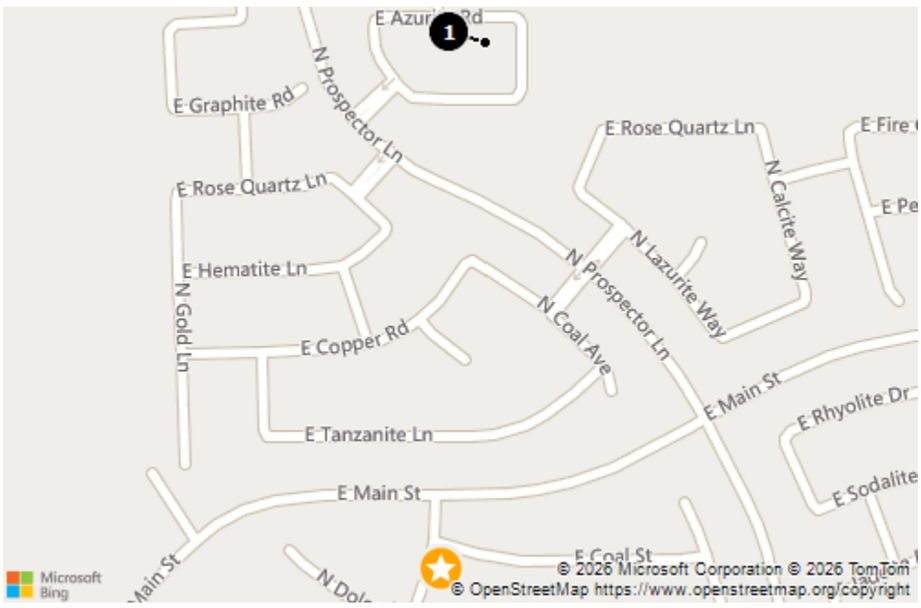
# ICE SiteX Report

**OrderID: 98274108**

## SiteX Property Information Report




## Subject Property Location

### 4095 E COAL ST, QUEEN CREEK, AZ 85143-6000

| | | | |
|---|---|---|---|
| County: | **PINAL AZ** | Census Tract: | 040210002.122019 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 210-73-5130 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$401,000** | FSD: | 15 | Common Confidence Score: | 45 |
| Value Range: | $340,850 - $461,150 | ICE Confidence Score: | 85 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2027 | Market Value Year: | 2027 | Tax Rate Code Area: | 0120 |
| Assd Land Value: | $6,098 | Market Land Value: | $60,984 | Tax Year: | 2025 |
| Assd Improvement: | $26,076 | Market Improvment Value: | $260,761 | Total Taxable Value: | $1,427 |
| Total Assessed Value: | $32,174 | Total Assessor Market Value: | $321,745 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN UNIT 3B Legal Unit: 3 Map Ref: PM-730 Sec/Twnship/Range: SEC 27 TWN 03S RNG 08E
Abbreviated Description: THE VILLAGE AT COPPER BASIN UNIT 3B SEC 27-03S-08E LOT 173 .14 AC 5952 SQ FT

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 6,098 SF | Bedrooms: | | Pool: | |
| Building Area: | 2654 SF | Baths: | | Fireplace: | |
| Year Built: | 2005 | 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: | Concrete | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/04/2026 | Sales Price: | N/A |
| Document #: | 2026-047388 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/26/2024 | Loan Amount: | N/A |
| Document #: | 2024-098826 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 04/01/2053 | Type Finance: | |

**Legal Description:**
Lot: 173 Subdivision: THE VILLAGE AT COPPERR BASIN UNIT 3B Legal Unit: 3

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/07/2023 | Loan Amount: | N/A |
| Document #: | 2023-058110 BK-PG - | Loan Type: | Stand Alone Second |
| TD Due Date: | 04/01/2033 | Type Finance: | |

**Legal Description:**
Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN UNIT 3B

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/30/2023 | Sales Price: | N/A |
| Document #: | 2023-022827 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98274108**

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/20/2023 | Sales Price: | $384,000 |
| Document #: | 2023-019740 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 03/20/2023 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 173 Subdivision: THE VILLAGE AT COPPERR BASIN UNIT 3B Map Ref: CAB E SL 31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/12/2021 | Sales Price: | $213,750 |
| Document #: | 2021-044730 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/09/2021 | Sales Price: | $10,688 |
| Document #: | 2021-044026 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/26/2021 | Loan Amount: | N/A |
| Document #: | 2021-037151 BK-PG - | Loan Type: | New Conventional |
| TD Due Date: | 04/01/2051 | Type Finance: | |

**Legal Description:**
Lot: 173 Subdivision: THE VILLAGE AT COOPER BASIN UNIT 3B

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/28/2018 | Sales Price: | $171,855 |
| Document #: | 2018-088342 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/19/2018 | Sales Price: | N/A |
| Document #: | 2018-086555 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 11/15/2018 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN Legal Unit: 3B Map Ref: CAB E SL 31

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2018 | Loan Amount: | N/A |
| Document #: | 2018-086007 BK-PG - | Loan Type: | 2nd Mortgage made to cover Down Payment |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN Legal Unit: 3B

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2018 | Sales Price: | N/A |
| Document #: | 2018-086005 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 11/07/2018 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 173 Subdivision: VILLAGE AT COPPER BASIN Legal Unit: 3B Map Ref: CAB E SL 31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2018 | Sales Price: | $225,000 |
| Document #: | 2018-086004 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 11/07/2018 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 173 Subdivision: VILLAGE AT COPPER BASIN Legal Unit: 3B Map Ref: CAB E SL 31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/09/2017 | Sales Price: | $198,500 |
| Document #: | 2017-032712 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/18/2017 | Loan Amount: | N/A |
| Document #: | 2017-026906 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 05/01/2047 | Type Finance: | |

**Legal Description:**
Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN Legal Unit: 3B

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/02/2012 | Sales Price: | $198,500 |
| Document #: | 2012-026189 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

# ICE SiteX Report

**OrderID: 98274108**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/15/2008 | Sales Price: | $190,000 |
| Document #: | 2008-046143 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/24/2008 | Sales Price: | N/A |
| Document #: | 2008-038518 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 04/18/2008 | | |
| Document Type: | | | |

**Legal Description:**

Lot: 173 Subdivision: VILLAGE AT COPPER BASIN UNIT 3B Map Ref: MB E-31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/24/2008 | Sales Price: | N/A |
| Document #: | 2008-038516 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 04/18/2008 | | |
| Document Type: | | | |

**Legal Description:**

Lot: 173 Subdivision: VILLAGE AT COPPER BASIN UNIT 3B Map Ref: MB E-31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/14/2007 | Sales Price: | $190,000 |
| Document #: | 2007-104099 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 08/30/2007 | | |
| Document Type: | | | |

**Legal Description:**

Lot: 173 Subdivision: VILLAGE AT COPPER BASIN UNIT 3B Map Ref: MB E PG31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/14/2007 | Sales Price: | $190,000 |
| Document #: | BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN UNIT 3B Legal Unit: 3 Map Ref: PM-730 Sec/Twnship/Range: SEC 27 TWN 03S RNG 08E
Abbreviated Description: THE VILLAGE AT COPPER BASIN UNIT 3B SEC 27-03S-08E LOT 173 .14 AC 5952 SQ FT

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/27/2007 | Sales Price: | $224,601 |
| Document #: | 2007-036566 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 03/20/2007 | | |
| Document Type: | | | |

**Legal Description:**

Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN UNIT 3B Map Ref: MB E PG31

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/17/2005 | Loan Amount: | N/A |
| Document #: | 2005-159875 BK-PG - | Loan Type: | Stand Alone Second |
| TD Due Date: | 11/01/2035 | Type Finance: | |

**Legal Description:**

Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN UNIT 3B

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/17/2005 | Loan Amount: | N/A |
| Document #: | 2005-159874 BK-PG - | Loan Type: | Fannie Mae / Freddie Mac |
| TD Due Date: | 11/01/2035 | Type Finance: | ADJ |

**Legal Description:**

Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN UNIT 3B

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/17/2005 | Sales Price: | N/A |
| Document #: | 2005-159873 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 10/24/2005 | | |
| Document Type: | | | |

**Legal Description:**

Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN UNIT 3B Map Ref: MB E PG31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/17/2005 | Sales Price: | $305,000 |
| Document #: | 2005-159872 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 10/12/2005 | | |
| Document Type: | | | |

**Legal Description:**

Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN UNIT 3B Map Ref: MB E PG31

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/23/2005 | Sales Price: | $247,875 |
| Document #: | 2005-108772 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 08/17/2005 | | |
| Document Type: | | | |

**Legal Description:**

Lot: 173 Subdivision: THE VILLAGE AT COPPER BASIN UNIT 3B Map Ref: MB E PG31

# ICE SiteX Report

**OrderID: 98274108**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $245,000 | Median # of Bedrooms | |
| Median Lot Size | 4,792 SF | Median # of Baths | |
| Median Living Area | 1,471 SF | Median Year Built | 2008 |
| Price Range - 2 Yrs | $245,000 to $245,000 | Age Range | 18 years to 18 years |
| Median Value | $245,000 | Median Age | 18 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .36Mi. | **4173 E AZURITE RD<br>QUEEN CREEK, AZ 85143-5651** | 06/10/2025 | $245,000 | $166 | 1471 | // | 2008 | 4,792 SF | |

APN: 210-84-3930 Document #: 2025-047045
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 393 Subdivision: VILLAGE AT COPPER BASIN UNIT 5A MapRef: CAB G SL 140 Abbreviated Description: Lot:393 Subdivision:VILLAGE AT COPPER BASIN UNIT 5A Map Ref:CAB G SL 140

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. | **4095 E COAL ST** | **09/14/2007** | $321,745 | $32,174 | 2,654 | | 2005 | 6,098 SF | |
| .01Mi. | **4109 E COAL ST** | **10/10/2006** | $254,801 | $25,480 | 1,687 | | 2005 | 5,227 SF | |
| .02Mi. | **4123 E COAL ST** | **06/24/2005** | $269,121 | $26,912 | 2,050 | | 2005 | 5,227 SF | |
| .02Mi. | **28579 N DOLOMITE LN** | **11/21/2008** | $249,988 | $24,999 | 1,803 | | 2005 | 5,227 SF | |
| .02Mi. | **28573 N DOLOMITE LN** | **09/26/2005** | $293,592 | $29,360 | 2,419 | | 2005 | 4,792 SF | |
| .03Mi. | **4139 E COAL ST** | **09/29/2005** | $313,033 | $31,303 | 2,654 | | 2005 | 5,227 SF | |
| .03Mi. | **28567 N DOLOMITE LN** | **08/27/2010** | $273,075 | $27,307 | 2,184 | | 2005 | 5,227 SF | |
| .03Mi. | **28591 N DOLOMITE LN** | **11/14/2005** | $249,988 | $24,999 | 1,803 | | 2005 | 5,227 SF | |
| .03Mi. | **28561 N DOLOMITE LN** | **06/06/2007** | $273,075 | $27,307 | 2,184 | | 2005 | 5,227 SF | |
| .03Mi. | **28597 N DOLOMITE LN** | **07/31/2008** | $244,960 | $24,496 | 1,803 | | 2005 | 4,792 SF | |
| .03Mi. | **4153 E COAL ST** | **07/29/2005** | $259,157 | $25,916 | 1,687 | | 2005 | 5,663 SF | |
| .04Mi. | **4140 E COAL ST** | **08/16/2005** | $264,859 | $26,486 | 1,762 | | 2005 | 5,227 SF | |
| .04Mi. | **28555 N DOLOMITE LN** | **09/23/2005** | $302,589 | $30,259 | 2,419 | | 2005 | 5,663 SF | |
| .04Mi. | **28603 N DOLOMITE LN** | **03/18/2009** | $298,041 | $29,804 | 2,419 | | 2005 | 4,792 SF | |
| .04Mi. | **4154 E COAL ST** | **05/31/2005** | $255,478 | $25,548 | 1,687 | | 2005 | 5,227 SF | |
| .04Mi. | **4167 E COAL ST** | **04/09/2010** | $291,020 | $29,102 | 1,762 | | 2005 | 6,098 SF | |

## Rent vs. Own

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

## 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 |
|---|---|---|---|---|
| 2.67Mi. | **Poston Butte High School**<br>Number of Students: 1,310<br>Student-Teacher Ratio: 18.85<br>Advanced Placement: Yes | B- | Public | 9 - 12 |
| 0.31Mi. | **Copper Basin K-8 School**<br>Number of Students: 557<br>Student-Teacher Ratio: 16.14 | 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 |

# ICE SiteX Report

**OrderID: 98274108**

## 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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