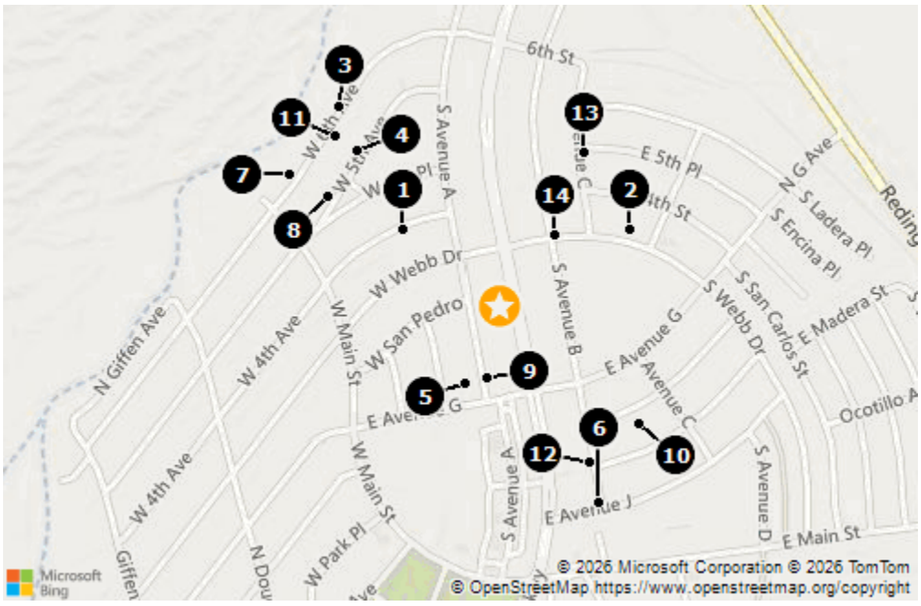
ICE SiteX Report

OrderID: 98394824

SiteX Property Information Report



Subject Property Location

312 S MCNAB PKWY, SAN MANUEL, AZ 85631-1361

County:	**PINAL AZ**	Census Tract:	040210007.002004
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	307-08-1400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$133,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$117,040 - $148,960	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	0804
Assd Land Value:	$1,500	Market Land Value:	$15,000	Tax Year:	2026
Assd Improvement:	$10,381	Market Improvment Value:	$103,809	Total Taxable Value:	$736
Total Assessed Value:	$11,881	Total Assessor Market Value:	$118,809	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Block: 39 Subdivision: SAN MANUEL TWNS Map Ref: PM-087 Sec/Twnship/Range: SEC 32 TWN 09S RNG 17E
Abbreviated Description: SAN MANUEL TWNS LOT 21 BLK 39

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:		Pool:	
Building Area:	1053 SF	Baths:		Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/04/2024	Loan Amount:	N/A
Document #:	2024-015465 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 21 Block: 39

Prior Transfer

Recording Date:	08/24/2023	Sales Price:	N/A
Document #:	2023-062418 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/18/2023	Loan Amount:	N/A
Document #:	2023-061203 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 21 Block: 39
City/Muni/Twp: SAN MANUEL

Prior Transfer

Recording Date:	07/18/2022	Sales Price:	$120,000
Document #:	2022-080347 BK-PG -	Type of Sale:	Verified Sale Price

ICE SiteX Report

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Contract Date: 06/23/2022
Document Type:
Legal Description:
Lot: 21 Block: 39 Subdivision: ORIGINAL TOWNSITE OF SAN MANUEL Map Ref: MB 7 PG 21-21E
City/Muni/Twp: SAN MANUEL

Prior Transfer

Recording Date:	04/27/2015	Sales Price:	$67,500
Document #:	2015-026582 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/17/2013	Sales Price:	N/A
Document #:	2013-075452 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/05/2013		
Document Type:			

Legal Description:
Lot: 21 Block: 39 Subdivision: ORIGINAL TOWNSITE OF SAN MANUEL Map Ref: CAB B SL6

Mortgage Record

Recording Date:	04/25/2005	Loan Amount:	N/A
Document #:	2005-045643 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/31/2030	Type Finance:	VAR

Legal Description:
Lot: 21 Block: 39 Subdivision: SAN MANUEL TOWNSITE

Prior Transfer

Recording Date:	02/28/2005	Sales Price:	$49,000
Document #:	2005-020615 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/23/2005		
Document Type:			

Legal Description:
Lot: 21 Block: 39 Subdivision: AMENDED PLAT OF ORIGINAL TOWNSITE OF SAN MANUEL Map Ref: MAP7 PG21-21E

Prior Transfer

Recording Date:	02/28/2005	Sales Price:	$49,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21 Block: 39 Subdivision: SAN MANUEL TWNS Map Ref: PM-087 Sec/Twnship/Range: SEC 32 TWN 09S RNG 17E
Abbreviated Description: SAN MANUEL TWNS LOT 21 BLK 39

Prior Transfer

Recording Date:	03/19/1997	Sales Price:	$50,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/19/1997	Sales Price:	$50,000
Document #:	1997-009144 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/12/1997		
Document Type:			

Legal Description:
Lot: 21 Block: 39 Subdivision: AMENDED PLAT OF THE ORIGINAL TOWNSITE SAN MANUEL Map Ref: MAP7 PG21-21E

Area Sales Analysis

Total Area Sales	$2,035,540	Median # of Bedrooms	
Median Lot Size	7,841 SF	Median # of Baths	
Median Living Area	1,053 SF	Median Year Built	1956
Price Range - 2 Yrs	$55,000 to $223,000	Age Range	48 years to 72 years
Median Value	$147,250	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**110 W 4TH AVE** **SAN MANUEL, AZ 85631-1034**	08/31/2026	$116,000	$134	864	//	1954	7,841 SF	
		APN: 307-07-1260 Document #: 2026-072586 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 22 Block: 3 Subdivision: THE ORIGNAL TOWNSITE OF SAN MANUEL MapRef: MB 7 PG 21 Abbreviated Description: Lot:22 Block:3 Subdivision:THE ORIGNAL TOWNSITE OF SAN MANUEL Map Ref:MB 7 PG 21								
2	.23Mi.	**210 E 4TH ST** **SAN MANUEL, AZ 85631-1422**	08/24/2026	$89,940	$104	864	//	1954	8,712 SF	
		APN: 307-07-3620 Document #: 2026-070669 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 9 Block: 44 Subdivision: THE ORIGINAL TOWNSITE OF SAN MANUEL MapRef: MB 9 PG 25 Abbreviated Description: Lot:9 Block:44 Subdivision:THE ORIGINAL TOWNSITE OF SAN MANUEL Map Ref:MB 9 PG 25City/Muni/Twp:SAN MANUEL City/Muni/Twp: SAN MANUEL								
3	.37Mi.	**130 W 6TH AVE** **SAN MANUEL, AZ 85631-1150**	08/13/2026	$121,000	$121	992	//	1959	7,405 SF	
		APN: 307-07-0150 Document #: 2026-067455 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 15 Block: 1 Subdivision: THE ORIGINAL TOWNSITE OF SAN MANUEL MapRef: MB 7 PG 21-21E Abbreviated Description: Lot:15 Block:1 Subdivision:THE ORIGINAL TOWNSITE OF SAN MANUEL Map Ref:MB 7 PG 21-21E								
4	.3Mi.	**124 W 5TH AVE**	08/05/2026	$200,000	$102	1946	//	1978	7,841 SF	

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SAN MANUEL, AZ 85631-1155
APN: 307-07-0920 Document #: 2026-065385
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 39 Block: 2 Subdivision: ORIGINAL TOWNSITE OF SAN MANUEL MapRef: MB 7 PG 21-21E Abbreviated Description: Lot:39 Block:2 Subdivision:ORIGINAL TOWNSITE OF SAN MANUEL Map Ref:MB 7 PG 21-21E

5	.1Mi.	**324 S AVENUE A**	07/29/2026	$152,500	$115	1316	//	1958	7,405 SF

SAN MANUEL, AZ 85631-1363
APN: 307-08-2170 Document #: 2026-063127
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 18 Block: 43 Subdivision: THE ORIGINAL TOWNSITE OF SAN MANUEL MapRef: MB 7 PG 21-21E Abbreviated Description: Lot:18 Block:43 Subdivision:THE ORIGINAL TOWNSITE OF SAN MANUEL Map Ref:MB 7 PG 21-21E

6	.3Mi.	**101 E AVENUE J**	06/15/2026	$80,000	$51	1550	//	1971	9,148 SF

SAN MANUEL, AZ 85631-1304
APN: 307-08-2660 Document #: 2026-050048
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 19 Block: 50 Subdivision: SAN MANUEL TOWNSITE EXPANSION NO 2 MapRef: MB 15 PG 14 Abbreviated Description: Lot:19 Block:50 Subdivision:SAN MANUEL TOWNSITE EXPANSION NO 2 Map Ref:MB 15 PG 14

7	.34Mi.	**152 W 6TH AVE**	06/12/2026	$170,000	$196	864	//	1954	6,970 SF

SAN MANUEL, AZ 85631-1131
APN: 307-07-0040 Document #: 2026-049801
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 4 Block: 1 Subdivision: THE ORIGINAL TOWNSITE OF SAN MANUEL MapRef: MB 7 PG 21 Abbreviated Description: Lot:4 Block:1 Subdivision:THE ORIGINAL TOWNSITE OF SAN MANUEL Map Ref:MB 7 PG 21

8	.28Mi.	**138 W 5TH AVE**	05/28/2026	$144,500	$167	864	//	1954	6,970 SF

SAN MANUEL, AZ 85631-1101
APN: 307-07-0990 Document #: 2026-045123
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 46 Block: 2 Subdivision: THE ORIGINAL TOWNSITE OF SAN MANUEL MapRef: MB 7 PG 21 Abbreviated Description: Lot:46 Block:2 Subdivision:THE ORIGINAL TOWNSITE OF SAN MANUEL Map Ref:MB 7 PG 21

9	.09Mi.	**325 S AVENUE A**	05/11/2026	$140,000	$162	864	//	1954	7,405 SF

SAN MANUEL, AZ 85631-1363
APN: 307-08-1220 Document #: 2026-039072
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 3 Block: 39 Subdivision: ORIGINAL TOWNSITE OF SAN MANUEL MapRef: CAB B SL 6 Abbreviated Description: Lot:3 Block:39 Subdivision:ORIGINAL TOWNSITE OF SAN MANUEL Map Ref:CAB B SL 6

10	.25Mi.	**112 E AVENUE H**	04/16/2026	$223,000	$146	1524	//	1971	10,019 SF

SAN MANUEL, AZ 85631-1359
APN: 307-08-2720 Document #: 2026-031515
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 6 Block: 51 Subdivision: SAN MANUEL TOWNSITE EXPANSION NO 2 MapRef: CAB B SL 10 Abbreviated Description: Lot:6 Block:51 Subdivision:SAN MANUEL TOWNSITE EXPANSION NO 2 Map Ref:CAB B SL 10

11	.32Mi.	**131 W 6TH AVE**	04/01/2026	$174,600	$165	1053	//	1954	7,841 SF

SAN MANUEL, AZ 85631-1150
APN: 307-07-064A Document #: 2026-026982
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 11 Block: 2 Subdivision: THE AMENDED PLAT OF THE ORIGINAL TOWNSITE OF SAN MapRef: MB 7 PG 21-21 Abbreviated Description: Lot:11 Block:2 Subdivision:THE AMENDED PLAT OF THE ORIGINAL TOWNSITE OF SAN Map Ref:MB 7 PG 21-21

12	.25Mi.	**101 E AVENUE I**	04/01/2026	$150,000	$96	1550	//	1971	10,019 SF

SAN MANUEL, AZ 85631-1319
APN: 307-08-2810 Document #: 2026-026637
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 15 Block: 51 Subdivision: SAN MANUEL TOWNSITE EXPANSION NO 2 MapRef: CAB B SL 10 Abbreviated Description: Lot:15 Block:51 Subdivision:SAN MANUEL TOWNSITE EXPANSION NO 2 Map Ref:CAB B SL 10

13	.26Mi.	**201 E 5TH PL**	03/25/2026	$219,000	$141	1550	//	1971	12,632 SF

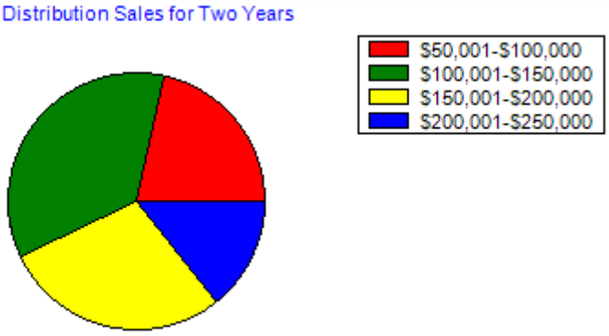
SAN MANUEL, AZ 85631-1408
APN: 307-07-3910 Document #: 2026-024140
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 1 Block: 46 Subdivision: SAN MANUEL TOWNSITE EXPANSION NO 2 MapRef: MB 15 PG 14 Abbreviated Description: Lot:1 Block:46 Subdivision:SAN MANUEL TOWNSITE EXPANSION NO 2 Map Ref:MB 15 PG 14

14	.14Mi.	**237 S AVENUE B**	03/25/2026	$55,000	$52	1053	//	1954	7,405 SF

SAN MANUEL, AZ 85631-1137
APN: 307-07-2770 Document #: 2026-024295
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 2 Block: 9 Subdivision: THE ORIGINAL TOWNSITE OF SAN MANUEL MapRef: MB 9 PG 24 Abbreviated Description: Lot:2 Block:9 Subdivision:THE ORIGINAL TOWNSITE OF SAN MANUEL Map Ref:MB 9 PG 24

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

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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.	**312 S MCNAB PKWY**	**02/28/2005**	$118,809	$11,881	1,053		1954	7,841 SF	
.01Mi.	**314 S MCNAB PKWY**	**07/21/2006**	$117,828	$11,783	864		1954	7,405 SF	
.01Mi.	**310 S MCNAB PKWY**	**04/08/2003**	$112,000	$11,200	992		1954	7,405 SF	
.02Mi.	**308 S MCNAB PKWY**	**12/19/2007**	$117,721	$11,772	1,053		1954	7,841 SF	
.02Mi.	**316 S MCNAB PKWY**		$164,624	$16,462	1,388		1954	7,841 SF	
.03Mi.	**311 S AVENUE A**	**08/27/2004**	$114,824	$11,482	1,053		1954	7,841 SF	
.03Mi.	**313 S AVENUE A**	**02/27/1990**	$101,362	$10,136	864		1954	7,405 SF	
.03Mi.	**309 S AVENUE A**	**12/30/2004**	$104,609	$10,461	864		1954	7,405 SF	
.04Mi.	**315 S AVENUE A**		$155,443	$15,544	1,352		1954	7,841 SF	
.04Mi.	**318 S MCNAB PKWY**	**01/08/2025**	$101,642	$10,164	864		1954	7,405 SF	
.04Mi.	**306 S MCNAB PKWY**	**05/28/1992**	$101,291	$10,129	864		1954	7,405 SF	
.04Mi.	**307 S AVENUE A**	**10/18/1996**	$122,120	$12,212	1,053		1954	7,841 SF	
.04Mi.	**311 S MCNAB PKWY**	**12/01/1994**	$122,360	$12,236	1,053		1953	7,841 SF	
.04Mi.	**309 S MCNAB PKWY**	**02/27/2003**	$101,941	$10,194	864		1954	7,405 SF	
.04Mi.	**313 S MCNAB PKWY**	**03/30/2023**	$116,037	$11,604	864		1953	7,405 SF	
.04Mi.	**317 S AVENUE A**	**02/25/2008**	$84,229	$8,423	864		1954	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	55.9 years old	Households:	1,670
Median Household Income:	$46,114	Households w/Family:	64%
Household Income Per Capita:	$23,081	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	Mammoth-San Manuel Unified District	Students:	473
Number of Schools:	3	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**San Manuel Jr. High School** Number of Students: 92 Student-Teacher Ratio: 13.14 Advanced Placement: Yes	C-	Public	6 - 8
0.69Mi.	**San Manuel Elementary School** Number of Students: 219 Student-Teacher Ratio: 18.25	C+	Public	PK - 5
0.51Mi.	**San Manuel High School** Number of Students: 162 Student-Teacher Ratio: 13.5 Advanced Placement: Yes	D	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	145%	NOTABLY HIGHER
BURGLARY	148%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	173%	NOTABLY HIGHER
AGGRAVATED ASSAULT	177%	NOTABLY HIGHER
FORCIBLE RAPE	128%	HIGHER
MURDER	139%	NOTABLY HIGHER
OVERALL	140%	NOTABLY HIGHER

Disaster Alerts

5/21/2025 - Cody Fire

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

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