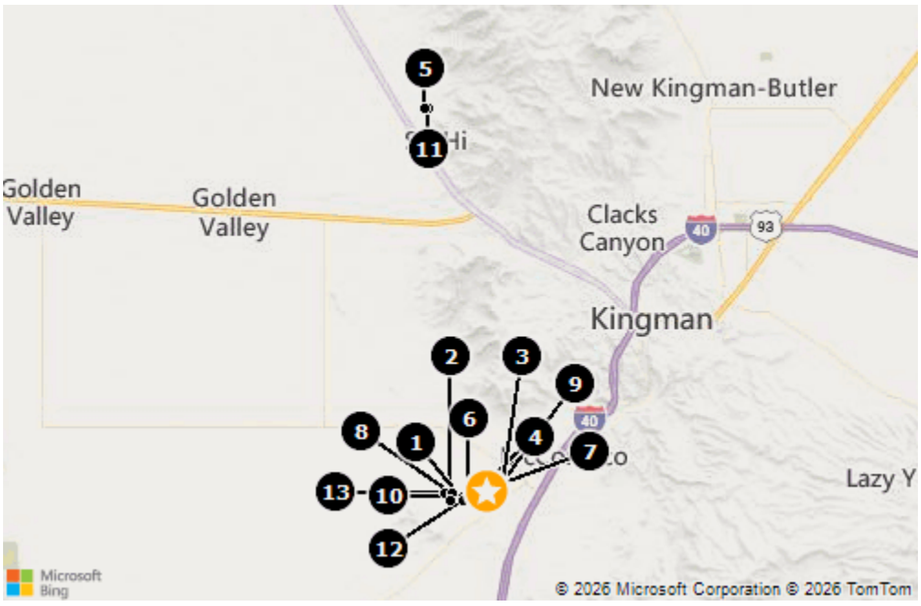
ICE SiteX Report

OrderID: 97760626

SiteX Property Information Report



Subject Property Location

2962 W MCCONNICO RD, GOLDEN VALLEY, AZ 86413-8363

County:	**MOHAVE AZ**	Census Tract:	040159548.021346
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	
Parcel Number:	206-26-040	Thomas Bros Pg-Grid:	

Valuation

Value:	**$258,000**	FSD:	28	Common Confidence Score:	24
Value Range:	$185,760 - $330,240	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	0430
Assd Land Value:		Market Land Value:	$32,272	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$81,238	Total Taxable Value:	$660
Total Assessed Value:	$11,351	Total Assessor Market Value:	$113,510	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: 5 Subdivision: WALNUT CREEK Tract No: 3013 Legal Unit: 2 Map Ref: PM 206-26 Sec/Twnship/Range: SEC 07 TWN 20N RNG 17W
Abbreviated Description: TRACT: 3013 WALNUT CREEK ESTATES UNIT 2 BLK 5 LOT 7 CONT 1.02 AC

Property Characteristics

Lot Size:	1.020 AC	Bedrooms:		Pool:	
Building Area:	1848 SF	Baths:		Fireplace:	
Year Built:	1991	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:		Number of Cars:	3	A/C:	Evap Cooler
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/24/2026	Sales Price:	$317,789
Document #:	2026014812 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/27/2023	Loan Amount:	N/A
Document #:	2023029142 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Lot: 7 Block: 5 Subdivision: WALNUT CREEK ESTATES UNIT 2 Tract No: 3013

Prior Transfer

Recording Date:	06/15/2023	Sales Price:	N/A
Document #:	2023027296 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/03/2022	Sales Price:	N/A
Document #:	2022057838 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 97760626

Legal Description:

Prior Transfer

Recording Date:	09/21/2022	Sales Price:	$315,000
Document #:	2022055963 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/08/2022		
Document Type:			

Legal Description:
Lot: 7 Block: 5 Subdivision: WALNUT CREEK ESTATES UNIT 2 Tract No: 3013 Map Ref: DOC 88-20236

Prior Transfer

Recording Date:	01/11/2022	Sales Price:	$160,000
Document #:	2022002237 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/30/2021		
Document Type:			

Legal Description:
Lot: 7 Block: 5 Subdivision: WALNUT CREEK ESTATES UNIT 2 Tract No: 3013 Map Ref: DOC 88-20236

Prior Transfer

Recording Date:	02/08/2006	Sales Price:	$160,000
Document #:	2006013904 BK-PG 6099-0709	Type of Sale:	Verified Sale Price
Contract Date:	01/26/2006		
Document Type:			

Legal Description:
Lot: 7 Block: 5 Subdivision: WALNUT CREEK ESTATES UNIT #2 Tract No: 3013

Prior Transfer

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

Legal Description:
Lot: 7 Block: 5 Subdivision: WALNUT CREEK Tract No: 3013 Legal Unit: 2 Map Ref: PM 206-26 Sec/Twnship/Range: SEC 07 TWN 20N RNG 17W
Abbreviated Description: TRACT: 3013 WALNUT CREEK ESTATES UNIT 2 BLK 5 LOT 7 CONT 1.02 AC

Area Sales Analysis

Total Area Sales	$3,231,150	Median # of Bedrooms	
Median Lot Size	43,560 SF	Median # of Baths	
Median Living Area	1,646 SF	Median Year Built	2001
Price Range - 2 Yrs	$112,000 to $375,000	Age Range	9 years to 36 years
Median Value	$275,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.56Mi.	**3248 W CARMICHAEL RD** **GOLDEN VALLEY, AZ 86413-7797**	02/20/2026	$249,900	$193	1289	//	2004	43,560 SF	
		APN: 206-36-012 Document #: 2026008735 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 3 Block: 4 Subdivision: WALNUT CREEK ESTATES UNIT 3 Tract No: 3043-C MapRef: MB 43 PG 519 Abbreviated Description: Lot:3 Block:4 Subdivision:WALNUT CREEK ESTATES UNIT 3 Tract No:3043-C Map Ref:MB 43 PG 519								
2	.79Mi.	**3374 W CARMICHAEL RD** **GOLDEN VALLEY, AZ 86413-7690**	01/07/2026	$275,000	$161	1705	//	2004	43,560 SF	
		APN: 206-36-046 Document #: 2026000764 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 7 Block: 8 Subdivision: WALNUT CREEK ESTATES UNIT 3 Tract No: 3043 MapRef: MB 43 PG 519 Abbreviated Description: Lot:7 Block:8 Subdivision:WALNUT CREEK ESTATES UNIT 3 Tract No:3043 Map Ref:MB 43 PG 519								
3	.36Mi.	**2742 W SHAUNA DR** **GOLDEN VALLEY, AZ 86413-8830**	10/07/2025	$112,000	$170	658	//	2017	4,792 SF	
		APN: 206-15-973A Document #: 2025048591 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 30&31 Block: 22 Subdivision: NATIONAL SUBDIVISION Legal Unit: 2 MapRef: MB 39 PG 87 Abbreviated Description: Lot:30&31 Block:22 Subdivision:NATIONAL SUBDIVISION Legal Unit:2 Map Ref:MB 39 PG 87								
4	.16Mi.	**3053 W MCCONNICO RD** **GOLDEN VALLEY, AZ 86413-8308**	09/30/2025	$160,150	$102	1568	//	1992	43,996 SF	
		APN: 206-26-011 Document #: 2025047437 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 3 Block: 2 Subdivision: WALNUT CREEK ESTATES Tract No: 3013 Legal Unit: 2 MapRef: MB 43 PG 519 Abbreviated Description: Lot:3 Block:2 Subdivision:WALNUT CREEK ESTATES Tract No:3013 Legal Unit:2 Map Ref:MB 43 PG 519City/Muni/Twp:GOLDEN VALLEY City/Muni/Twp: GOLDEN VALLEY								
5	.99Mi.	**3483 W RANCHO RD** **GOLDEN VALLEY, AZ 86413-7699**	09/16/2025	$275,000	$167	1646	//	2004	43,996 SF	
		APN: 206-36-061 Document #: 2025044903 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 22 Block: 8 Subdivision: WALNUT CREEK ESTATES UNIT 3 Tract No: 3043 MapRef: DOC 2003-20264 Abbreviated Description: Lot:22 Block:8 Subdivision:WALNUT CREEK ESTATES UNIT 3 Tract No:3043 Map Ref:DOC 2003-20264								
6	.39Mi.	**3177 W MALIBU RD** **GOLDEN VALLEY, AZ 86413-7723**	09/15/2025	$285,000	$133	2128	//	2001	43,560 SF	
		APN: 206-35-005 Document #: 2025044751 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 16 Block: 2 Subdivision: WALNUT CREEK ESTATES UNIT 3 Tract No: 3043 B MapRef: DOC 2000-31972 Abbreviated Description: Lot:16 Block:2 Subdivision:WALNUT CREEK ESTATES UNIT 3 Tract No:3043 B Map Ref:DOC 2000-31972								
7	0Mi.	**2980 W MCCONNICO RD** **GOLDEN VALLEY, AZ 86413-8363**	07/30/2025	$304,900	$143	2128	//	1997	44,431 SF	
		APN: 206-26-039 Document #: 2025037488 Document Type: Price Code: V								

ICE SiteX Report

OrderID: 97760626

Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 6 Block: 5 Subdivision: WALNUT CREEK ESTATES UNIT 2 Tract No: 3013 MapRef: DOC 88-20236 Abbreviated Description: Lot:6 Block:5 Subdivision:WALNUT CREEK ESTATES UNIT 2 Tract No:3013 Map Ref:DOC 88-20236

8	.73Mi.	**3357 W MALIBU RD** **GOLDEN VALLEY, AZ 86413-7655**	06/30/2025	$129,800	$123	1047	//	1997	43,560 SF

APN: 206-35-026 Document #: 2025032502
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 15 Block: 6 Subdivision: WALNUT CREEK ESTATES UNIT 3 Tract No: 3043 MapRef: DOC 2000-31972 Abbreviated Description: Lot:15 Block:6 Subdivision:WALNUT CREEK ESTATES UNIT 3 Tract No:3043 Map Ref:DOC 2000-31972

9	.2Mi.	**2894 W MALIBU RD** **GOLDEN VALLEY, AZ 86413-8817**	06/04/2025	$349,900	$193	1805	//	1991	49,659 SF

APN: 206-26-078 Document #: 2025028144
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 9 Block: 6 Subdivision: WALNUT CREEK ESTATES UNIT 2 Tract No: 3013 Abbreviated Description: Lot:9 Block:6 Subdivision:WALNUT CREEK ESTATES UNIT 2 Tract No:3013

10	.53Mi.	**3248 W MALIBU RD** **GOLDEN VALLEY, AZ 86413-7640**	05/05/2025	$195,000	$161	1206	//	2001	43,560 SF

APN: 206-35-014 Document #: 2025022891
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 3 Block: 3 Subdivision: WALNUT CREEK ESTATE Tract No: 3040-B Legal Unit: 3 MapRef: DOC 2000-31972 Abbreviated Description: Lot:3 Block:3 Subdivision:WALNUT CREEK ESTATE Tract No:3040-B Legal Unit:3 Map Ref:DOC 2000-31972

11	.8Mi.	**3375 W RANCHO RD** **GOLDEN VALLEY, AZ 86413-8219**	04/30/2025	$375,000	$163	2291	//	2006	43,560 SF

APN: 206-36-055 Document #: 2025022107
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 16 Block: 8 Subdivision: WALNUT CREEK ESTATES Tract No: 3043-C Legal Unit: 3 MapRef: DOC 2003-20264 Abbreviated Description: Lot:16 Block:8 Subdivision:WALNUT CREEK ESTATES Tract No:3043-C Legal Unit:3 Map Ref:DOC 2003-20264

12	.14Mi.	**3035 W MCCONNICO RD** **GOLDEN VALLEY, AZ 86413-8308**	03/31/2025	$285,000	$149	1904	//	1990	43,996 SF

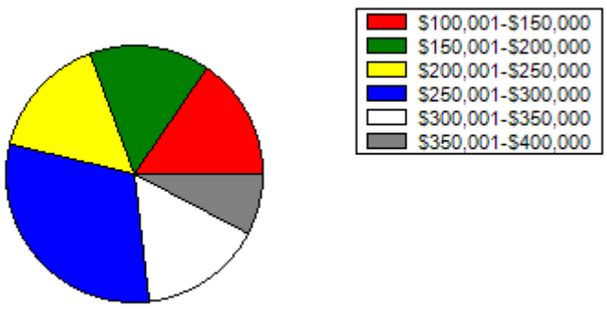
APN: 206-26-012 Document #: 2025015860
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 4 Block: 2 Subdivision: WALNUT CREEK ESTATES UNIT 2 Tract No: 3013 MapRef: DOC 88-20236 Abbreviated Description: Lot:4 Block:2 Subdivision:WALNUT CREEK ESTATES UNIT 2 Tract No:3013 Map Ref:DOC 88-20236

13	.89Mi.	**3447 W MALIBU RD** **GOLDEN VALLEY, AZ 86413-7639**	02/05/2025	$234,500	$167	1399	//	2002	43,560 SF

APN: 206-35-031 Document #: 2025006473
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 20 Block: 6 Subdivision: WALNUT CREEK ESTATES UNIT 3 Tract No: 3043-B MapRef: DOC 2000-31972 Abbreviated Description: Lot:20 Block:6 Subdivision:WALNUT CREEK ESTATES UNIT 3 Tract No:3043-B Map Ref:DOC 2000-31972

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.

ICE SiteX Report

OrderID: 97760626

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.	**2962 W MCCONNICO RD**		$113,510	$11,351	1,848		1991	1 SF	
.03Mi.	**2980 W MCCONNICO RD**	**07/30/2025**	$137,467	$13,747	2,128		1997	1 SF	
.05Mi.	**2955 W MALIBU RD**		$166,109	$16,611	1,456		1998	2 SF	
.06Mi.	**2981 W MALIBU RD**		$77,072	$7,707	1,456		1995	1 SF	
.07Mi.	**2963 W MCCONNICO RD**		$87,576	$8,758	1,680		1988	1 SF	
.07Mi.	**2945 W MCCONNICO RD**		$146,596	$14,660	1,456		1988	1 SF	
.08Mi.	**2981 W MCCONNICO RD**		$103,368	$10,337	1,680		1989	1 SF	
.08Mi.	**2943 W MALIBU RD**		$137,085	$13,708	2,016		1990	2 SF	
.08Mi.	**3007 W MALIBU RD**		$97,412	$9,741	1,344		1990	1 SF	
.1Mi.	**2900 W MCCONNICO RD**		$89,583	$8,958	1,584		1990	1 SF	
.11Mi.	**2909 W MCCONNICO RD**		$80,486	$8,049	1,344		1988	1 SF	
.11Mi.	**3025 W MALIBU RD**		$270,418	$27,042	3,001		2008	1 SF	
.11Mi.	**2982 W MALIBU RD**		$85,477	$8,548	1,248		1990	1 SF	
.11Mi.	**2929 W MALIBU RD**		$132,094	$13,209	2,140		2002	1 SF	
.11Mi.	**3017 W MCCONNICO RD**		$127,835	$12,784	1,800		2005	1 SF	
.13Mi.	**2946 W MALIBU RD**		$105,050	$10,505	2,128		2002	1 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	60.7 years old	Households:	4,607
Median Household Income:	$46,231	Households w/Family:	62%
Household Income Per Capita:	$23,078	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	7%

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
8.22Mi.	**Black Mountain School** Number of Students: 474 Student-Teacher Ratio: 18.23	C-	Public	KG - 8
5.20Mi.	**Lee Williams High School** Number of Students: 994 Student-Teacher Ratio: 25.49 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **2962 W MCCONNICO RD, GOLDEN VALLEY, AZ 86413-8363** 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	26%	SIGNIFICANTLY LOWER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	11%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	93%	SIMILAR
FORCIBLE RAPE	92%	SIMILAR
MURDER	102%	SIMILAR
OVERALL	111%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 97760626

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.