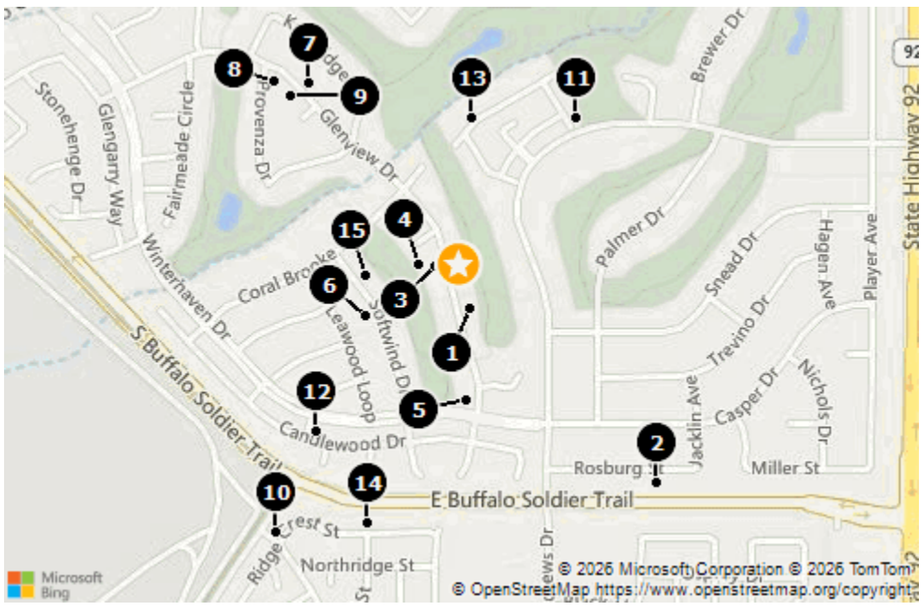
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

2933 GLENVIEW DR, SIERRA VISTA, AZ 85650-8709

County:	**COCHISE AZ**	Census Tract:	040030018.014001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	105-97-719	Thomas Bros Pg-Grid:	

Valuation

Value:	**$446,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$383,560 - $508,440	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	6830
Assd Land Value:	$5,760	Market Land Value:	$57,600	Tax Year:	2025
Assd Improvement:	$27,321	Market Improvment Value:	$273,214	Total Taxable Value:	$2,080
Total Assessed Value:	$33,081	Total Assessor Market Value:	$330,814	Delinquent Year:	
				Tax Account ID:	105-97-71904
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 289 Subdivision: COUNTRY CLUB Phase No: 1D Legal Unit: 289 Map Ref: PM 105-97

Abbreviated Description:	WINTERHAVEN COUNTRY CLUB EST PHASE 1D LOT 289 .27AC
City/Muni/Twp:	SIERRA VISTA

Property Characteristics

Lot Size:	11,761 SF	Bedrooms:		Pool:	
Building Area:	2231 SF	Baths:		Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	
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:	09/26/2025	Sales Price:	N/A
Document #:	2025-17476 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/06/2025	Sales Price:	N/A
Document #:	2025-08087 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/25/2025	Loan Amount:	N/A
Document #:	2025-07171 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2055	Type Finance:	
Legal Description:			

Lot: 289 Subdivision: WINTERHAVEN COUNTRY CUB ESTATES PHASE 1D

Prior Transfer

Recording Date:	09/05/2024	Sales Price:	N/A
Document #:	2024-14938 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	08/31/2022	Sales Price:	$50,000
Document #:	2022-20748 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/26/2022	Sales Price:	$390,000
Document #:	2022-20473 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/17/2022		
Document Type:			

Legal Description:
Lot: 289 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1D Map Ref: MB 14 PG 17

Prior Transfer

Recording Date:	08/26/2022	Sales Price:	$390,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 289 Subdivision: COUNTRY CLUB Phase No: 1D Legal Unit: 289 Map Ref: PM 105-97
Abbreviated Description: WINTERHAVEN COUNTRY CLUB EST PHASE 1D LOT 289 .27AC
City/Muni/Twp: SIERRA VISTA

Prior Transfer

Recording Date:	01/10/2019	Sales Price:	$97,000
Document #:	2019-00454 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/07/2019		
Document Type:			

Legal Description:
Lot: 4 Block: 5 Subdivision: GARDEN CANYON HEIGHTS Map Ref: MB 3 PG 200

Mortgage Record

Recording Date:	04/02/2007	Loan Amount:	N/A
Document #:	070411373 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/13/2042	Type Finance:	VAR

Legal Description:
Lot: 289 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1D

Prior Transfer

Recording Date:	02/08/2001	Sales Price:	$244,704
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,106,600	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	2,129 SF	Median Year Built	1998
Price Range - 2 Yrs	$245,000 to $640,000	Age Range	7 years to 38 years
Median Value	$415,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**2977 GLENVIEW DR** **SIERRA VISTA, AZ 85650-8709**	08/17/2026	$380,000	$179	2119	//	1998	13,939 SF	
		APN: 105-97-437 Document #: 2026-16564 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE IA MapRef: MB 13 PG 83 Abbreviated Description: Lot:14 Subdivision:WINTERHAVEN COUNTRY CLUB ESTATES PHASE IA Map Ref:MB 13 PG 83								
2	.41Mi.	**3432 ROSBURG ST** **SIERRA VISTA, AZ 85650-6656**	07/15/2026	$445,000	$179	2475	//	1995	SF	
		APN: 105-97-415 Document #: 2026-14370 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Tract No: 117 MapRef: MB 13 PG 40 Abbreviated Description: Lot:59 Tract No:117 Map Ref:MB 13 PG 40								
3	.03Mi.	**2958 GLENVIEW DR** **SIERRA VISTA, AZ 85650-8708**	06/30/2026	$330,000	$155	2129	//	2001	10,890 SF	
		APN: 105-97-568 Document #: 2026-13151 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 144 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1C MapRef: MB 14 PG 7-7F Abbreviated Description: Lot:144 Subdivision:WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1C Map Ref:MB 14 PG 7-7F								
4	.06Mi.	**2930 GLENVIEW DR** **SIERRA VISTA, AZ 85650-8708**	06/25/2026	$640,000	$275	2319	//	2004	15,246 SF	
		APN: 105-97-570 Document #: 2026-12872 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 146 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1C MapRef: MB 14 PG 7 Abbreviated Description: Lot:146 Subdivision:WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1C Map Ref:MB 14 PG 7								
5	.19Mi.	**3094 GLENVIEW DR** **SIERRA VISTA, AZ 85650-5712**	06/17/2026	$494,900	$208	2369	//	2000	11,326 SF	
		APN: 105-97-445 Document #: 2026-12309 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE IA MapRef: MB 13 PG 83 Abbreviated Description: Lot:22 Subdivision:WINTERHAVEN COUNTRY CLUB ESTATES PHASE IA Map Ref:MB 13 PG 83								

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6	.15Mi.	**2980 SOFTWIND DR** **SIERRA VISTA, AZ 85650-8710**	06/11/2026	$415,000	$223	1857	//	1999	9,148 SF

APN: 105-97-467 Document #: 2026-11870
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1A MapRef: DOC 2004-27071 Abbreviated Description: Lot:44 Subdivision:WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1A Map Ref:DOC 2004-27071

7	.32Mi.	**2749 GLENVIEW DR** **SIERRA VISTA, AZ 85650-5734**	06/08/2026	$469,900	$217	2161	//	2007	SF

APN: 105-97-758 Document #: 2026-11655
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 132 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE 2C MapRef: MB 14 PG 42 Abbreviated Description: Lot:132 Subdivision:WINTERHAVEN COUNTRY CLUB ESTATES PHASE 2C Map Ref:MB 14 PG 42

8	.36Mi.	**2732 GLENVIEW DR** **SIERRA VISTA, AZ 85650-5733**	05/28/2026	$560,000	$198	2828	//	2006	SF

APN: 105-97-771 Document #: 2026-10915
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 145 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE 2C MapRef: MB 14 PG 42 Abbreviated Description: Lot:145 Subdivision:WINTERHAVEN COUNTRY CLUB ESTATES PHASE 2C Map Ref:MB 14 PG 42

9	.33Mi.	**2766 GLENVIEW DR** **SIERRA VISTA, AZ 85650-5733**	05/19/2026	$439,000	$189	2318	//	2019	SF

APN: 105-97-769 Document #: 2026-10279
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 143 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE 2C MapRef: DOC 0408-27077 Abbreviated Description: Lot:143 Subdivision:WINTERHAVEN COUNTRY CLUB ESTATES PHASE 2C Map Ref:DOC 0408-27077

10	.45Mi.	**3226 RIDGE CREST ST** **SIERRA VISTA, AZ 85650-6818**	05/15/2026	$245,000	$213	1150	//	1993	SF

APN: 105-95-239 Document #: 2026-09968
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: SHADOW RIDGE MapRef: DOC 9203-06954 Abbreviated Description: Lot:25 Subdivision:SHADOW RIDGE Map Ref:DOC 9203-06954

11	.26Mi.	**2755 VIA DEL ESTE** **SIERRA VISTA, AZ 85650-5195**	05/11/2026	$299,900	$197	1522	//	1993	SF

APN: 105-97-320 Document #: 2026-09564
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: MISSION SHADOWS MapRef: MB 12 PG 75 Abbreviated Description: Lot:39 Subdivision:MISSION SHADOWS Map Ref:MB 12 PG 75

12	.3Mi.	**2657 CANDLEWOOD DR** **SIERRA VISTA, AZ 85650-8734**	05/08/2026	$265,000	$210	1258	//	1998	6,098 SF

APN: 105-97-658 Document #: 2026-09448
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 234 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1C MapRef: MB 14 PG 7-7F Abbreviated Description: Lot:234 Subdivision:WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1C Map Ref:MB 14 PG 7-7F

13	.21Mi.	**3021 AVENIDA DE SUENOS** **SIERRA VISTA, AZ 85650-5171**	05/04/2026	$380,000	$194	1951	//	1988	SF

APN: 105-97-297 Document #: 2026-09100
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: MISSION SHADOWS MapRef: MB 12 PG 48 Abbreviated Description: Lot:18 Subdivision:MISSION SHADOWS Map Ref:MB 12 PG 48

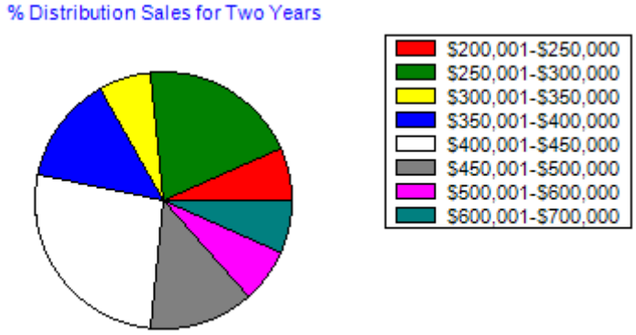
14	.38Mi.	**2787 RIDGE CREST ST** **SIERRA VISTA, AZ 85650-6841**	04/28/2026	$293,000	$162	1798	//	1992	SF

APN: 105-95-229 Document #: 2026-08600
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: SHADOW RIDGE MapRef: DOC 9203-06854 Abbreviated Description: Lot:15 Subdivision:SHADOW RIDGE Map Ref:DOC 9203-06854

15	.13Mi.	**2949 SOFTWIND DR** **SIERRA VISTA, AZ 85650-8738**	04/14/2026	$449,900	$202	2222	//	1997	7,405 SF

APN: 105-97-459 Document #: 2026-07399
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1A MapRef: MB 13 PG 83 Abbreviated Description: Lot:36 Subdivision:WINTERHAVEN COUNTRY CLUB ESTATES PHASE 1A Map Ref:MB 13 PG 83

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.

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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.	**2933 GLENVIEW DR**	**08/26/2022**	$330,814	$33,081	2,231		2000	11,761 SF	
.02Mi.	**2919 GLENVIEW DR**	**04/14/2005**	$375,512	$37,551	2,700		2000	11,761 SF	
.02Mi.	**2951 GLENVIEW DR**	**12/20/2000**	$313,885	$31,389	2,083		2000	11,761 SF	
.03Mi.	**2969 GLENVIEW DR**	**12/29/2005**	$473,990	$47,399	3,159		2001	11,761 SF	
.03Mi.	**2958 GLENVIEW DR**	**01/14/2002**	$333,748	$33,375	2,129		2001	10,890 SF	
.04Mi.	**2966 GLENVIEW DR**	**03/28/2003**	$326,277	$32,628	2,162		2000	15,246 SF	
.04Mi.	**2871 GLENVIEW DR**	**02/10/2000**	$305,182	$30,518	1,858		2000	12,197 SF	
.04Mi.	**2944 GLENVIEW DR**	**04/14/2005**	$402,113	$40,211	2,472		2006	12,632 SF	
.05Mi.	**2970 GLENVIEW DR**	**04/28/1999**	$515,246	$51,525	3,779		2001	13,939 SF	
.06Mi.	**2930 GLENVIEW DR**	**10/28/2002**	$407,043	$40,704	2,319		2004	15,246 SF	
.06Mi.	**2855 GLENVIEW DR**	**09/07/2018**	$439,511	$43,951	2,405			12,197 SF	
.06Mi.	**2977 GLENVIEW DR**	**08/30/2005**	$324,404	$32,440	2,119		1998	13,939 SF	
.07Mi.	**2978 GLENVIEW DR**	**11/29/2007**	$375,885	$37,589	2,373		2000	12,197 SF	
.07Mi.	**2916 GLENVIEW DR**	**04/05/1999**	$544,546	$54,455	4,055		2000	12,632 SF	
.07Mi.	**2900 SAINT ANDREWS DR**	**08/10/2020**	$286,937	$28,694	1,835		1991		
.07Mi.	**2876 SAINT ANDREWS DR**	**08/13/2008**	$383,849	$38,385	2,367		1986		

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	49.6 years old	Households:	6,357
Median Household Income:	$84,586	Households w/Family:	62%
Household Income Per Capita:	$43,369	Households w/Family Married:	51%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Sierra Vista Unified District	Students:	4,043
Number of Schools:	11	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.09Mi.	**Village Meadows Elementary School** Number of Students: 338 Student-Teacher Ratio: 18.78	C+	Public	KG - 6
4.15Mi.	**Buena High School** Number of Students: 1,715 Student-Teacher Ratio: 21.88 Advanced Placement: Yes	B-	Public	9 - 12
2.10Mi.	**Joyce Clark Middle School** Number of Students: 462 Student-Teacher Ratio: 18.48	D	Public	7 - 8

Flood Report

The Subject Property of **2933 GLENVIEW DR, SIERRA VISTA, AZ 85650-8709** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	94%	SIMILAR
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	31%	SIGNIFICANTLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	45%	SIGNIFICANTLY LOWER

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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