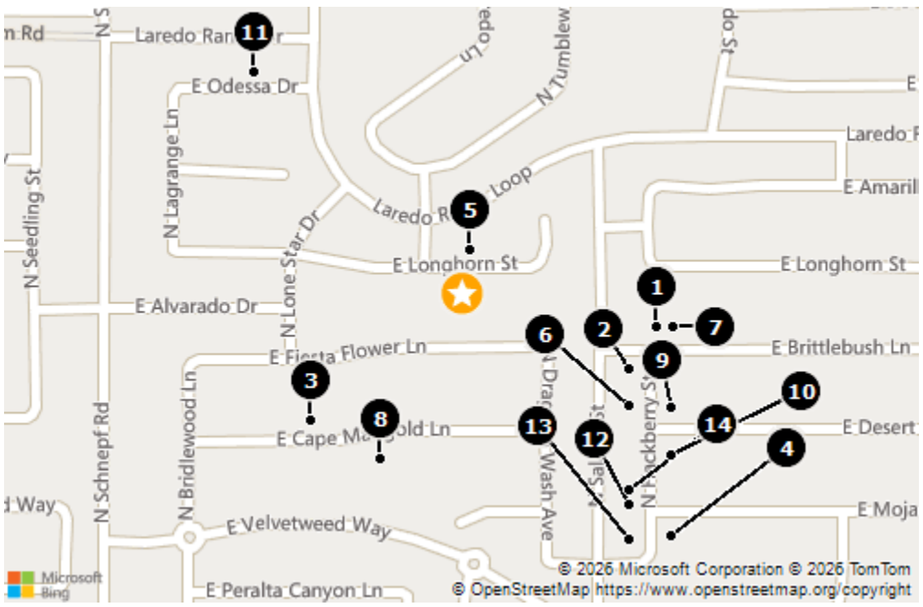
ICE SiteX Report

OrderID: 97974392

SiteX Property Information Report



Subject Property Location

3843 E LONGHORN ST, SAN TAN VALLEY, AZ 85140-4302

County:	**PINAL AZ**	Census Tract:	040210002.172000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	109-27-2990	Thomas Bros Pg-Grid:	

Valuation

Value:	**$481,000**	FSD:	13	Common Confidence Score:	48
Value Range:	$418,470 - $543,530	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	4401
Assd Land Value:	$9,210	Market Land Value:	$92,100	Tax Year:	2025
Assd Improvement:	$32,179	Market Improvment Value:	$321,787	Total Taxable Value:	$2,089
Total Assessed Value:	$41,389	Total Assessor Market Value:	$413,887	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 299 Subdivision: LAREDO RANCH UNIT 1 Legal Unit: 1 Map Ref: PM-279 Sec/Twnship/Range: SEC 27 TWN 02S RNG 08E
Abbreviated Description: LAREDO RANCH UNIT 1 LOT 299 SEC 27-2S-8E 6140 SQ FT 0.14 AC

Property Characteristics

Lot Size:	6,140 SF	Bedrooms:		Pool:	
Building Area:	3287 SF	Baths:		Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Built-in	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/16/2024	Sales Price:	$333,841
Document #:	2024-010993 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/01/2020	Sales Price:	$200,000
Document #:	2020-099492 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/14/2020	Sales Price:	$340,000
Document #:	2020-092110 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/02/2020		
Document Type:			
Legal Description:			

Lot: 299 Subdivision: LAREDO RANCH UNIT 1 Map Ref: CAB F SL 6

Prior Transfer

Recording Date:	05/29/2020	Sales Price:	$123,780
Document #:	2020-050406 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 97974392

Legal Description:

Prior Transfer

Recording Date:	05/07/2020	Sales Price:	$253,500
Document #:	2020-043213 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/04/2020		
Document Type:			

Legal Description:
Lot: 299 Subdivision: LAREDO RANCH UNIT 1 Map Ref: CAB F SL 6

Prior Transfer

Recording Date:	03/29/2019	Sales Price:	$123,780
Document #:	2019-022627 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/21/2016	Sales Price:	N/A
Document #:	2016-070873 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/29/2011	Sales Price:	$127,000
Document #:	2011-026606 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/17/2011		
Document Type:			

Legal Description:
Lot: 299 Subdivision: LAREDO RANCH Legal Unit: 1 Map Ref: CAB F SL6

Prior Transfer

Recording Date:	02/24/2011	Sales Price:	$270,480
Document #:	2011-016216 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/15/2011		
Document Type:			

Legal Description:
Lot: 299 Subdivision: LAREDO RANCH Legal Unit: 1 Map Ref: CAB F SL6

Prior Transfer

Recording Date:	05/27/2010	Sales Price:	$249,608
Document #:	2010-051094 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/03/2006	Sales Price:	$312,010
Document #:	2006-139422 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/28/2006		
Document Type:			

Legal Description:
Lot: 299 Subdivision: LAREDO RANCH UNIT 1 Map Ref: MB F PG6

Prior Transfer

Recording Date:	10/03/2006	Sales Price:	$312,010
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 299 Subdivision: LAREDO RANCH UNIT 1 Legal Unit: 1 Map Ref: PM-279 Sec/Twnship/Range: SEC 27 TWN 02S RNG 08E
Abbreviated Description: LAREDO RANCH UNIT 1 LOT 299 SEC 27-2S-8E 6140 SQ FT 0.14 AC

Area Sales Analysis

Total Area Sales	$7,403,287	Median # of Bedrooms	
Median Lot Size	7,200 SF	Median # of Baths	
Median Living Area	2,462 SF	Median Year Built	2025
Price Range - 2 Yrs	$374,500 to $624,949	Age Range	1 years to 21 years
Median Value	$521,541	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**4012 E BRITTLEBUSH LN SAN TAN VALLEY, AZ 85140-0306**	07/13/2026	$606,990			//		7,200 SF	
		APN: 109-44-4940 Document #: 2026-058161 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 395 Subdivision: COMBS RANCH UNIT 2 MapRef: DOC 2023-003843 Abbreviated Description: Lot:395 Subdivision:COMBS RANCH UNIT 2 Map Ref:DOC 2023-003843								
2	.12Mi.	**38104 N HACKBERRY ST SAN TAN VALLEY, AZ 85140-0316**	06/26/2026	$509,876	$212	2401	//	2025	7,149 SF	
		APN: 109-44-4910 Document #: 2026-053818 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 392 Subdivision: COMBS RANCH UNIT 2 MapRef: DOC 2023-003843 Abbreviated Description: Lot:392 Subdivision:COMBS RANCH UNIT 2 Map Ref:DOC 2023-003843								
3	.14Mi.	**3654 E CAPE MARIGOLD LN SAN TAN VALLEY, AZ 85140-3836**	06/25/2026	$495,000	$196	2522	//	2024	7,200 SF	
		APN: 109-44-2410 Document #: 2026-053385 Document Type: Price Code: V								

ICE SiteX Report

OrderID: 97974392

Land Use: Single Family Residential
Legal: Lot: 178 Subdivision: COMBS RANCH UNIT 1 MapRef: DOC 2021-072984 Abbreviated Description: Lot:178 Subdivision:COMBS RANCH UNIT 1 Map Ref:DOC 2021-072984

4	.22Mi.	**4027 E MOJAVE ASTER DR** **SAN TAN VALLEY, AZ 85140-0318**	06/11/2026	$519,613			//		7,176 SF

APN: 109-44-4800 Document #: 2026-049399
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 381 Subdivision: COMBS RANCH UNIT 2 MapRef: DOC 2023-003843 Abbreviated Description: Lot:381 Subdivision:COMBS RANCH UNIT 2 Map Ref:DOC 2023-003843

5	.03Mi.	**3850 E LONGHORN ST** **SAN TAN VALLEY, AZ 85140-4304**	05/13/2026	$418,900	$139	2995	//	2005	6,096 SF

APN: 109-27-2820 Document #: 2026-040042
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 282 Subdivision: LAREDO RANCH UNIT 1 MapRef: CAB F SL 6 Abbreviated Description: Lot:282 Subdivision:LAREDO RANCH UNIT 1 Map Ref:CAB F SL 6

6	.14Mi.	**38066 N HACKBERRY ST** **SAN TAN VALLEY, AZ 85140-0315**	03/06/2026	$624,949	$165	3786	//	2025	7,200 SF

APN: 109-44-4890 Document #: 2026-018360
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 390 Subdivision: COMBS RANCH UNIT 2 MapRef: DOC 2023-003843 Abbreviated Description: Lot:390 Subdivision:COMBS RANCH UNIT 2 Map Ref:DOC 2023-003843

7	.14Mi.	**4030 E BRITTLEBUSH LN** **SAN TAN VALLEY, AZ 85140-0306**	01/05/2026	$597,329	$183	3261	//	2025	7,200 SF

APN: 109-44-4950 Document #: 2026-000379
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 396 Subdivision: COMBS RANCH UNIT 2 MapRef: DOC 2023-003843 Abbreviated Description: Lot:396 Subdivision:COMBS RANCH UNIT 2 Map Ref:DOC 2023-003843

8	.13Mi.	**3745 E CAPE MARIGOLD LN** **SAN TAN VALLEY, AZ 85140-3839**	12/12/2025	$516,304	$221	2330	//	2024	7,260 SF

APN: 109-44-2570 Document #: 2025-100036
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 194 Subdivision: COMBS RANCH UNIT 1 MapRef: DOC 2021-072984 Abbreviated Description: Lot:194 Subdivision:COMBS RANCH UNIT 1 Map Ref:DOC 2021-072984

9	.16Mi.	**4028 E DESERT LILLY LN** **SAN TAN VALLEY, AZ 85140-0310**	11/13/2025	$523,469	$207	2522	//	2025	7,176 SF

APN: 109-44-5150 Document #: 2025-091758
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 416 Subdivision: COMBS RANCH UNIT 2 MapRef: DOC 2023-003843 Abbreviated Description: Lot:416 Subdivision:COMBS RANCH UNIT 2 Map Ref:DOC 2023-003843

10	.18Mi.	**4027 E DESERT LILLY LN** **SAN TAN VALLEY, AZ 85140-0311**	10/27/2025	$514,531	$204	2522	//	2025	7,176 SF

APN: 109-44-5340 Document #: 2025-086718
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 435 Subdivision: COMBS RANCH UNIT 2 MapRef: DOC 2023-003843 Abbreviated Description: Lot:435 Subdivision:COMBS RANCH UNIT 2 Map Ref:DOC 2023-003843

11	.21Mi.	**3610 E ODESSA DR** **SAN TAN VALLEY, AZ 85140-4322**	10/17/2025	$374,500	$199	1876	//	2007	6,000 SF

APN: 109-27-2190 Document #: 2025-084236
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 219 Subdivision: LAREDO RANCH UNIT 1 MapRef: CAB F SL 6 Abbreviated Description: Lot:219 Subdivision:LAREDO RANCH UNIT 1 Map Ref:CAB F SL 6

12	.18Mi.	**37960 N HACKBERRY ST** **SAN TAN VALLEY, AZ 85140-0314**	10/14/2025	$598,606	$158	3786	//	2025	7,200 SF

APN: 109-44-4830 Document #: 2025-082882
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 384 Subdivision: COMBS RANCH UNIT 2 MapRef: DOC 2023-003843 Abbreviated Description: Lot:384 Subdivision:COMBS RANCH UNIT 2 Map Ref:DOC 2023-003843

13	.2Mi.	**37934 N HACKBERRY ST** **SAN TAN VALLEY, AZ 85140-0314**	10/14/2025	$532,412	$221	2401	//	2025	7,208 SF

APN: 109-44-4810 Document #: 2025-083125
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 382 Subdivision: COMBS RANCH UNIT 2 MapRef: DOC 2023-003843 Abbreviated Description: Lot:382 Subdivision:COMBS RANCH UNIT 2 Map Ref:DOC 2023-003843

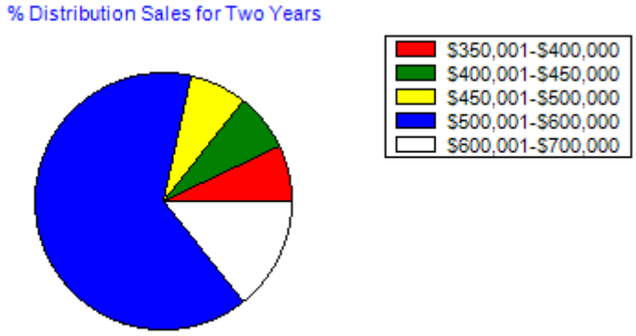
14	.17Mi.	**37978 N HACKBERRY ST** **SAN TAN VALLEY, AZ 85140-0314**	09/29/2025	$570,808	$246	2318	//	2025	7,200 SF

APN: 109-44-4840 Document #: 2025-078410
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 385 Subdivision: COMBS RANCH UNIT 2 MapRef: DOC 2023-003843 Abbreviated Description: Lot:385 Subdivision:COMBS RANCH UNIT 2 Map Ref:DOC 2023-003843

ICE SiteX Report

OrderID: 97974392

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.	**3843 E LONGHORN ST**	**10/03/2006**	$413,887	$41,389	3,287		2006	6,140 SF	
.01Mi.	**3829 E LONGHORN ST**	**03/26/2007**	$387,310	$38,731	2,995		2006	6,140 SF	
.01Mi.	**3857 E LONGHORN ST**	**09/25/2006**	$408,566	$40,857	3,287		2005	6,140 SF	
.02Mi.	**3815 E LONGHORN ST**	**06/08/2010**	$412,322	$41,232	3,287		2006	6,140 SF	
.02Mi.	**3871 E LONGHORN ST**	**04/28/2008**	$349,934	$34,993	2,480		2006	6,140 SF	
.02Mi.	**3842 E FIESTA FLOWER LN**	**05/22/2025**	$436,720	$43,672	2,814		2022	7,200 SF	
.02Mi.	**3824 E FIESTA FLOWER LN**		$410,463	$41,046	2,330		2022	7,200 SF	
.03Mi.	**3858 E FIESTA FLOWER LN**		$474,801	$47,480	3,261		2022	7,200 SF	
.03Mi.	**3801 E LONGHORN ST**	**01/19/2010**	$387,235	$38,723	2,995		2006	6,135 SF	
.03Mi.	**3885 E LONGHORN ST**	**08/16/2006**	$408,593	$40,859	3,287		2006	6,140 SF	
.03Mi.	**3808 E FIESTA FLOWER LN**	**06/15/2023**	$412,570	$41,257	2,285		2022	7,200 SF	
.03Mi.	**3850 E LONGHORN ST**	**12/08/2025**	$382,836	$38,284	2,995		2005	6,096 SF	
.03Mi.	**3836 E LONGHORN ST**	**01/29/2007**	$419,484	$41,948	3,508		2005	6,096 SF	
.03Mi.	**3876 E FIESTA FLOWER LN**		$429,541	$42,954	2,522		2022	7,200 SF	
.04Mi.	**3864 E LONGHORN ST**	**11/03/2023**	$355,204	$35,520	2,620		2005	6,096 SF	
.04Mi.	**3822 E LONGHORN ST**	**06/11/2010**	$335,268	$33,526	1,876		2005	7,075 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	34.4 years old	Households:	15,182
Median Household Income:	$91,766	Households w/Family:	81%
Household Income Per Capita:	$36,828	Households w/Family Married:	63%
Most Common Education Level:	Some College	Households w/Family Children:	42%

School District

School District Zone:	J. O. Combs Unified School District	Students:	3,934
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.39Mi.	**Kathryn Sue Simonton Elementary School** Number of Students: 384 Student-Teacher Ratio: 19.2	C	Public	PK - 6
1.41Mi.	**J. O. Combs Middle School** Number of Students: 581 Student-Teacher Ratio: 20.03	D+	Public	7 - 8
3.68Mi.	**Combs High School** Number of Students: 1,182 Student-Teacher Ratio: 21.61 Advanced Placement: Yes	B+	Public	9 - 12

ICE SiteX Report

OrderID: 97974392

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	42%	SIGNIFICANTLY LOWER
BURGLARY	38%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	46%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	17%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	33%	SIGNIFICANTLY LOWER
MURDER	42%	SIGNIFICANTLY LOWER
OVERALL	29%	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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