		
Document Type:			
Legal Description:			

Lot: 99 Subdivision: QUAIL RUN COMMUNITY Map Ref: MB 12 PG 38

Prior Transfer

Recording Date:	05/15/2018	Sales Price:	N/A
Document #:	2018-08996 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/01/2018	Sales Price:	$162,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/01/2018	Sales Price:	$162,000
Document #:	2018-08027 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/24/2018		
Document Type:			
Legal Description:			

Lot: 99 Subdivision: QUAIL RUN COMMUNITY Map Ref: MB2 PG41

Prior Transfer

Recording Date:	11/14/2016	Sales Price:	$163,337
Document #:	2016-20244 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/24/2016	Loan Amount:	N/A
Document #:	2016-19053 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2046	Type Finance:	
Legal Description:			

Lot: 99 Subdivision: AMENDED QUAIL RUN COMMUNITY

Prior Transfer

Recording Date:	03/29/2010	Sales Price:	$159,900
Document #:	2010-06826 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/23/2010		
Document Type:			
Legal Description:			

Lot: 99 Subdivision: AMENDED QUAIL RUN COMMUNITY Map Ref: MAP12 PG38

Prior Transfer

Recording Date:	01/18/2006	Sales Price:	$120,000 Multiple Parcels Involved in this transaction
Document #:	060102091 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/28/2005		
Document Type:			
Legal Description:			

Lot: 17-20,75 Subdivision: AMENDED QUAIL RUN COMMUNITY Tract No: A Map Ref: MAP12 PG38
Abbreviated Description: LOTS76-84 87-99&104-112

Prior Transfer

Recording Date:	11/15/2005	Sales Price:	$120,000 Multiple Parcels Involved in this transaction
Document #:	051144309 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/08/2005		
Document Type:			
Legal Description:			

Lot: 16-20,75 Subdivision: AMENDED QUAIL RUN COMMUNITY Tract No: A Map Ref: MAP12 PG38
Abbreviated Description: LOTS76-84 87-99&104-112

Area Sales Analysis

Total Area Sales	$3,318,900	Median # of Bedrooms	
Median Lot Size	54 SF	Median # of Baths	
Median Living Area	1,539 SF	Median Year Built	1981
Price Range - 2 Yrs	$70,000 to $369,000	Age Range	20 years to 67 years
Median Value	$253,500	Median Age	45 years

ICE SiteX Report

OrderID: 98692515

Comparable Sales Data

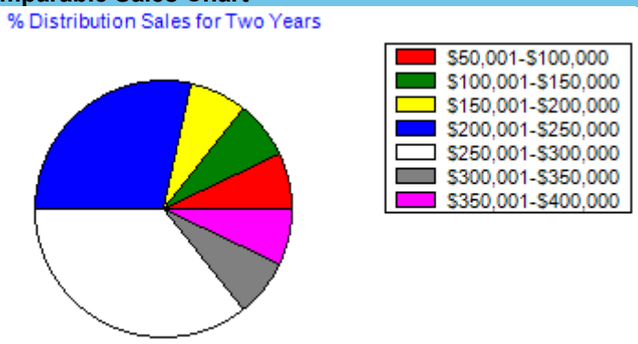
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**2645 E 12TH ST** **DOUGLAS, AZ 85607-2552**	09/16/2026	$289,000	$157	1831	//	1975	142 SF	
		APN: 410-32-049B Document #: 2026-18555 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18-21 Block: 17 Subdivision: AMENDED MAP OF FOOTHILLS ADDITION MapRef: MB 3 PG 96 Abbreviated Description: Lot:18-21 Block:17 Subdivision:AMENDED MAP OF FOOTHILLS ADDITION Map Ref:MB 3 PG 96								
2	.36Mi.	**2401 E 9TH ST** **DOUGLAS, AZ 85607-2707**	09/04/2026	$220,000	$94	2319	//	1972	179 SF	
		APN: 410-33-075 Document #: 2026-17866 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: 7 Subdivision: VISTA DEL SOL ADDITION MapRef: MB 3 PG 105 Abbreviated Description: Lot:1 Block:7 Subdivision:VISTA DEL SOL ADDITION Map Ref:MB 3 PG 105								
3	.02Mi.	**2706 E 6TH ST** **DOUGLAS, AZ 85607-3526**	08/11/2026	$260,000	$195	1329	//	2006	SF	
		APN: 410-37-069 Document #: 2026-16234 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 69 Subdivision: AMENDED QUAIL RUN COMMUNITY MapRef: MB 12 PG 41 Abbreviated Description: Lot:69 Subdivision:AMENDED QUAIL RUN COMMUNITY Map Ref:MB 12 PG 41								
4	.41Mi.	**2300 E 7TH ST** **DOUGLAS, AZ 85607-3519**	08/05/2026	$275,000	$173	1587	//	1959	SF	
		APN: 410-35-107 Document #: 2026-15813 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: DOUGLAS TERRACE MapRef: MB 3 PG 173 Abbreviated Description: Lot:18 Subdivision:DOUGLAS TERRACE Map Ref:MB 3 PG 173								
5	.52Mi.	**2245 E 11TH ST** **DOUGLAS, AZ 85607-2737**	08/03/2026	$305,000	$139	2187	//	1984	156 SF	
		APN: 410-32-019A Document #: 2026-15649 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 29-32 Block: 5 Subdivision: FOOTHILLS ADDITION MapRef: MB 3 PG 96 Abbreviated Description: Lot:29-32 Block:5 Subdivision:FOOTHILLS ADDITION Map Ref:MB 3 PG 96								
6	.51Mi.	**2435 E 13TH ST** **DOUGLAS, AZ 85607-2521**	07/31/2026	$247,000	$168	1464	//	1974	107 SF	
		APN: 410-32-069A Document #: 2026-15595 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27-29 Block: 20 Subdivision: FOOTHILLS ADDITION MapRef: MB 3 PG 87 Abbreviated Description: Lot:27-29 Block:20 Subdivision:FOOTHILLS ADDITION Map Ref:MB 3 PG 87								
7	.07Mi.	**2716 E 6TH ST** **DOUGLAS, AZ 85607-3526**	07/29/2026	$125,000	$89	1395	//	2006	SF	
		APN: 410-37-074 Document #: 2026-15311 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 74 Subdivision: AMENDED QUAIL RUN COMMUNITY MapRef: MB 12 PG 41 Abbreviated Description: Lot:74 Subdivision:AMENDED QUAIL RUN COMMUNITY Map Ref:MB 12 PG 41								
8	.66Mi.	**2328 E 14TH ST** **DOUGLAS, AZ 85607-2532**	07/17/2026	$70,000	$55	1268	//	1959	107 SF	
		APN: 410-32-144 Document #: 2026-14486 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7-9 Block: 33 Subdivision: FOOTHILLS ADDITION MapRef: MB 3 PG 96 Abbreviated Description: Lot:7-9 Block:33 Subdivision:FOOTHILLS ADDITION Map Ref:MB 3 PG 96								
9	.4Mi.	**3010 E 11TH ST** **DOUGLAS, AZ 85607-2612**	05/22/2026	$369,000	$99	3723	//	1989	178 SF	
		APN: 410-32-193B Document #: 2026-10454 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9-13 Subdivision: FOOTHILLS ADDITION MapRef: MB 3 PG 96 Abbreviated Description: Lot:9-13 Subdivision:FOOTHILLS ADDITION Map Ref:MB 3 PG 96								
10	.08Mi.	**502 N ELIZABETH AVE** **DOUGLAS, AZ 85607-3567**	05/22/2026	$285,000	$191	1491	//	2005	SF	
		APN: 410-37-062 Document #: 2026-10523 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 62 Subdivision: AMENDED QUAIL RUN COMMUNITY MapRef: DOC 8709-23299 Abbreviated Description: Lot:62 Subdivision:AMENDED QUAIL RUN COMMUNITY Map Ref:DOC 8709-23299								
11	.18Mi.	**2601 E 7TH ST** **DOUGLAS, AZ 85607-3524**	05/13/2026	$169,900	$122	1389	//	1968	SF	
		APN: 410-35-191 Document #: 2026-09715 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: L Subdivision: DOUGLAS TERRACE MapRef: MB 3 PG 173 Abbreviated Description: Lot:7 Block:L Subdivision:DOUGLAS TERRACE Map Ref:MB 3 PG 173								
12	.14Mi.	**702 N CATHERINE AVE** **DOUGLAS, AZ 85607-**	05/05/2026	$224,000			//		SF	
		APN: 410-37-085 Document #: 2026-09179 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 85 Subdivision: AMENDED QUAIL RUN COMMUNITY MapRef: DOC 8709-23299 Abbreviated Description: Lot:85 Subdivision:AMENDED QUAIL RUN COMMUNITY Map Ref:DOC 8709-23299								
13	.35Mi.	**2509 E 11TH ST** **DOUGLAS, AZ 85607-2742**	04/30/2026	$220,000	$121	1809	//	1981	107 SF	
		APN: 410-32-005 Document #: 2026-08779 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23-25 Block: 2 Subdivision: FOOTHILLS ADDITION MapRef: MB 3 PG 96 Abbreviated Description: Lot:23-25 Block:2 Subdivision:FOOTHILLS ADDITION Map Ref:MB 3 PG 96								
14	.06Mi.	**506 N ELIZABETH AVE** **DOUGLAS, AZ 85607-3567**	03/12/2026	$260,000	$116	2232	//	2006	SF	

ICE SiteX Report

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APN: 410-37-060 Document #: 2026-04880
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: QUAIL RUN COMMUNITY MapRef: DOC 8709-23299 Abbreviated Description: Lot:60 Subdivision:QUAIL RUN COMMUNITY Map Ref:DOC 8709-23299

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.	**2705 E 7TH ST**	**12/26/2024**	$162,877	$16,288	1,567		2009		
.01Mi.	**2707 E 7TH ST**	**12/22/2022**	$147,352	$14,735	1,377		2007		
.02Mi.	**2704 E 6TH ST**	**04/12/2007**	$127,334	$12,733	1,481		2006		
.02Mi.	**2706 E 6TH ST**	**02/22/2022**	$126,615	$12,662	1,329		2006		
.02Mi.	**2709 E 8TH ST**	**04/04/2008**	$142,425	$14,243	1,569		2007		
.02Mi.	**2701 E 7TH ST**		$150,609	$15,061	1,589		2013		
.03Mi.	**2704 E 7TH ST**	**11/15/2007**	$155,104	$15,510	1,549		2007		
.03Mi.	**2702 E 7TH ST**	**12/22/2022**	$190,455	$19,046	1,657				
.03Mi.	**2706 E 7TH ST**	**02/12/2015**	$141,299	$14,130	1,478		2008		
.03Mi.	**2700 E 6TH ST**	**06/05/2020**	$158,185	$15,819	1,765		2006		
.03Mi.	**2708 E 6TH ST**	**04/23/2008**	$126,007	$12,601	1,395		2006		
.03Mi.	**2711 E 7TH ST**	**06/17/2016**	$150,894	$15,089	1,613		2009		
.04Mi.	**2708 E 7TH ST**	**07/28/2016**	$145,306	$14,531	1,570		2007		
.04Mi.	**2700 E 7TH ST**	**08/29/2022**	$188,325	$18,833	1,727				
.04Mi.	**2710 E 6TH ST**	**04/12/2017**	$128,315	$12,832	1,330		2006		
.04Mi.	**2710 E 7TH ST**	**07/29/2009**	$133,475	$13,348	1,377		2007		

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	34.7 years old	Households:	6,401
Median Household Income:	$40,032	Households w/Family:	69%
Household Income Per Capita:	$19,696	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Douglas Unified District	Students:	3,608
Number of Schools:	9	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.58Mi.	**Stevenson Elementary School** Number of Students: 392 Student-Teacher Ratio: 28	B-	Public	PK - 5
0.98Mi.	**Paul H Huber Jr High School** Number of Students: 381 Student-Teacher Ratio: 17.32	C+	Public	6 - 8
1.35Mi.	**Douglas High School** Number of Students: 1,288 Student-Teacher Ratio: 18.67 Advanced Placement: Yes	C+	Public	9 - 12

ICE SiteX Report

OrderID: 98692515

Flood Report

The Subject Property of **2705 E 7TH ST, DOUGLAS, AZ 85607-3580** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	156%	NOTABLY HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	129%	HIGHER

Disaster Alerts

No alerts noted

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