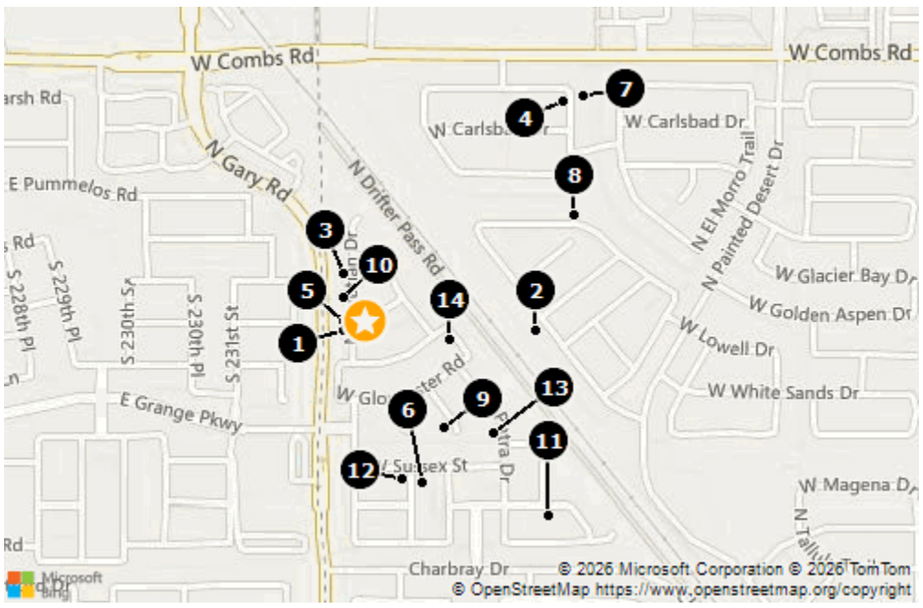
ICE SiteX Report

OrderID: 98197913

SiteX Property Information Report



Subject Property Location

36941 N ALEUTIAN DR, SAN TAN VALLEY, AZ 85143-1470

County:	**PINAL AZ**	Census Tract:	040210002.242003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	104-99-2860	Thomas Bros Pg-Grid:	

Valuation

Value:	**$495,000**	FSD:	7	Common Confidence Score:	76
Value Range:	$460,350 - $529,650	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	4401
Assd Land Value:	$3,200	Market Land Value:	$32,000	Tax Year:	2025
Assd Improvement:	$35,037	Market Improvment Value:	$350,374	Total Taxable Value:	$1,562
Total Assessed Value:	$38,237	Total Assessor Market Value:	$382,374	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 Legal Unit: 2 Map Ref: PM-994 Sec/Twnship/Range: SEC 31 TWN 02S RNG 08E
Abbreviated Description: LOT 23 OF MAGNOLIA CIRCLE CROSS - UNIT 2, ACCORDING TO THE RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA,

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:		Pool:	
Building Area:	2298 SF	Baths:		Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Tile
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/26/2026	Sales Price:	$500,762
Document #:	2026-043504 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/21/2024	Sales Price:	$489,823
Document #:	2024-080228 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/04/2024	Sales Price:	$510,000
Document #:	2024-076318 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/21/2024		
Document Type:			
Legal Description:			

Lot: 23 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 Map Ref: DOC 2020-052754

Prior Transfer

Recording Date:	05/23/2024	Sales Price:	N/A
Document #:	2024-039018 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT

ICE SiteX Report

OrderID: 98197913

Contract Date: 04/23/2024
Document Type:
Legal Description:
Lot: 23 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 Map Ref: DOC 2020-052754

Prior Transfer

Recording Date:	03/02/2023	Sales Price:	$504,972
Document #:	2023-015091 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/02/2023		
Document Type:			

Legal Description:
Lot: 23 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 Map Ref: DOC 2020-052754

Prior Transfer

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

Legal Description:
Lot: 23 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 Legal Unit: 2 Map Ref: PM-994 Sec/Twnship/Range: SEC 31 TWN 02S RNG 08E
Abbreviated Description: LOT 23 OF MAGNOLIA CIRCLE CROSS - UNIT 2, ACCORDING TO THE RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA,

Area Sales Analysis

Total Area Sales	$6,371,900	Median # of Bedrooms	
Median Lot Size	6,970 SF	Median # of Baths	
Median Living Area	1,902 SF	Median Year Built	2022
Price Range - 2 Yrs	$331,500 to $630,000	Age Range	4 years to 10 years
Median Value	$432,000	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**36920 N ALEUTIAN DR** **SAN TAN VALLEY, AZ 85143-1469**	07/30/2026	$394,900	$246	1603	//	2022	6,970 SF	
		APN: 104-99-2780 Document #: 2026-063290 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 MapRef: DOC 2020-052754 Abbreviated Description: Lot:15 Subdivision:MAGNOLIA CIRCLE CROSS UNIT 2 Map Ref:DOC 2020-052754								
2	.23Mi.	**36948 N YELLOWSTONE DR** **SAN TAN VALLEY, AZ 85140-5606**	07/24/2026	$331,500	$178	1861	//	2018	5,400 SF	
		APN: 104-98-2970 Document #: 2026-061655 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: THE PARKS PARCEL D MapRef: CAB H SL 68 Abbreviated Description: Lot:18 Subdivision:THE PARKS PARCEL D Map Ref:CAB H SL 68								
3	.07Mi.	**37044 N ALEUTIAN DR** **SAN TAN VALLEY, AZ 85143-1471**	06/24/2026	$435,000	$199	2182	//	2022	6,970 SF	
		APN: 104-99-2710 Document #: 2026-052762 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 MapRef: DOC 2020-052754 Abbreviated Description: Lot:8 Subdivision:MAGNOLIA CIRCLE CROSS UNIT 2 Map Ref:DOC 2020-052754								
4	.4Mi.	**1013 W BLUE RIDGE DR** **SAN TAN VALLEY, AZ 85140-5589**	06/23/2026	$630,000	$164	3819	//	2016	7,456 SF	
		APN: 104-98-1120 Document #: 2026-052343 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 112 Subdivision: THE PARKS PARCEL A MapRef: CAB H SL 66 Abbreviated Description: Lot:112 Subdivision:THE PARKS PARCEL A Map Ref:CAB H SL 66								
5	.03Mi.	**36936 N ALEUTIAN DR** **SAN TAN VALLEY, AZ 85143-1469**	04/08/2026	$426,000	$252	1690	//	2022	6,970 SF	
		APN: 104-99-2770 Document #: 2026-028960 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 MapRef: DOC 2020-052754 Abbreviated Description: Lot:14 Subdivision:MAGNOLIA CIRCLE CROSS UNIT 2 Map Ref:DOC 2020-052754								
6	.23Mi.	**36599 N IBERIAN DR** **SAN TAN VALLEY, AZ 85143-1408**	04/06/2026	$445,000	$263	1690	//	2021	5,663 SF	
		APN: 104-99-1430 Document #: 2026-028120 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 40 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 1 MapRef: DOC 2020-052753 Abbreviated Description: Lot:40 Subdivision:MAGNOLIA CIRCLE CROSS UNIT 1 Map Ref:DOC 2020-052753								
7	.42Mi.	**37435 N GLEN ECHO DR** **SAN TAN VALLEY, AZ 85140-2802**	02/24/2026	$630,000	$172	3657	//	2016	7,057 SF	
		APN: 104-98-0090 Document #: 2026-014453 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Subdivision: THE PARKS PARCEL A MapRef: CAB H SL 66 Abbreviated Description: Lot:9 Subdivision:THE PARKS PARCEL A Map Ref:CAB H SL 66								
8	.32Mi.	**994 W LOWELL DR** **SAN TAN VALLEY, AZ 85140-8085**	02/02/2026	$425,000	$219	1937	//	2017	5,849 SF	
		APN: 104-98-3490 Document #: 2026-008157 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: THE PARKS PARCEL D MapRef: CAB H SL 68 Abbreviated Description: Lot:70 Subdivision:THE PARKS PARCEL D Map Ref:CAB H SL 68								
9	.18Mi.	**36728 N ALDERNEY CT** **SAN TAN VALLEY, AZ 85143-1457**	12/30/2025	$383,500	$175	2182	//	2022	9,148 SF	
		APN: 104-99-3750 Document #: 2025-104845 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 112 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 MapRef: DOC 2020-052754 Abbreviated Description: Lot:112 Subdivision:MAGNOLIA CIRCLE CROSS UNIT 2 Map Ref:DOC 2020-052754

10	.04Mi.	**36990 N ALEUTIAN DR** **SAN TAN VALLEY, AZ 85143-1469**	11/24/2025	$475,000	$217	2182	//	2022	6,970 SF

APN: 104-99-2740 Document #: 2025-094836
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 MapRef: DOC 2020-052754 Abbreviated Description: Lot:11 Subdivision:MAGNOLIA CIRCLE CROSS UNIT 2 Map Ref:DOC 2020-052754

11	.36Mi.	**1055 W TULI WAY** **SAN TAN VALLEY, AZ 85143-1440**	11/19/2025	$437,000	$258	1690	//	2022	6,970 SF

APN: 104-99-2120 Document #: 2025-093603
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 1 MapRef: DOC 2020-052753 Abbreviated Description: Lot:109 Subdivision:MAGNOLIA CIRCLE CROSS UNIT 1 Map Ref:DOC 2020-052753

12	.22Mi.	**1369 W SUSSEX ST** **SAN TAN VALLEY, AZ 85143-1421**	11/07/2025	$515,000	$192	2678	//	2021	6,970 SF

APN: 104-99-1750 Document #: 2025-090647
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 1 MapRef: DOC 2020-052753 Abbreviated Description: Lot:72 Subdivision:MAGNOLIA CIRCLE CROSS UNIT 1 Map Ref:DOC 2020-052753

13	.23Mi.	**36708 N PETRA DR** **SAN TAN VALLEY, AZ 85143-1449**	11/04/2025	$415,000	$258	1603	//	2022	7,405 SF

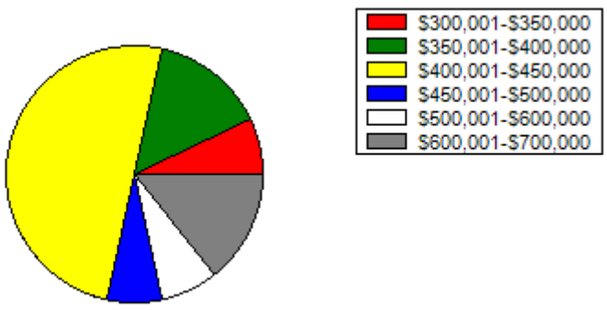
APN: 104-99-3580 Document #: 2025-089325
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 MapRef: DOC 2020-052754 Abbreviated Description: Lot:95 Subdivision:MAGNOLIA CIRCLE CROSS UNIT 2 Map Ref:DOC 2020-052754

14	.12Mi.	**1281 W HIGHLAND RD** **SAN TAN VALLEY, AZ 85143-1459**	09/25/2025	$429,000	$229	1867	//	2022	6,098 SF

APN: 104-99-3160 Document #: 2025-077705
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: MAGNOLIA CIRCLE CROSS UNIT 2 MapRef: DOC 2020-052754 Abbreviated Description: Lot:53 Subdivision:MAGNOLIA CIRCLE CROSS UNIT 2 Map Ref:DOC 2020-052754

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.	**36941 N ALEUTIAN DR**		$382,374	$38,237	2,298		2022	6,970 SF	
.01Mi.	**36921 N ALEUTIAN DR**		$366,248	$36,625	2,182		2022	6,970 SF	
.02Mi.	**36977 N ALEUTIAN DR**		$355,095	$35,510	2,047		2022	9,148 SF	
.02Mi.	**36905 N ALEUTIAN DR**		$309,245	$30,924	1,690		2022	6,970 SF	
.03Mi.	**36936 N ALEUTIAN DR**		$317,637	$31,764	1,690		2022	6,970 SF	
.03Mi.	**36954 N ALEUTIAN DR**		$351,500	$35,150	2,048		2022	6,970 SF	
.03Mi.	**36920 N ALEUTIAN DR**		$302,597	$30,260	1,603		2022	6,970 SF	
.03Mi.	**36997 N ALEUTIAN DR**		$308,262	$30,826	1,604		2022	8,276 SF	
.03Mi.	**36885 N ALEUTIAN DR**	**04/14/2023**	$351,500	$35,150	2,048		2022	6,970 SF	
.04Mi.	**36974 N ALEUTIAN DR**	**05/17/2023**	$380,196	$38,020	2,298		2022	6,970 SF	
.04Mi.	**1401 W KURI RD**		$328,836	$32,884	1,867		2022	6,970 SF	
.04Mi.	**36902 N ALEUTIAN DR**		$366,248	$36,625	2,182		2022	6,970 SF	
.04Mi.	**37008 N HINTERWALD WAY**		$351,192	$35,119	2,048		2022	9,148 SF	
.04Mi.	**36990 N ALEUTIAN DR**	**11/24/2025**	$366,248	$36,625	2,182		2022	6,970 SF	
.04Mi.	**37013 N ALEUTIAN DR**		$377,921	$37,792	2,298		2022	7,405 SF	
.05Mi.	**36884 N ALEUTIAN DR**		$380,084	$38,008	2,298		2022	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	76%

ICE SiteX Report

OrderID: 98197913

Demographics & Income

Median Age:	36.9 years old	Households:	15,906
Median Household Income:	$84,430	Households w/Family:	79%
Household Income Per Capita:	$31,810	Households w/Family Married:	65%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Florence Unified School District	Students:	8,731
Number of Schools:	14	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
17.35Mi.	**Florence High School** Number of Students: 857 Student-Teacher Ratio: 20.9 Advanced Placement: Yes	C	Public	9 - 12
17.25Mi.	**Florence K-8 School** Number of Students: 805 Student-Teacher Ratio: 18.72	D	Public	KG - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	31%	SIGNIFICANTLY LOWER
BURGLARY	37%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	25%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	42%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	18%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	16%	SIGNIFICANTLY LOWER
MURDER	24%	SIGNIFICANTLY LOWER
OVERALL	23%	SIGNIFICANTLY LOWER

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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