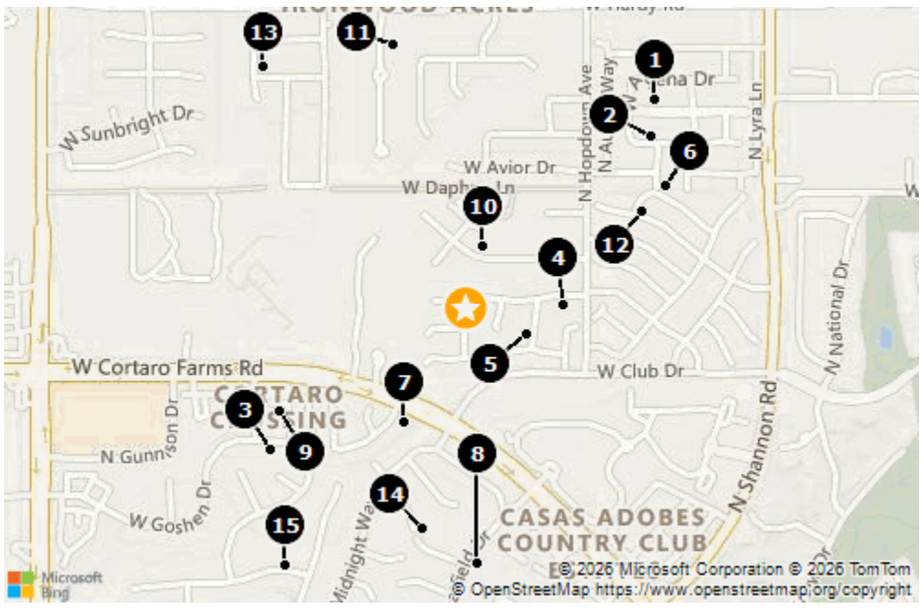
ICE SiteX Report

OrderID: 98394832

SiteX Property Information Report



Subject Property Location

3275 W TREECE PL, TUCSON, AZ 85742-8235

County:	**PIMA AZ**	Census Tract:	040190046.234002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	225-30-0650	Thomas Bros Pg-Grid:	1591-6G

Valuation

Value:	**$313,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$284,830 - $341,170	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,478
Total Assessed Value:	$27,214	Total Assessor Market Value:	$272,142	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 32 District: NEAR NORTHWE Subdivision: TIERRA DEL PARAISO AMENDED Map Ref: PLAT: 33 Sec/Twnship/Range: SEC 29 TWN 12S RNG 13E

Abbreviated Description:	TIERRA DEL PARAISO AMENDED LOT 32
City/Muni/Twp:	HARDY-IRONWOOD ACRES

Property Characteristics

Lot Size:	3,008 SF	Bedrooms:		Pool:	
Building Area:	1627 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/26/2025	Loan Amount:	N/A
Document #:	20252690298 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2065	Type Finance:	

Legal Description:
Lot: 32 Subdivision: TIERRA DEL PARAISO
City/Muni/Twp: TUCSON

Prior Transfer

Recording Date:	09/09/2025	Sales Price:	$204,646
Document #:	20252520398 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/31/2022	Sales Price:	$44,836
Document #:	20220900038 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	$163,975
Document #:	20220590509 BK-PG 20153-0001	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	02/24/2022	Loan Amount:	N/A
Document #:	20220550929 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 32 Subdivision: TIERRA DEL PARAISO

Prior Transfer

Recording Date:	01/21/2021	Sales Price:	$163,975
Document #:	20210210969 BK-PG 20153-0001	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	04/16/2019	Loan Amount:	N/A
Document #:	20191060335 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2049	Type Finance:	

Legal Description:
Lot: 32 Subdivision: AMENDED PLAT OF TIERRA DEL PARAISO

Prior Transfer

Recording Date:	06/20/2017	Sales Price:	N/A
Document #:	20171710388 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/23/2015	Sales Price:	$148,314
Document #:	20153570364 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/07/2015	Sales Price:	$167,000
Document #:	20153410375 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/03/2015		

Document Type:
Legal Description:
Lot: 32 Subdivision: AMENDED PLAT OF TIERRA DEL PARAISO Map Ref: MAP35 PG33

Prior Transfer

Recording Date:	12/07/2015	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 32 District: NEAR NORTHWE Subdivision: TIERRA DEL PARAISO AMENDED Map Ref: PLAT: 33 Sec/Twnship/Range: SEC 29 TWN 12S RNG 13E
Abbreviated Description: TIERRA DEL PARAISO AMENDED LOT 32
City/Muni/Twp: HARDY-IRONWOOD ACRES

Prior Transfer

Recording Date:	04/26/2013	Sales Price:	$158,623
Document #:	20131160116 BK-PG 13513-1916	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/18/2013	Sales Price:	N/A
Document #:	20131080308 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/09/2013		

Document Type:
Legal Description:
Lot: 32 Subdivision: TIERRA DEL PARAISO Map Ref: MAP35 PG33

Prior Transfer

Recording Date:	04/07/2009	Sales Price:	$150,300
Document #:	20090660377 BK-PG 12333-8298	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	03/12/2009	Sales Price:	$161,550
Document #:	20090480637 BK-PG 13513-1913	Type of Sale:	Verified Sale Price
Contract Date:	03/10/2009		

Document Type:
Legal Description:
Lot: 32 Subdivision: AMENDED PLAT OF TIERRA DEL PARAISO Map Ref: MAP35 PG33

Prior Transfer

Recording Date:	06/29/2004	Sales Price:	$158,256
Document #:	20041251744 BK-PG 12333-8294	Type of Sale:	Verified Sale Price
Contract Date:	06/17/2004		

Document Type:
Legal Description:
Lot: 32 Subdivision: TIERRA DEL PARAISO Map Ref: MAP35 PG33

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Prior Transfer

Recording Date:	06/29/2004	Sales Price:	N/A
Document #:	20041251742 BK-PG 12333-8290	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/17/2004		
Document Type:			

Legal Description:
Lot: 32 Subdivision: TIERRA DEL PARAISO Map Ref: MAP35 PG33

Prior Transfer

Recording Date:	06/29/2004	Sales Price:	N/A
Document #:	20041251741 BK-PG 12333-8288	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/17/2004		
Document Type:			

Legal Description:
Lot: 32 Subdivision: TIERRA DEL PARAISO Map Ref: MAP35 PG33

Area Sales Analysis

Total Area Sales	$4,888,300	Median # of Bedrooms	
Median Lot Size	3,541 SF	Median # of Baths	2
Median Living Area	1,643 SF	Median Year Built	1995
Price Range - 2 Yrs	$173,000 to $520,000	Age Range	7 years to 42 years
Median Value	$330,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**3048 W VIA PRINCIPIA** **TUCSON, AZ 85742-4803**	08/04/2026	$255,000	$259	981	4//2	1984	3,294 SF	
		APN: 225-31-1000 Document #: 20262160420 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 90 Subdivision: STAR TRAILS ESTATES II MapRef: MB 37 PG 28 Abbreviated Description: Lot:90 Subdivision:STAR TRAILS ESTATES II Map Ref:MB 37 PG 28								
2	.35Mi.	**3048 W ARTEBELLA WAY** **TUCSON, AZ 85742-4827**	08/04/2026	$173,000	$152	1135	6//2	1986	3,447 SF	
		APN: 225-31-3300 Document #: 20262160527 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 196 Subdivision: STAR TRAILS ESTATES MapRef: MB 39 PG 5 Abbreviated Description: Lot:196 Subdivision:STAR TRAILS ESTATES Map Ref:MB 39 PG 5								
3	.33Mi.	**3511 W GOSHEN DR** **TUCSON, AZ 85741-1184**	07/15/2026	$342,400	$135	2529	9//3	2006	4,581 SF	
		APN: 225-30-6430 Document #: 20261960265 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 53 Subdivision: CORTARO CROSSING MapRef: MB 59 PG 89 Abbreviated Description: Lot:53 Subdivision:CORTARO CROSSING Map Ref:MB 59 PG 89								
4	.13Mi.	**3147 W TREECE WAY** **TUCSON, AZ 85742-8223**	06/18/2026	$312,500	$216	1443	6//2	2003	3,036 SF	
		APN: 225-30-1650 Document #: 20261690316 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 132 Subdivision: TIERRA DEL PARAISO MapRef: MB 35 PG 33 Abbreviated Description: Lot:132 Subdivision:TIERRA DEL PARAISO Map Ref:MB 35 PG 33								
5	.09Mi.	**8445 N AVENIDA DE LA BELLOTA** **TUCSON, AZ 85742-8217**	06/10/2026	$330,000	$201	1634	6//2	2003	2,999 SF	
		APN: 225-30-1280 Document #: 20261610263 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 95 Subdivision: TIERRA DEL PARAISO MapRef: MB 35 PG 331 Abbreviated Description: Lot:95 Subdivision:TIERRA DEL PARAISO Map Ref:MB 35 PG 331								
6	.32Mi.	**8612 N SIRIGA WAY** **TUCSON, AZ 85742-4829**	06/04/2026	$305,000	$185	1643	7//3	1986	3,331 SF	
		APN: 225-31-3490 Document #: 20261550207 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 215 Subdivision: STAR TRAILS ESTATES III MapRef: MB 39 PG 5 Abbreviated Description: Lot:215 Subdivision:STAR TRAILS ESTATES III Map Ref:MB 39 PG 5								
7	.18Mi.	**3363 W BROWARD TRL** **TUCSON, AZ 85741-1173**	06/01/2026	$330,000	$177	1862	7//3	2006	4,780 SF	
		APN: 225-30-6090 Document #: 20261520658 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: CORTARO CROSSING MapRef: MB 59 PG 89 Abbreviated Description: Lot:19 Subdivision:CORTARO CROSSING Map Ref:MB 59 PG 89								
8	.35Mi.	**8198 N WHEATFIELD DR** **TUCSON, AZ 85741-1257**	05/21/2026	$330,000	$229	1440	6//2	1993	3,328 SF	
		APN: 225-32-7190 Document #: 20261410662 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 105 Subdivision: MOONDANCE VILLAGE MapRef: MB 42 PG 29 Abbreviated Description: Lot:105 Subdivision:MOONDANCE VILLAGE Map Ref:MB 42 PG 29								
9	.29Mi.	**8353 N WASHAKIE WAY** **TUCSON, AZ 85741-1177**	05/15/2026	$339,000	$183	1852	7//3	2006	4,517 SF	
		APN: 225-30-6640 Document #: 20261350405 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 74 Subdivision: CORTARO CROSSING MapRef: MB 59 PG 89 Abbreviated Description: Lot:74 Subdivision:CORTARO CROSSING Map Ref:MB 59 PG 89								
10	.09Mi.	**3260 W PICASSO PL** **TUCSON, AZ 85742-8700**	05/06/2026	$403,000	$158	2538	7//3	1994	23,366 SF	
		APN: 225-29-267A Document #: 20261260457 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: TIERRA BRAVA ESTATES MapRef: MB 44 PG 59 Abbreviated Description: Lot:22 Subdivision:TIERRA BRAVA ESTATES Map Ref:MB 44 PG 59

11 .37Mi. **8760 N MAYA CT** 05/01/2026 $520,000 $233 2226 8//3 1998 12,044 SF Yes
TUCSON, AZ 85742-8662
APN: 225-29-4220 Document #: 20261210588
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: MAYA ESTATES MapRef: MB 154 PG 444 Abbreviated Description: Lot:3 Subdivision:MAYA ESTATES Map Ref:MB 154 PG 444

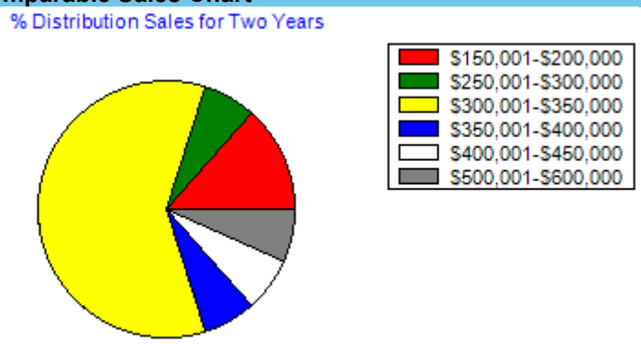
12 .28Mi. **3060 W COUNTRY HILL DR** 04/30/2026 $200,000 $135 1472 7//3 1994 3,649 SF
TUCSON, AZ 85742-4863
APN: 225-29-2000 Document #: 20261200394
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 180 Subdivision: COUNTRY CLUB MapRef: MB 43 PG 50 Abbreviated Description: Lot:180 Subdivision:COUNTRY CLUB Map Ref:MB 43 PG 50

13 .43Mi. **3522 W RINGTAIL DEN WAY** 04/29/2026 $390,000 $179 2172 9// 2019 SF
TUCSON, AZ 85742-1414
APN: 225-29-5330 Document #: 20261190531
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 84 Subdivision: HARDY 30 MapRef: DOC 2017-3190070 Abbreviated Description: Lot:84 Subdivision:HARDY 30 Map Ref:DOC 2017-3190070

14 .31Mi. **3336 W WHEATFIELD PL** 04/08/2026 $315,000 $233 1347 7//2 1993 3,541 SF
TUCSON, AZ 85741-1261
APN: 225-32-6340 Document #: 20260980183
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: MOONDANCE VILLAGE MapRef: MB 42 PG 19 Abbreviated Description: Lot:20 Subdivision:MOONDANCE VILLAGE Map Ref:MB 42 PG 19

15 .42Mi. **3500 W CAMINO DE CALIOPE** 03/27/2026 $343,400 $190 1805 7//2 1995 6,340 SF
TUCSON, AZ 85741-1136
APN: 225-53-1050 Document #: 20260860840
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: RANCHO ESCONDIDO MapRef: MB 45 PG 67 Abbreviated Description: Lot:105 Subdivision:RANCHO ESCONDIDO Map Ref:MB 45 PG 67

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.	**3275 W TREECE PL**	**12/07/2015**	$272,142	$27,214	1,627	6//2	2004	3,008 SF	
.01Mi.	**3281 W TREECE PL**	**10/14/2020**	$245,121	$24,512	1,295	6//2	2004	2,979 SF	
.01Mi.	**3287 W TREECE PL**	**04/10/2023**	$216,971	$21,697	1,004	5//1	2004	2,982 SF	
.02Mi.	**3293 W TREECE PL**	**12/05/2023**	$245,121	$24,512	1,295	6//2	2004	2,985 SF	
.02Mi.	**3280 W PLACITA DE LA TULAROSA**	**03/03/2022**	$256,807	$25,681	1,443	6//2	2004	2,938 SF	
.02Mi.	**3264 W TREECE PL**	**03/14/2025**	$245,121	$24,512	1,295	6//2	2004	3,069 SF	
.02Mi.	**3282 W TREECE PL**	**12/01/2003**	$249,824	$24,982	1,295	6//2	2004	2,988 SF	
.02Mi.	**3284 W PLACITA DE LA TULAROSA**	**08/27/2004**	$286,232	$28,623	1,857	7//3	2004	2,913 SF	
.03Mi.	**3301 W TREECE PL**	**05/24/2011**	$281,530	$28,153	1,857	7//3	2004	2,990 SF	
.03Mi.	**8454 N TREECE WAY**	**06/05/2007**	$261,511	$26,151	1,443	6//2	2004	2,864 SF	
.03Mi.	**3294 W TREECE PL**	**10/05/2020**	$248,790	$24,879	1,295	6//2	2003	2,986 SF	
.04Mi.	**8448 N TREECE WAY**	**10/01/2012**	$267,440	$26,744	1,627	6//2	2004	2,889 SF	
.04Mi.	**3302 W PLACITA DE LA TULAROSA**	**08/05/2019**	$252,105	$25,211	1,443	6//2	2004	2,918 SF	
.04Mi.	**8467 N PLACITA DE LA MANZANA**	**03/06/2014**	$280,296	$28,030	1,857	7//3	2003	2,975 SF	
.04Mi.	**8461 N PLACITA DE LA MANZANA**	**04/26/2023**	$280,296	$28,030	1,857	7//3	2003	2,979 SF	
.04Mi.	**3307 W TREECE PL**	**06/23/2004**	$212,269	$21,227	1,004	5//1	2004	3,036 SF	

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Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	41.2 years old	Households:	11,953
Median Household Income:	$98,599	Households w/Family:	68%
Household Income Per Capita:	$48,144	Households w/Family Married:	52%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

School District Zone:	Marana Unified District	Students:	12,845
Number of Schools:	20	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.91Mi.	**Marana Distance Learning** Number of Students: 42 Student-Teacher Ratio: NA	A	Public	KG - 12
1.25Mi.	**Ironwood Elementary School** Number of Students: 406 Student-Teacher Ratio: 13.76	B	Public	PK - 6
11.84Mi.	**A. C. E.** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	7 - 12
1.49Mi.	**Mountain View High School** Number of Students: 1,827 Student-Teacher Ratio: 19.86 Advanced Placement: Yes	B-	Public	9 - 12
1.05Mi.	**Tortolita Middle School** Number of Students: 512 Student-Teacher Ratio: 15.75	C-	Public	7 - 8

Flood Report

The Subject Property of **3275 W TREECE PL, TUCSON, AZ 85742-8235** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	79%	LOWER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	82%	LOWER
MURDER	80%	LOWER
OVERALL	62%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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