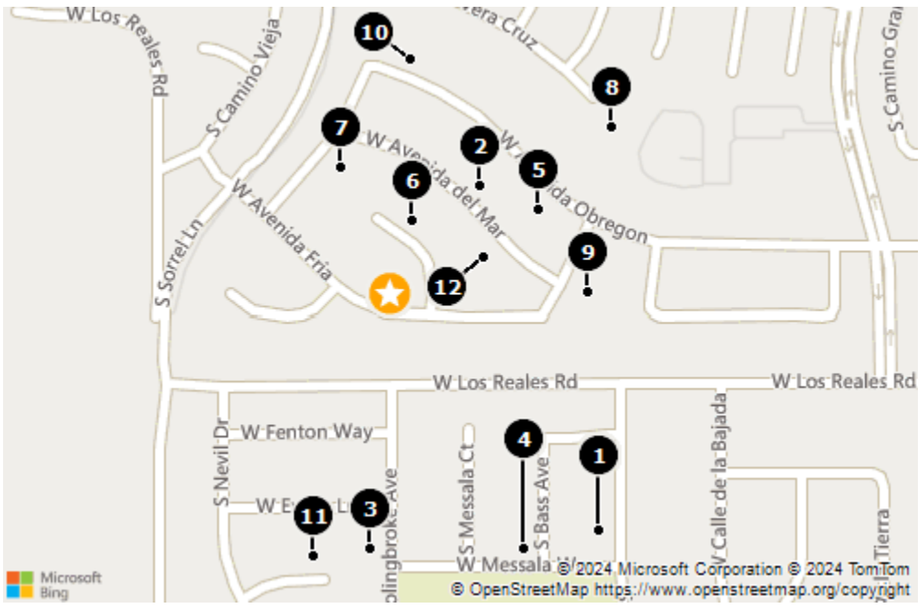
SiteX™ Report

OrderID: 92818956

SiteX Property Information Report



Subject Property Location

3656 W AVENIDA FRIA, TUCSON, AZ 85746-7962

County:	**PIMA AZ**	Census Tract:	040190043.212011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	138-34-8000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$298,000**	FSD:	4
Value Range:	$286,080 - $309,920	Confidence Score:	96

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2023
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,673
Total Assessed Value:	$23,133	Total Assessor Market Value:	$231,330	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 159 District: MIDVALE DR Subdivision: PRESIDIO HILLS Map Ref: PLAT: 82 Sec/Twnship/Range: SEC 17 TWN 15S RNG 13E

Abbreviated Description:	PRESIDIO HILLS LOT 159
City/Muni/Twp:	MISSION RIDGE

Property Characteristics

Lot Size:	5,335 SF	Bedrooms:		Pool:	
Building Area:	1538 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2024	Sales Price:	$221,815
Document #:	20241350580 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/08/2023	Loan Amount:	N/A
Document #:	20233420530 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	
Legal Description:			

Lot: 159 Subdivision: PRESIDIO HILLS

Prior Transfer

Recording Date:	08/19/2022	Sales Price:	$184,472
Document #:	20222310264 BK-PG 20213-0001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/05/2022	Loan Amount:	N/A
Document #:	20222170132 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 159 Subdivision: PRESIDIO HILLS

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	$169,600
Document #:	20213400024 BK-PG 12954-5333	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/19/2021	Sales Price:	N/A
Document #:	20213230175 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/19/2021		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 159 Subdivision: PRESIDIO HILLS Map Ref: MB 40 PG 82

Prior Transfer

Recording Date:	02/15/2012	Sales Price:	$42,400
Document #:	20120460505 BK-PG 12954-5359	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/16/2007	Sales Price:	$169,600
Document #:	20070520486 BK-PG 12954-5333	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/16/2007	Sales Price:	$156,100
Document #:	20070100564 BK-PG 12677-6865	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/19/2006	Loan Amount:	N/A
Document #:	20062431139 BK-PG 12954-5359	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2032	Type Finance:	

Legal Description:
Lot: 159 Subdivision: PRESIDIO HILLS

Mortgage Record

Recording Date:	12/19/2006	Loan Amount:	N/A
Document #:	20062431138 BK-PG 12954-5333	Loan Type:	Unknown
TD Due Date:	01/01/2037	Type Finance:	FIX

Legal Description:
Lot: 159 Subdivision: PRESIDIO HILLS

Prior Transfer

Recording Date:	11/09/2005	Sales Price:	$195,140
Document #:	20052181257 BK-PG 12677-6862	Type of Sale:	Verified Sale Price
Contract Date:	11/03/2005		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 159 Subdivision: PRESIDIO HILLS Map Ref: MAP40 PG82

Prior Transfer

Recording Date:	11/09/2005	Sales Price:	N/A
Document #:	BK-PG 12677 -6862	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 159 District: MIDVALE DR Subdivision: PRESIDIO HILLS Map Ref: PLAT: 82 Sec/Twnship/Range: SEC 17 TWN 15S RNG 13E
Abbreviated Description: PRESIDIO HILLS LOT 159
City/Muni/Twp: MISSION RIDGE

Area Sales Analysis

Total Area Sales	$23,105,500	Median # of Bedrooms	
Median Lot Size	5,274 SF	Median # of Baths	2
Median Living Area	1,538 SF	Median Year Built	2003
Price Range - 2 Yrs	$110,000 to $20,000,000	Age Range	18 years to 36 years
Median Value	$295,000	Median Age	21 years

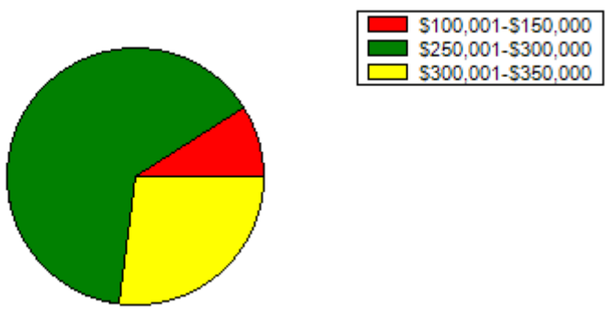
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**7380 S BRACKENBURY DR TUCSON, AZ 85746-2549**	09/25/2024	$300,000	$197	1521	7//2	2004	8,961 SF	
		APN: 138-35-2440 Document #: 20242690589 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 170 Subdivision: MISSION WEST II Phase No: I MapRef: MB 41 PG 79 Abbreviated Description: Lot:170 Subdivision:MISSION WEST II Phase No:I Map Ref:MB 41 PG 79								
2	.1Mi.	**3604 W AVENIDA DEL MAR TUCSON, AZ 85746-7951**	07/22/2024	$110,000	$93	1178	6//2	1989	4,770 SF	
		APN: 138-34-1180 Document #: 20242040403 Document Type: Warranty Deed Price Code: V								

	Land Use: Single Family Residential Legal: Lot: 118 Subdivision: PRESIDIO HILLS MapRef: MB 40 PG 82 Abbreviated Description: Lot:118 Subdivision:PRESIDIO HILLS Map Ref:MB 40 PG 82								
3	.18Mi.	**7394 S BOLINGBROKE AVE** **TUCSON, AZ 85746-2571**	07/16/2024	$20,000,000	$15,860	1261	6//1	2003	4,859 SF
	APN: 138-35-1540 Document #: 20241980182 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 69 Subdivision: MISSION WEST II Phase No: I MapRef: MB 41 PG 79 Abbreviated Description: Lot:69 Subdivision:MISSION WEST II Phase No:I Map Ref:MB 41 PG 79								
4	.2Mi.	**7390 S BASS AVE** **TUCSON, AZ 85746-2552**	06/26/2024	$290,000	$188	1538	7//2	2004	9,449 SF
	APN: 138-35-5270 Document #: 20241780594 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 152 Subdivision: MISSION WEST II Phase No: I MapRef: MB 41 PG 79 Abbreviated Description: Lot:152 Subdivision:MISSION WEST II Phase No:I Map Ref:MB 41 PG 79								
5	.12Mi.	**3531 W AVENIDA OBREGON** **TUCSON, AZ 85746-7999**	05/13/2024	$284,500	$167	1696	8//3	1988	5,283 SF
	APN: 138-34-0920 Document #: 20241340242 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 92 Subdivision: PRESIDIO HILLS MapRef: MB 40 PG 82 Abbreviated Description: Lot:92 Subdivision:PRESIDIO HILLS Map Ref:MB 40 PG 82								
6	.05Mi.	**7221 S AVENIDA DEL NOPAL** **TUCSON, AZ 85746-7954**	05/02/2024	$295,000	$173	1696	8//3	1988	5,054 SF
	APN: 138-34-1720 Document #: 20241230183 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 172 Subdivision: PRESIDIO HILLS MapRef: MB 40 PG 82 Abbreviated Description: Lot:172 Subdivision:PRESIDIO HILLS Map Ref:MB 40 PG 82								
7	.09Mi.	**7185 S CAMINO SECRETO** **TUCSON, AZ 85746-7948**	04/23/2024	$295,000	$192	1535	7//2	2005	4,686 SF
	APN: 138-34-7860 Document #: 20241140212 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 145 Subdivision: PRESIDIO HILLS MapRef: MB 40 PG 82 Abbreviated Description: Lot:145 Subdivision:PRESIDIO HILLS Map Ref:MB 40 PG 82								
8	.19Mi.	**3500 W AVENIDA VERA CRUZ** **TUCSON, AZ 85746-7977**	04/18/2024	$335,000	$190	1759	7//3	2006	9,312 SF
	APN: 138-35-8750 Document #: 20241090540 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 142 Subdivision: PRESIDIO VISTA MapRef: MB 43 PG 7 Abbreviated Description: Lot:142 Subdivision:PRESIDIO VISTA Map Ref:MB 43 PG 7								
9	.14Mi.	**7251 S CAMINO DE LOS NOPALES** **TUCSON, AZ 85746-7938**	04/15/2024	$313,000	$210	1485	6//3	1988	6,550 SF
	APN: 138-34-0050 Document #: 20241060150 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Subdivision: PRESIDIO HILLS MapRef: MB 40 PG 82 Abbreviated Description: Lot:5 Subdivision:PRESIDIO HILLS Map Ref:MB 40 PG 82								
10	.16Mi.	**3652 W AVENIDA OBREGON** **TUCSON, AZ 85746-7945**	04/12/2024	$293,000	$190	1538	7//2	2005	5,264 SF
	APN: 138-34-7490 Document #: 20241030655 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 69 Subdivision: PRESIDIO HILLS MapRef: MB 40 PG 82 Abbreviated Description: Lot:69 Subdivision:PRESIDIO HILLS Map Ref:MB 40 PG 82								
11	.19Mi.	**3708 W NEVIL CT** **TUCSON, AZ 85746-2563**	03/27/2024	$305,000	$187	1629	6//1	2004	4,952 SF
	APN: 138-35-4430 Document #: 20240870540 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 525 Subdivision: MISSION WEST II Phase No: I MapRef: MB 56 PG 13 Abbreviated Description: Lot:525 Subdivision:MISSION WEST II Phase No:I Map Ref:MB 56 PG 13								
12	.07Mi.	**3573 W AVENIDA DEL MAR** **TUCSON, AZ 85746-7950**	02/02/2024	$285,000	$168	1696	8//3	1988	6,304 SF
	APN: 138-34-1320 Document #: 20240330122 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 132 Subdivision: PRESIDIO HILLS MapRef: MB 40 PG 82 Abbreviated Description: Lot:132 Subdivision:PRESIDIO HILLS Map Ref:MB 40 PG 82								

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.

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.	**3656 W AVENIDA FRIA**	**11/09/2005**	$231,330	$23,133	1,538	7//2	2005	5,335 SF	
.01Mi.	**3664 W AVENIDA FRIA**	**09/02/2008**	$231,330	$23,133	1,538	7//2	2005	5,485 SF	
.01Mi.	**3648 W AVENIDA FRIA**	**06/18/2018**	$242,911	$24,291	1,865	8//3	2005	5,654 SF	
.02Mi.	**3640 W AVENIDA FRIA**	**09/14/2005**	$224,785	$22,479	1,696	8//3	1988	6,291 SF	
.02Mi.	**3672 W AVENIDA FRIA**	**09/30/2005**	$231,330	$23,133	1,538	7//2	2005	5,410 SF	
.02Mi.	**7234 S AVENIDA DEL NOPAL**	**11/20/2009**	$223,932	$22,393	1,696	8//3	1987	7,022 SF	
.02Mi.	**7224 S AVENIDA DEL NOPAL**	**03/30/2018**	$212,302	$21,230	1,479	6//3	1988	4,880 SF	
.03Mi.	**7218 S AVENIDA DEL NOPAL**	**05/15/2020**	$224,785	$22,479	1,696	8//3	1988	5,089 SF	
.03Mi.	**3680 W AVENIDA FRIA**	**08/16/2012**	$219,905	$21,991	1,535	7//2	2005	5,635 SF	
.03Mi.	**3653 W AVENIDA FRIA**	**09/30/2005**	$213,072	$21,307	1,535	7//2	2005	6,635 SF	
.03Mi.	**3647 W AVENIDA FRIA**	**10/18/2016**	$213,072	$21,307	1,535	7//2	2005	5,881 SF	
.03Mi.	**7212 S AVENIDA DEL NOPAL**	**05/31/2017**	$202,421	$20,242	1,344	6//3	1989	4,614 SF	
.03Mi.	**3661 W AVENIDA FRIA**	**06/07/2019**	$230,390	$23,039	1,538	7//2	2005	7,806 SF	
.04Mi.	**3639 W AVENIDA FRIA**	**03/29/2001**	$256,447	$25,645	1,961	8//3	1993	5,489 SF	Yes
.04Mi.	**3624 W AVENIDA FRIA**	**07/30/1993**	$200,657	$20,066	1,236	6//2	1993	5,452 SF	
.04Mi.	**3688 W AVENIDA FRIA**	**10/18/2018**	$216,409	$21,641	1,318	6//2	2005	4,885 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	32.4 years old	Households:	15,320
Median Household Income:	$56,371	Households w/Family:	77%
Household Income Per Capita:	$24,890	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Tucson Unified District	Students:	41,898
Number of Schools:	90	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.40Mi.	**Catalina Online Learning Experience** Number of Students: 279 Student-Teacher Ratio: 15.85	C	Public	6 - 12
11.61Mi.	**University High School** Number of Students: 1,222 Student-Teacher Ratio: 23.77 Advanced Placement: Yes	A+	Public	8 - 12
8.82Mi.	**Miles-Exploratory Learning Center** Number of Students: 305 Student-Teacher Ratio: 11.73	NA	Public	PK - 8
3.17Mi.	**Valencia Middle School** Number of Students: 755 Student-Teacher Ratio: 15.79	F	Public	6 - 8
0.55Mi.	**Miller Elementary School** Number of Students: 476 Student-Teacher Ratio: 16.94	D-	Public	PK - 5
6.21Mi.	**Cholla High School** Number of Students: 1,684 Student-Teacher Ratio: 16.72 Advanced Placement: Yes	B-	Public	8 - 12

Flood Report

The Subject Property of **3656 W AVENIDA FRIA, TUCSON, AZ 85746-7962** 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.

SiteX™ Report

OrderID: 92818956

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	87%	LOWER
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	84%	LOWER
OVERALL	87%	LOWER

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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