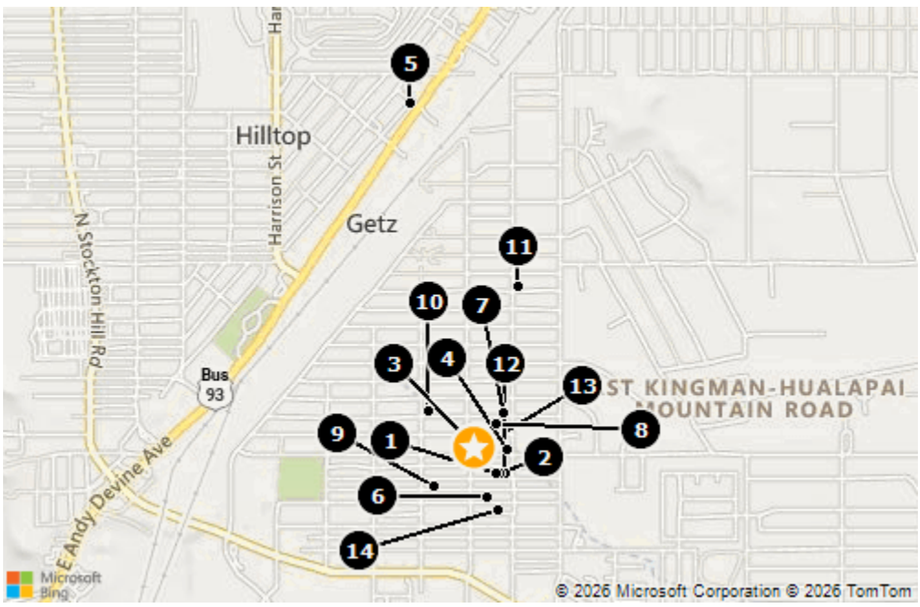
ICE SiteX Report

OrderID: 98472134

SiteX Property Information Report



Subject Property Location

2707 SOUTHERN AVE, KINGMAN, AZ 86401-5313

County:	**MOHAVE AZ**	Census Tract:	040159536.031078
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	311-08-172A	Thomas Bros Pg-Grid:	

Valuation

Value:	**$259,000**	FSD:	7	Common Confidence Score:	79
Value Range:	$240,870 - $277,130	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	0452
Assd Land Value:		Market Land Value:	$33,717	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$188,476	Total Taxable Value:	$832
Total Assessed Value:	$22,219	Total Assessor Market Value:	$222,193	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 45-46 Block: 16 Subdivision: GOLDEN GATE ADDITION Map Ref: PM 311-08 Sec/Twnship/Range: SEC 18 TWN 21N RNG 16W
Abbreviated Description: GOLDEN GATE ADDITION BLK 16 LOTS 45 & 46 CONT 5000 SQ FT OR 0.12ACRES 311-08-172 (311-08-172A & B) 2005 TAX ROLL

Property Characteristics

Lot Size:	5,000 SF	Bedrooms:		Pool:	
Building Area:	1438 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:	2	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
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:	06/03/2026	Sales Price:	$241,390
Document #:	2026030056 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/19/2024	Sales Price:	N/A
Document #:	2024046739 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/28/2024	Sales Price:	N/A
Document #:	2024043381 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/21/2024		
Document Type:			
Legal Description:			

Lot: 45&46 Block: 16 Subdivision: GOLDEN GATE ADDITION

Prior Transfer

Recording Date:	08/28/2024	Sales Price:	$264,900
Document #:	2024043380 BK-PG -	Type of Sale:	Verified Sale Price

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Contract Date:	08/21/2024
Document Type:	
Legal Description:	
Lot: 45&46 Block: 16 Subdivision: GOLDEN GATE ADDITION	

Prior Transfer

Recording Date:	12/13/2019	Sales Price:	$140,750
Document #:	2019067602 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/19/2019	Sales Price:	$172,900
Document #:	2019063257 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/29/2019		
Document Type:			
Legal Description:			
Lot: 45&46 Block: 16 Subdivision: GOLDEN GATE ADDITION			

Prior Transfer

Recording Date:	05/21/2013	Sales Price:	$152,900
Document #:	2013026524 BK-PG 5505-0567	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/23/2013	Loan Amount:	N/A
Document #:	2013021055 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2043	Type Finance:	
Legal Description:			
Lot: 45&46 Block: 16 Subdivision: GOLDEN GATE ADDITION			

Prior Transfer

Recording Date:	02/22/2013	Sales Price:	$77,000
Document #:	2013009430 BK-PG 5149-0290	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/25/2005	Sales Price:	$152,900
Document #:	2005030271 BK-PG 5505-0563	Type of Sale:	Verified Sale Price
Contract Date:	02/12/2005		
Document Type:			
Legal Description:			
Lot: 45&46 Block: 16 Subdivision: GOLDEN GATE ADDITION			

Mortgage Record

Recording Date:	08/06/2004	Loan Amount:	N/A
Document #:	2004073048 BK-PG 5149-0290	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	
Legal Description:			
Lot: 45&46 Block: 16 Subdivision: GOLDEN GATE ADDITION			

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Lot: 45-46 Block: 16 Subdivision: GOLDEN GATE ADDITION Map Ref: PM 311-08 Sec/Twnship/Range: SEC 18 TWN 21N RNG 16W			
Abbreviated Description: GOLDEN GATE ADDITION BLK 16 LOTS 45 & 46 CONT 5000 SQ FT OR 0.12ACRES 311-08-172 (311-08-172A & B) 2005 TAX ROLL			

Area Sales Analysis

Total Area Sales	$3,186,650	Median # of Bedrooms	
Median Lot Size	5,000 SF	Median # of Baths	1
Median Living Area	1,292 SF	Median Year Built	2004
Price Range - 2 Yrs	$180,000 to $280,000	Age Range	1 years to 46 years
Median Value	$226,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**2735 GEORGIA AVE** **KINGMAN, AZ 86401-5337**	08/31/2026	$200,000	$158	1263	//1	2002	4,644 SF	
		APN: 321-22-009 Document #: 2026045293 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: CHOLLA VILLAS SUBDIVISION MapRef: MB 51 PG 281 Abbreviated Description: Lot:9 Block:2 Subdivision:CHOLLA VILLAS SUBDIVISION Map Ref:MB 51 PG 281								
2	.09Mi.	**2739 GEORGIA AVE** **KINGMAN, AZ 86401-5337**	08/31/2026	$200,000	$158	1263	//1	2002	4,644 SF	
		APN: 321-22-010 Document #: 2026045285 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: CHOLLA VILLAS SUBDIVISION MapRef: MB 51 PG 281 Abbreviated Description: Lot:10 Block:2 Subdivision:CHOLLA VILLAS SUBDIVISION Map Ref:MB 51 PG 281								
3	.02Mi.	**2704 EMERSON AVE** **KINGMAN, AZ 86401-6343**	08/10/2026	$242,000	$202	1195	//	2024	5,000 SF	
		APN: 311-08-167B Document #: 2026041857								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23&24 Block: 16 Subdivision: GOLDEN GATE ADDITION Abbreviated Description: Lot:23&24 Block:16 Subdivision:GOLDEN GATE ADDITION

4	0Mi.	**2743 SOUTHERN AVE** **KINGMAN, AZ 86401-5313**	08/03/2026	$280,000	$179	1564	//2	2005	5,000 SF

APN: 311-08-168B Document #: 2026040637
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 27&28 Block: 16 Subdivision: GOLDEN GATE ADDITION MapRef: MB 33 PG 389 Abbreviated Description: Lot:27&28 Block:16 Subdivision:GOLDEN GATE ADDITION Map Ref:MB 33 PG 389

5	.15Mi.	**2731 HARROD AVE** **KINGMAN, AZ 86401-6325**	07/30/2026	$214,000	$192	1112	//2	2004	5,000 SF

APN: 311-08-129J Document #: 2026040149
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 33&34 Block: 13 Subdivision: GOLDEN GATE ADDITION Abbreviated Description: Lot:33&34 Block:13 Subdivision:GOLDEN GATE ADDITION

6	.13Mi.	**2715 LILLIE AVE** **KINGMAN, AZ 86401-5344**	07/15/2026	$209,900	$202	1038	//1	1981	9,000 SF

APN: 321-17-010 Document #: 2026037248
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: CECIL DAVIS ADDITION UNIT NO 4 Tract No: 1900-B MapRef: DOC 78-37462 Abbreviated Description: Lot:3 Block:2 Subdivision:CECIL DAVIS ADDITION UNIT NO 4 Tract No:1900-B Map Ref:DOC 78-37462

7	.12Mi.	**2739 PHOENIX AVE** **KINGMAN, AZ 86401-6342**	03/31/2026	$236,250	$173	1360	//4	2014	5,000 SF

APN: 311-08-143C Document #: 2026017230
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29&30 Block: 14 Subdivision: GOLDEN GATE ADDITION Abbreviated Description: Lot:29&30 Block:14 Subdivision:GOLDEN GATE ADDITION

8	.09Mi.	**2732 PHOENIX AVE** **KINGMAN, AZ 86401-6346**	03/05/2026	$225,000	$170	1321	//2	2005	5,000 SF

APN: 311-08-150F Document #: 2026011416
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 15 Subdivision: GOLDEN GATE ADDITION MapRef: MB 33 PG 389 Abbreviated Description: Lot:9&10 Block:15 Subdivision:GOLDEN GATE ADDITION Map Ref:MB 33 PG 389

9	.14Mi.	**2608 GEORGIA AVE** **KINGMAN, AZ 86401-6407**	03/05/2026	$227,000	$158	1431	//1	1980	9,000 SF

APN: 321-05-075C Document #: 2026011422
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Block: 15 Subdivision: CECIL DAVIS ADDITION UNIT NO 3 MapRef: MB 51 PG 281 Abbreviated Description: Lot:2 Block:15 Subdivision:CECIL DAVIS ADDITION UNIT NO 3 Map Ref:MB 51 PG 281

10	.16Mi.	**45 PHOENIX AVE** **KINGMAN, AZ 86401-**	10/30/2025	$245,000	$205	1195	//	2025	5,000 SF

APN: 311-08-238 Document #: 2025052557
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45&46 Block: 22 Subdivision: GOLDEN GATE ADDITION MapRef: MB 33 PG 389 Abbreviated Description: Lot:45&46 Block:22 Subdivision:GOLDEN GATE ADDITION Map Ref:MB 33 PG 389

11	.19Mi.	**2803 HARROD AVE** **KINGMAN, AZ 86401-6338**	07/23/2025	$235,000	$148	1585	//2	2005	10,000 SF

APN: 311-08-054 Document #: 2025036141
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 47&48 Block: 21 Subdivision: GOLDEN GATE ADDITION Abbreviated Description: Lot:47&48 Block:21 Subdivision:GOLDEN GATE ADDITION

12	.1Mi.	**2747 GEORGIA AVE** **KINGMAN, AZ 86401-5337**	06/10/2025	$218,000	$186	1170	//1	2003	4,644 SF

APN: 321-22-012 Document #: 2025029090
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: CHOLLA VILLAS SUBDIVISION Tract No: 1941-B MapRef: DOC 97-57072 Abbreviated Description: Lot:12 Block:2 Subdivision:CHOLLA VILLAS SUBDIVISION Tract No:1941-B Map Ref:DOC 97-57072

13	.04Mi.	**2724 EMERSON AVE** **KINGMAN, AZ 86401-6343**	05/30/2025	$274,500	$190	1442	//4	2016	5,000 SF

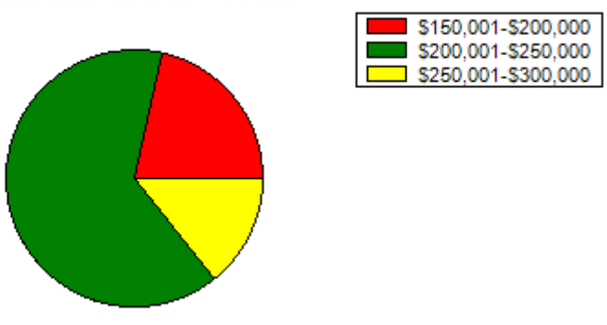
APN: 311-08-164 Document #: 2025027497
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 16 Subdivision: GOLDEN GATE ADDITION MapRef: MB 33 PG 389 Abbreviated Description: Lot:13&14 Block:16 Subdivision:GOLDEN GATE ADDITION Map Ref:MB 33 PG 389

14	.17Mi.	**2728 LILLIE AVE** **KINGMAN, AZ 86401-5345**	05/15/2025	$180,000	$128	1396	/4/1	1986	9,000 SF

APN: 321-17-005 Document #: 2025024864
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: CECIL DAVIS ADDITION Tract No: 1900-8 Legal Unit: 4 MapRef: DOC 78-37462 Abbreviated Description: Lot:3 Block:1 Subdivision:CECIL DAVIS ADDITION Tract No:1900-8 Legal Unit:4 Map Ref:DOC 78-37462

Comparable Sales Chart

% Distribution Sales for Two Years



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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.	**2707 SOUTHERN AVE**		$222,193	$22,219	1,438	//2	2005	5,000 SF	
.01Mi.	**2711 SOUTHERN AVE**	**11/15/2024**	$230,623	$23,062	1,250	//2	2006	5,000 SF	
.02Mi.	**2708 EMERSON AVE**		$241,361	$24,136	1,602	//2	2005	5,000 SF	
.02Mi.	**2715 SOUTHERN AVE**		$221,736	$22,174	1,437	//4	2006	5,000 SF	
.02Mi.	**2712 EMERSON AVE**		$220,652	$22,065	1,321	//4	2017	5,000 SF	
.02Mi.	**2704 EMERSON AVE**		$213,983	$21,398	1,195		2024	5,000 SF	
.03Mi.	**2716 EMERSON AVE**		$220,673	$22,067	1,321	//4	2017	5,000 SF	
.03Mi.	**2647 SOUTHERN AVE**		$233,699	$23,370	1,521	//2	2005	5,000 SF	
.03Mi.	**2719 SOUTHERN AVE**		$223,555	$22,356	1,454	//2	2005	5,000 SF	
.03Mi.	**2720 EMERSON AVE**		$226,386	$22,639	1,434	/3/4	2007	5,000 SF	
.03Mi.	**2648 EMERSON AVE**		$216,158	$21,616	1,275	//4	2014	5,000 SF	
.04Mi.	**2700 SOUTHERN AVE**		$203,579	$20,358	1,289	//2	2004	5,327 SF	
.04Mi.	**2704 SOUTHERN AVE**		$201,622	$20,162	1,289	//2	2004	4,828 SF	
.04Mi.	**2723 SOUTHERN AVE**		$223,534	$22,353	1,454	//2	2005	5,000 SF	
.04Mi.	**2643 SOUTHERN AVE**		$178,709	$17,871	1,106	//2	2000	5,000 SF	
.04Mi.	**2708 SOUTHERN AVE**		$201,622	$20,162	1,289	//2	2004	4,828 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	44.7 years old	Households:	11,160
Median Household Income:	$64,069	Households w/Family:	66%
Household Income Per Capita:	$29,640	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Kingman Unified School District	Students:	6,996
Number of Schools:	13	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.17Mi.	**White Cliffs Middle School** Number of Students: 592 Student-Teacher Ratio: 22.77	B-	Public	6 - 8
2.52Mi.	**Lee Williams High School** Number of Students: 994 Student-Teacher Ratio: 25.49 Advanced Placement: Yes	B-	Public	9 - 12
0.39Mi.	**Hualapai Elementary School** Number of Students: 781 Student-Teacher Ratio: 20.83	B	Public	KG - 5

Flood Report

The Subject Property of **2707 SOUTHERN AVE, KINGMAN, AZ 86401-5313** 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	109%	SIMILAR
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	90%	LOWER
OVERALL	59%	NOTABLY LOWER

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Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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