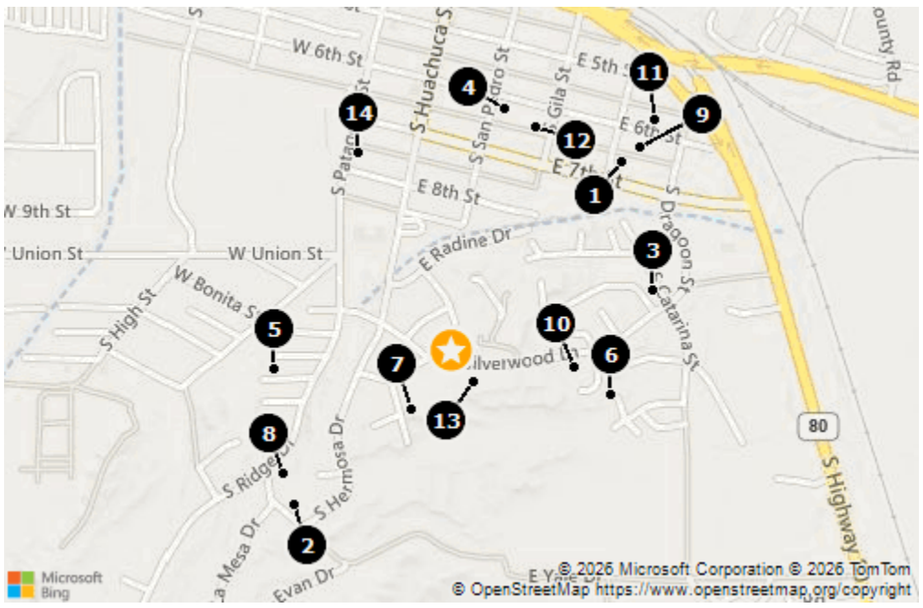
ICE SiteX Report

OrderID: 97525090

SiteX Property Information Report



Subject Property Location

309 E SILVERWOOD LN, BENSON, AZ 85602-6857

County:	**COCHISE AZ**	Census Tract:	040030003.011002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	123-39-233	Thomas Bros Pg-Grid:	

Valuation

Value:	**$319,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$293,480 - $344,520	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	0980
Assd Land Value:	$2,400	Market Land Value:	$24,000	Tax Year:	2025
Assd Improvement:	$18,154	Market Improvment Value:	$181,543	Total Taxable Value:	$2,016
Total Assessed Value:	$20,554	Total Assessor Market Value:	$205,543	Delinquent Year:	
				Tax Account ID:	123-39-23303
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: 15 Map Ref: PM 123-39 Sec/Twnship/Range: SEC 15 TWN 017 RNG 020

Abbreviated Description:	POR OF NWNW BEG AT SW COR OF NENW N263.10' S79DEG 40MIN 25SEC W13 .96' ALONG CURVE TO RT WITH A RADIUS OF 447.46' 99.03'
City/Muni/Twp:	BENSON

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1859 SF	Baths:		Fireplace:	
Year Built:	1974	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2026	Sales Price:	N/A
Document #:	2026-09818 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/26/2025	Sales Price:	N/A
Document #:	2025-21630 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/03/2022	Sales Price:	$141,974
Document #:	2022-25414 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/26/2022	Sales Price:	$270,000
Document #:	2022-24862 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/20/2022		

ICE SiteX Report

OrderID: 97525090

Document Type:
Legal Description:
Sec/Twnship/Range: NW4NW4 S15T17SR20E G&SRB&M

Prior Transfer

Recording Date:	10/26/2022	Sales Price:	$270,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 15 Map Ref: PM 123-39 Sec/Twnship/Range: SEC 15 TWN 017 RNG 020
Abbreviated Description: POR OF NWNW BEG AT SW COR OF NENW N263.10' S79DEG 40MIN 25SEC W13 .96' ALONG CURVE TO RT WITH A RADIUS OF 447.46' 99.03'
City/Muni/Twp: BENSON

Prior Transfer

Recording Date:	12/06/2019	Sales Price:	N/A
Document #:	2019-23671 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/08/2019	Loan Amount:	N/A
Document #:	2019-21843 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Sec/Twnship/Range: NW4NW4 S15T17SR20E GSRB&M

Prior Transfer

Recording Date:	07/20/2015	Sales Price:	$149,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/20/2015	Sales Price:	$149,900
Document #:	2015-12999 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/10/2015		
Document Type:			

Legal Description:
Sec/Twnship/Range: NW4NW4 S15T17SR20E G&SRB&M

Area Sales Analysis

Total Area Sales	$2,732,553	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,294 SF	Median Year Built	1968
Price Range - 2 Yrs	$3,000 to $355,000	Age Range	32 years to 80 years
Median Value	$212,250	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**361 S SAN CARLOS ST** **BENSON, AZ 85602-6675**	04/24/2026	$25,553	$65	388	//	1946	SF	

APN: 123-23-316 Document #: 2026-08397
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 12 Block: 34 Subdivision: BENSON Abbreviated Description: Block:34 Subdivision:BENSON Abbreviated Description:LOT; N 2 OF LOT 12

2	.3Mi.	**140 W YALE DR** **BENSON, AZ 85602-6886**	04/17/2026	$349,000	$171	2040	//	1971	SF	

APN: 123-42-146 Document #: 2026-07720
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7&9 Subdivision: ARLEDON ACRES MapRef: MB 4 PG 3 Abbreviated Description: Subdivision:ARLEDON ACRES Map Ref:MB 4 PG 3Abbreviated Description:LOT: PORTIONS OF LOTS 7&9

3	.29Mi.	**557 E HILLCREST DR** **BENSON, AZ 85602-6914**	01/23/2026	$95,000			//		SF	

APN: 123-39-041 Document #: 2026-01382
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1-3 Subdivision: HILLCREST ADDITION MapRef: MB 4 PG 36 Abbreviated Description: Lot:1-3 Subdivision:HILLCREST ADDITION Map Ref:MB 4 PG 36Abbreviated Description:LOT: NORTHERLY 15.20 FT OF LOT 2

4	.34Mi.	**312 E 6TH ST** **BENSON, AZ 85602-6622**	12/19/2025	$90,000	$87	1027	//	1947	SF	

APN: 123-23-300G Document #: 2025-23851
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29-32 Block: 32 MapRef: MB 1 PG 13 Abbreviated Description: Map Ref:MB 1 PG 13Abbreviated Description:LOT: PORTION OF LOTS 29-32 City/Muni/Twp:BENSON City/Muni/Twp: BENSON

5	.25Mi.	**173 W CLEARVIEW AVE** **BENSON, AZ 85602-6822**	11/14/2025	$3,000	$2	1310	//	1955	SF	

APN: 123-42-012 Document #: 2025-20796
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 15-22 Block: 7 Subdivision: SCENIC VIEW ADDITION MapRef: MB 3 PG 116 Abbreviated Description: Lot:15-22 Block:7 Subdivision:SCENIC VIEW ADDITION Map Ref:MB 3 PG 116

6	.23Mi.	**722 S EL SOL CIR** **BENSON, AZ 85602-6910**	10/31/2025	$289,000	$172	1680	//	1976	SF	

APN: 123-39-076 Document #: 2025-19943
Document Type: Price Code: V
Land Use: Single Family Residential

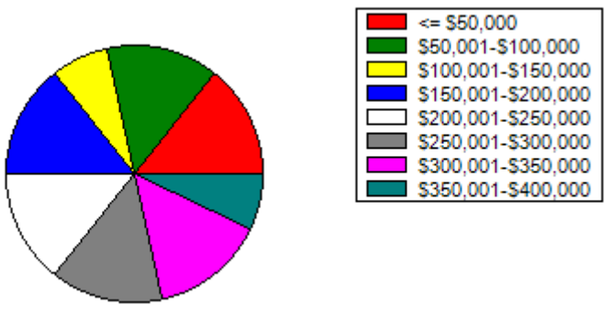
ICE SiteX Report

OrderID: 97525090

	Legal: Lot: 7 Subdivision: LA CHOLIA ESTATES SUBDIVISION MapRef: MB 5 PG 27 Abbreviated Description: Lot:7 Subdivision:LA CHOLIA ESTATES SUBDIVISION Map Ref:MB 5 PG 27								
7	.1Mi.	**721 S OSAGE DR** **BENSON, AZ 85602-6849**	09/19/2025	$355,000	$131	2696	//	1968	20,473 SF
	APN: 123-39-199 Document #: 2025-17012 Document Type: Price Code: V Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4 S15T17SR20E G&SRB&M Abbreviated Description: Sec/Twnship/Range:NE4 S15T17SR20E G&SRB&M								
8	.29Mi.	**773 S RIDGE DR** **BENSON, AZ 85602-6828**	09/02/2025	$112,500	$65	1728	//	1968	SF
	APN: 123-42-143A Document #: 2025-15730 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: ARLEDON ACRES MapRef: MB 4 PG 3 Abbreviated Description: Subdivision:ARLEDON ACRES Map Ref:MB 4 PG 3Abbreviated Description:LOT : PORTION OF LOT 6								
9	.38Mi.	**538 E 6TH ST** **BENSON, AZ 85602-6626**	07/03/2025	$189,500	$164	1152	//	1994	SF
	APN: 123-23-327 Document #: 2025-11836 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26-28 Block: 34 MapRef: MB 1 PG 130 Abbreviated Description: Lot:26-28 Block:34 Map Ref:MB 1 PG 130City/Muni/Twp:BENSON City/Muni/Twp: BENSON								
10	.17Mi.	**464 E SILVERWOOD LN** **BENSON, AZ 85602-6901**	06/30/2025	$305,000	$150	2031	//	1979	10,019 SF
	APN: 123-39-263 Document #: 2025-11480 Document Type: Price Code: V Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S15T17SR20E G&SRB&M Abbreviated Description: Sec/Twnship/Range:NW4 S15T17SR20E G&SRB&M								
11	.42Mi.	**553 E 6TH ST** **BENSON, AZ 85602-6627**	05/30/2025	$235,000	$198	1185	//	1967	11,326 SF
	APN: 123-23-192 Document #: 2025-09623 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7-9 Block: 23 MapRef: MB 1 PG 130 Abbreviated Description: Lot:7-9 Block:23 Map Ref:MB 1 PG 130City/Muni/Twp:BENSON City/Muni/Twp: BENSON								
12	.33Mi.	**346 S GILA ST** **BENSON, AZ 85602-6670**	05/23/2025	$237,000	$185	1277	//	1950	SF
	APN: 123-23-300D Document #: 2025-09200 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17-24 Block: 32 MapRef: MB 1 PG 130 Abbreviated Description: Lot:17-24 Block:32 Map Ref:MB 1 PG 130City/Muni/Twp:BENSON City/Muni/Twp: BENSON								
13	.05Mi.	**330 E SILVERWOOD LN** **BENSON, AZ 85602-6856**	04/14/2025	$275,000	$184	1488	//	1980	17,337 SF
	APN: 123-39-222 Document #: 2025-06326 Document Type: Price Code: V Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S15T17SR20E G&SRB&M Abbreviated Description: Sec/Twnship/Range:NW4 S15T17SR20E G&SRB&M								
14	.3Mi.	**457 S PATAGONIA ST** **BENSON, AZ 85602-6536**	03/27/2025	$172,000	$188	913	//	1946	5,663 SF
	APN: 123-23-362 Document #: 2025-05285 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1-3 Block: 41 MapRef: MB 1 PG 130 Abbreviated Description: Block:41 Map Ref:MB 1 PG 130Abbreviated Description:NORTH 2 OF LOTS 1-3 City/Muni/Twp:BENSON City/Muni/Twp: BENSON								

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: 97525090

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.	**309 E SILVERWOOD LN**	**10/26/2022**	$205,543	$20,554	1,859		1974		
.02Mi.	**654 S MESQUITE ST**	**04/15/1999**	$124,617	$12,462	1,246		1995		
.03Mi.	**315 E SILVERWOOD LN**	**12/03/2018**	$162,839	$16,284	1,829		1997		
.03Mi.	**657 S MESQUITE ST**	**09/09/2009**	$147,174	$14,717	1,653		1996		
.03Mi.	**652 S MESQUITE ST**	**12/29/2017**	$141,871	$14,187	1,606		1996		
.03Mi.	**231 E SILVERWOOD LN**	**08/19/2002**	$131,252	$13,125	1,865		1965		
.04Mi.	**323 E SILVERWOOD LN**	**06/05/2008**	$206,571	$20,657	1,296		1996		
.04Mi.	**648 S MESQUITE ST**	**12/02/1993**	$132,483	$13,248	1,359		1993		
.04Mi.	**643 S MESQUITE ST**	**08/22/2022**	$198,290	$19,829	1,522		1994		
.04Mi.	**300 E SILVERWOOD LN**	**03/24/1993**	$210,761	$21,076	2,371		1993	36,590 SF	
.05Mi.	**320 E SILVERWOOD LN**		$147,155	$14,716	1,565		1974	18,992 SF	
.05Mi.	**670 S VALLEY VIEW ST**	**12/15/1994**	$104,128	$10,413	1,334		1970	14,418 SF	
.05Mi.	**330 E SILVERWOOD LN**	**08/15/2019**	$182,283	$18,228	1,488		1980	17,337 SF	
.05Mi.	**240 E SILVERWOOD LN**	**03/18/2008**	$107,638	$10,764	1,268		1972		
.05Mi.	**631 S MESQUITE ST**	**12/12/2014**	$136,446	$13,645	1,302		1994		
.06Mi.	**230 E SILVERWOOD LN**	**01/05/2022**	$215,486	$21,549	2,268		1968	14,375 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	51.3 years old	Households:	4,727
Median Household Income:	$56,987	Households w/Family:	62%
Household Income Per Capita:	$31,057	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Benson Unified School District	Students:	1,287
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.39Mi.	**Benson High School** Number of Students: 402 Student-Teacher Ratio: 13.66	B+	Public	9 - 12
0.29Mi.	**Benson Middle School** Number of Students: 286 Student-Teacher Ratio: 22	B-	Public	5 - 8
0.37Mi.	**Benson Digital Learning Center Online** Number of Students: 51 Student-Teacher Ratio: 85	D-	Public	KG - 12
0.27Mi.	**Benson Primary School** Number of Students: 507 Student-Teacher Ratio: 18.78	B-	Public	PK - 5

Flood Report

The Subject Property of **309 E SILVERWOOD LN, BENSON, AZ 85602-6857** 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	67%	NOTABLY LOWER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	136%	NOTABLY HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	111%	HIGHER
OVERALL	121%	HIGHER

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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ICE SiteX Report

OrderID: 97525090

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