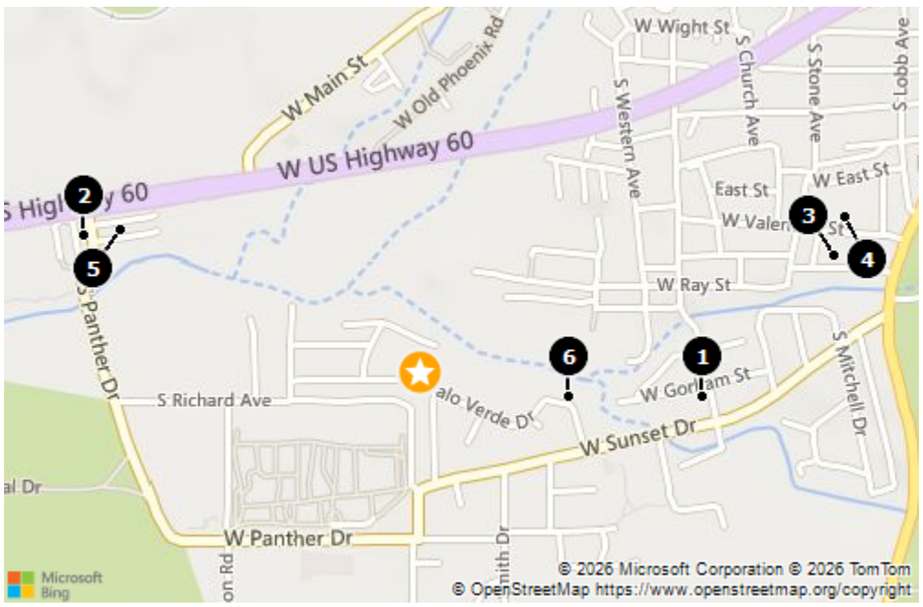
ICE SiteX Report

OrderID: 98382518

SiteX Property Information Report



Subject Property Location

315 W PALO VERDE DR, SUPERIOR, AZ 85173-4508

County:	**PINAL AZ**	Census Tract:	040210004.001009
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	105-09-0690	Thomas Bros Pg-Grid:	

Valuation

Value:	**$279,000**	FSD:	17	Common Confidence Score:	45
Value Range:	$231,570 - $326,430	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	1513
Assd Land Value:	$3,128	Market Land Value:	$31,278	Tax Year:	2026
Assd Improvement:	$15,723	Market Improvment Value:	$157,234	Total Taxable Value:	$889
Total Assessed Value:	$18,851	Total Assessor Market Value:	$188,512	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: SMITH O DONNELL Tract No: 11 Map Ref: PM-095 Sec/Twnship/Range: SEC 03 TWN 02S RNG 12E
Abbreviated Description: SMITH O DONNELL TR TR 11

Property Characteristics

Lot Size:	7,134 SF	Bedrooms:		Pool:	
Building Area:	1515 SF	Baths:		Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	Block
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:	Evap Cooler
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/26/2026	Sales Price:	$149,845
Document #:	2026-005639 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/17/2021	Sales Price:	$148,148
Document #:	2021-018930 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/11/2021	Loan Amount:	N/A
Document #:	2021-016469 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2051	Type Finance:	
Legal Description:			

Lot: 11 Subdivision: SMITH ODONNELL TRACT

Prior Transfer

Recording Date:	05/08/2020	Sales Price:	$100,717
Document #:	2020-043391 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 98382518

Prior Transfer

Recording Date:	04/23/2020	Sales Price:	N/A
Document #:	2020-038131 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/03/2020		
Document Type:			

Legal Description:
Subdivision: SMITH ODONNELL TRACT Tract No: 11 Map Ref: CAB 7 SL 39

Prior Transfer

Recording Date:	03/01/2018	Sales Price:	$66,405
Document #:	2018-014913 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/09/2018	Loan Amount:	N/A
Document #:	2018-009632 BK-PG -	Loan Type:	VA
TD Due Date:	03/02/2048	Type Finance:	

Legal Description:
Lot: 11 Subdivision: SMITH ODONELL TRACT

Prior Transfer

Recording Date:	07/26/2016	Sales Price:	N/A
Document #:	2016-048888 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/30/2016	Loan Amount:	N/A
Document #:	2016-042590 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2046	Type Finance:	

Legal Description:
Lot: 11 Subdivision: SMITH O DONNELL TRACT

Prior Transfer

Recording Date:	11/23/2015	Sales Price:	$63,500
Document #:	2015-075102 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/19/2015		
Document Type:			

Legal Description:
Lot: 11 Subdivision: SMITH O DONNELL TRACT Map Ref: MAP7 PG39

Prior Transfer

Recording Date:	02/21/2014	Sales Price:	$27,000
Document #:	2014-010362 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/18/2014		
Document Type:			

Legal Description:
Lot: 11 Subdivision: SMITH ODONNELL TRACT Map Ref: MAP7 PG39

Prior Transfer

Recording Date:	08/31/2001	Sales Price:	$77,500
Document #:	2001-040171 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/16/2001		
Document Type:			

Legal Description:
Lot: 11 Subdivision: SMITH ODONNELL TRACT Map Ref: MAP7 PG39

Prior Transfer

Recording Date:	08/31/2001	Sales Price:	$77,500
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: SMITH O DONNELL Tract No: 11 Map Ref: PM-095 Sec/Twnship/Range: SEC 03 TWN 02S RNG 12E
Abbreviated Description: SMITH O DONNELL TR TR 11

Area Sales Analysis

Total Area Sales	$1,315,000	Median # of Bedrooms	
Median Lot Size	5,705 SF	Median # of Baths	
Median Living Area	1,104 SF	Median Year Built	1957
Price Range - 2 Yrs	$85,000 to $275,000	Age Range	53 years to 77 years
Median Value	$265,000	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**92 W GORHAM ST** **SUPERIOR, AZ 85173-4723**	08/26/2026	$275,000	$220	1249	//	1973	7,000 SF	
2	.49Mi.	**102 S CARNEY ST** **SUPERIOR, AZ 85173-**	08/11/2026	$150,000	$191	782	//	1949	4,250 SF	

APN: 105-08-0100 Document #: 2026-071348
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 10 Block: 1 Subdivision: PALO VERDE HEIGHTS MapRef: MB 7 PG 58 Sec/Twnship/Range: S03T02SR12E GSRBM Abbreviated Description: Lot:10 Block:1 Subdivision:PALO VERDE HEIGHTS Map Ref:MB 7 PG 58Sec/Twnship/Range:S03T02SR12E GSRBM

APN: 105-11-0040 Document #: 2026-066870
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence

ICE SiteX Report

OrderID: 98382518

Legal: Lot: 2 Subdivision: CARNEY SUBDIVISION MapRef: MB 5 PG 35 Sec/Twnship/Range: NE4SE4 S04T02SR12E GSRBM Abbreviated Description: Lot:2 Subdivision:CARNEY SUBDIVISION Map Ref:MB 5 PG 35Sec/Twnship/Range:NE4SE4 S04T02SR12E GSRBM

3	.58Mi.	**452 W RAY ST** **SUPERIOR, AZ 85173-4124**	06/30/2026	$270,000	$281	958	//	1957	6,000 SF

APN: 105-05-2450 Document #: 2026-054826
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 9 Block: 26 Subdivision: BELMONT ADDITION MapRef: MB 4 PG 27 Abbreviated Description: Lot:9 Block:26 Subdivision:BELMONT ADDITION Map Ref:MB 4 PG 27

4	.62Mi.	**444 W VALENTINE ST** **SUPERIOR, AZ 85173-4144**	05/13/2026	$275,000	$197	1390	//	1967	14,152 SF

APN: 105-07-0160 Document #: 2026-040080
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 13 Subdivision: QUEEN CREEK ADDITION MapRef: MB 7 PG 43 Abbreviated Description: Lot:13 Subdivision:QUEEN CREEK ADDITION Map Ref:MB 7 PG 43

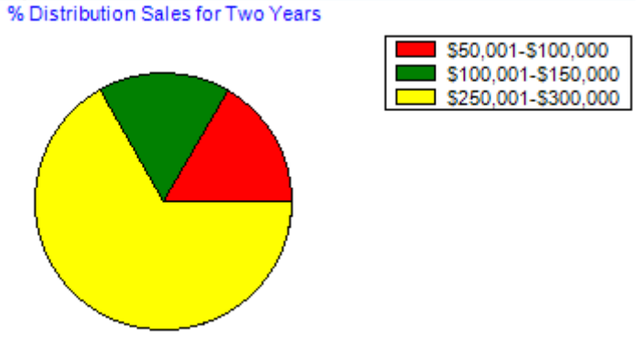
5	.45Mi.	**313 W PALMA ST** **SUPERIOR, AZ 85173-3801**	02/13/2026	$85,000	$252	337	//	1952	4,000 SF

APN: 105-11-0240 Document #: 2026-011308
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: E2 S04T02SR12E GSRBM Abbreviated Description: Sec/Twnship/Range:E2 S04T02SR12E GSRBM

6	.19Mi.	**113 W PALO VERDE DR** **SUPERIOR, AZ 85173-4619**	11/25/2025	$260,000	$206	1260	//	1957	5,410 SF

APN: 105-09-0860 Document #: 2025-095509
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 29 Subdivision: SMITH O DONNELL TRACT MapRef: MB 7 PG 39 Abbreviated Description: Lot:29 Subdivision:SMITH O DONNELL TRACT Map Ref:MB 7 PG 39

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.

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.	**315 W PALO VERDE DR**	**08/31/2001**	$188,512	$18,851	1,515		1957	7,134 SF	
.03Mi.	**311 W PALO VERDE DR**	**02/03/2012**	$192,867	$19,287	2,029		1967	6,300 SF	
.06Mi.	**116 S SAGUARO DR**	**04/07/2017**	$148,409	$14,841	1,574		1962	6,820 SF	
.06Mi.	**305 W PALO VERDE DR**	**06/15/2010**	$151,557	$15,156	1,124		1957	6,300 SF	
.07Mi.	**111 S SAGUARO DR**		$151,685	$15,168	1,463		1964	6,200 SF	
.08Mi.	**301 W PALO VERDE DR**	**07/17/2006**	$163,474	$16,348	1,404		1957	6,300 SF	
.09Mi.	**107 S SAGUARO DR**		$172,407	$17,240	1,922		1963	6,200 SF	
.1Mi.	**108 S SAGUARO DR**	**07/08/1999**	$149,120	$14,912	1,443		1962	6,820 SF	
.11Mi.	**103 S SAGUARO DR**	**02/04/2022**	$155,869	$15,587	1,349		1961	6,200 SF	
.13Mi.	**104 S SAGUARO DR**		$112,393	$11,240	1,075		1958	6,820 SF	
.17Mi.	**220 W SUNSET DR**	**03/16/2018**	$171,300	$17,130	1,400		1980	13,723 SF	
.18Mi.	**216 S SMITH DR**		$226,199	$22,620	1,972		1961	19,500 SF	
.19Mi.	**232 W SUNSET DR**	**04/07/1986**	$193,002	$19,300	1,431		1973	13,054 SF	
.19Mi.	**113 W PALO VERDE DR**	**11/25/2025**	$141,341	$14,134	1,260		1957	5,410 SF	
.21Mi.	**223 W ODONNELL DR**		$161,948	$16,194	1,323		1971	8,000 SF	
.22Mi.	**219 W ODONNELL DR**		$188,117	$18,811	1,731		1971	8,000 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	53.3 years old	Households:	1,243
Median Household Income:	$44,960	Households w/Family:	52%
Household Income Per Capita:	$23,307	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	16%

ICE SiteX Report

OrderID: 98382518

School District

School District Zone:	Superior Unified School District	Students:	306
Number of Schools:	2	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.28Mi.	**Superior Junior/Senior High School** Number of Students: 131 Student-Teacher Ratio: 10.9	D-	Public	7 - 12
0.33Mi.	**John F Kennedy School** Number of Students: 175 Student-Teacher Ratio: 21.88	D	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	148%	NOTABLY HIGHER
BURGLARY	163%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	166%	NOTABLY HIGHER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	188%	NOTABLY HIGHER
FORCIBLE RAPE	146%	NOTABLY HIGHER
MURDER	178%	NOTABLY HIGHER
OVERALL	183%	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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