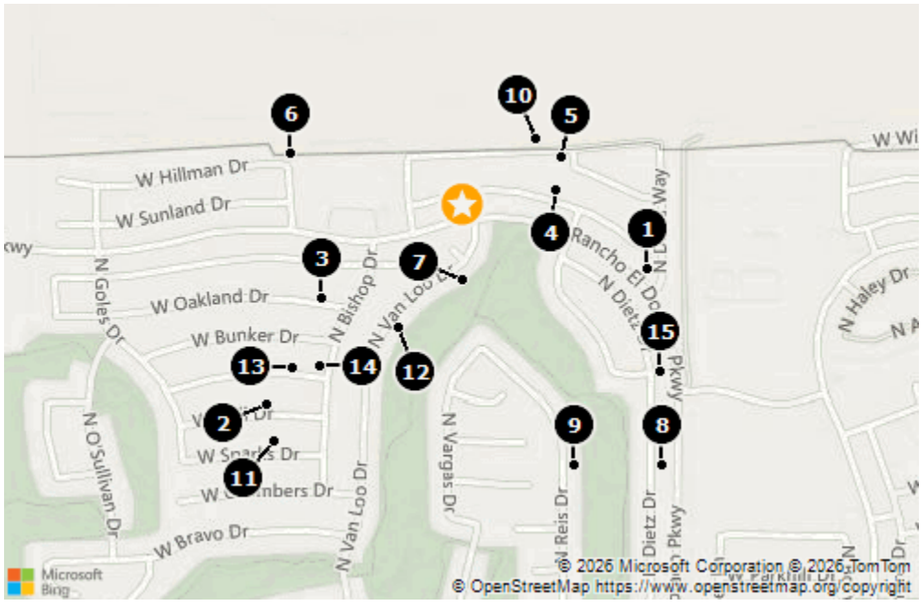
ICE SiteX Report

OrderID: 98388032

SiteX Property Information Report



Subject Property Location

41985 W SUNLAND DR, MARICOPA, AZ 85138-2243

County:	**PINAL AZ**	Census Tract:	040210017.051003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	512-06-5030	Thomas Bros Pg-Grid:	

Valuation

Value:	**$336,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$282,240 - $389,760	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2027
Assd Land Value:	$7,841	Market Land Value:	$78,408	Tax Year:	2026
Assd Improvement:	$23,531	Market Improvment Value:	$235,311	Total Taxable Value:	$1,669
Total Assessed Value:	$31,372	Total Assessor Market Value:	$313,719	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 125 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO Phase No: 2 Map Ref: PM-062 Sec/Twnship/Range: SEC 13 TWN 04S RNG 03E
Abbreviated Description: PHASE II PARCEL 23 AT RANCHO EL DORADO LOT 125 SEC 13-4S-3E 4517 SQ FT 0.10 AC

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:		Pool:	
Building Area:	2518 SF	Baths:		Fireplace:	
Year Built:	2005	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
Mortgage Record

Recording Date:	10/02/2025	Loan Amount:	N/A
Document #:	2025-079986 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2065	Type Finance:	

Legal Description:
Lot: 125 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO

Prior Transfer

Recording Date:	03/21/2025	Sales Price:	$291,620
Document #:	2025-021236 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/05/2023	Sales Price:	$297,000
Document #:	2023-032988 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/04/2023		
Document Type:			

Legal Description:
Lot: 125 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO Map Ref: CAB D SL 189

Prior Transfer

Recording Date:	05/05/2023	Sales Price:	$297,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 125 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO Phase No: 2 Map Ref: PM-062 Sec/Twnship/Range: SEC 13 TWN 04S RNG 03E
Abbreviated Description: PHASE II PARCEL 23 AT RANCHO EL DORADO LOT 125 SEC 13-4S-3E 4517 SQ FT 0.10 AC

Prior Transfer

Recording Date:	10/03/2022	Sales Price:	$316,300
Document #:	2022-104316 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/03/2022		
Document Type:			

Legal Description:
Lot: 125 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO Map Ref: CAB D SL 189

Prior Transfer

Recording Date:	05/20/2015	Sales Price:	$120,478
Document #:	2015-032845 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/18/2015		
Document Type:			

Legal Description:
Lot: 125 Subdivision: PARCEL 23 AT RANCHO EL DORADO Phase No: II Map Ref: CAB D SL189

Prior Transfer

Recording Date:	04/27/2015	Sales Price:	$234,000
Document #:	2015-026607 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/08/2015	Sales Price:	$100,400
Document #:	2015-021969 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/30/2015		
Document Type:			

Legal Description:
Lot: 125 Subdivision: PARCEL 23 AT RANCHO DEL DORADO Phase No: II Map Ref: CAB D SL189

Prior Transfer

Recording Date:	08/28/2014	Sales Price:	$234,000
Document #:	2014-049914 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/04/2007	Sales Price:	$184,000
Document #:	2007-001942 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/21/2006	Loan Amount:	N/A
Document #:	2006-174152 BK-PG -	Loan Type:	Balloon
TD Due Date:	01/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 125 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO

Mortgage Record

Recording Date:	02/13/2006	Loan Amount:	N/A
Document #:	2006-021294 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2036	Type Finance:	FIX

Legal Description:
Lot: 125 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO

Prior Transfer

Recording Date:	02/07/2006	Sales Price:	$138,840
Document #:	2006-018602 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/31/2005	Sales Price:	$173,551
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/31/2005	Sales Price:	$173,551
Document #:	2005-114164 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/29/2005		
Document Type:			

Legal Description:
Lot: 125 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO Map Ref: MB D PG189

Prior Transfer

Recording Date:	08/31/2005	Sales Price:	N/A
Document #:	2005-114163 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/29/2005		
Document Type:			

ICE SiteX Report

OrderID: 98388032

Legal Description:
Lot: 125 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO Map Ref: MB D PG189

Area Sales Analysis

Total Area Sales	$5,198,700	Median # of Bedrooms	
Median Lot Size	6,098 SF	Median # of Baths	
Median Living Area	2,184 SF	Median Year Built	2004
Price Range - 2 Yrs	$264,300 to $525,000	Age Range	21 years to 24 years
Median Value	$330,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**22512 N DAVIS WAY** **MARICOPA, AZ 85138-2234**	09/10/2026	$290,100	$115	2518	//	2005	6,098 SF	
		APN: 512-06-4690 Document #: 2026-075522 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 91 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO MapRef: CAB D SL 189 Abbreviated Description: Lot:91 Subdivision:PHASE II PARCEL 23 AT RANCHO EL DORADO Map Ref:CAB D SL 189								
2	.38Mi.	**42396 W HALL DR** **MARICOPA, AZ 85138-9376**	08/25/2026	$295,000	$202	1460	//	2004	6,534 SF	
		APN: 512-14-0450 Document #: 2026-070995 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 45 Subdivision: PHASE II PARCEL 21 AT RANCHO EL DORADO Phase No: 2 MapRef: CAB D SL 72 Abbreviated Description: Lot:45 Subdivision:PHASE II PARCEL 21 AT RANCHO EL DORADO Phase No:2 Map Ref:CAB D SL 72								
3	.25Mi.	**42322 W OAKLAND DR** **MARICOPA, AZ 85138-2228**	08/19/2026	$280,000	$168	1666	//	2003	5,663 SF	
		APN: 512-14-1160 Document #: 2026-069462 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 116 Subdivision: RANCH EL DORADO Phase No: II MapRef: CAB D SL 72 Abbreviated Description: Lot:116 Subdivision:RANCH EL DORADO Phase No:II Map Ref:CAB D SL 72								
4	.13Mi.	**41776 W SUNLAND DR** **MARICOPA, AZ 85138-2263**	08/04/2026	$275,000	$185	1480	//	2004	4,356 SF	
		APN: 512-06-5370 Document #: 2026-065136 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 159 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO Phase No: 2 MapRef: CAB D SL 189 Abbreviated Description: Lot:159 Subdivision:PHASE II PARCEL 23 AT RANCHO EL DORADO Phase No:2 Map Ref:CAB D SL 189								
5	.15Mi.	**41761 W WARREN LN** **MARICOPA, AZ 85138-2239**	07/15/2026	$375,000	$169	2215	//	2004	6,098 SF	
		APN: 512-06-5770 Document #: 2026-058761 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 199 Subdivision: PHASE II PARCEL 23 AT RANCHO EL DORADO MapRef: CAB D SL 189 Abbreviated Description: Lot:199 Subdivision:PHASE II PARCEL 23 AT RANCHO EL DORADO Map Ref:CAB D SL 189								
6	.25Mi.	**42334 W HILLMAN DR** **MARICOPA, AZ 85138-1600**	07/09/2026	$393,000	$179	2184	//	2002	6,098 SF	
		APN: 512-14-6250 Document #: 2026-057466 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Subdivision: RANCHO EL DORADO MapRef: CAB D SL 77 Abbreviated Description: Lot:13 Subdivision:RANCHO EL DORADO Map Ref:CAB D SL 77								
7	.1Mi.	**22571 N VAN LOO DR** **MARICOPA, AZ 85138-9395**	07/07/2026	$448,900	$152	2942	//	2003	7,405 SF	
		APN: 512-14-8810 Document #: 2026-056699 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: PHASE II PARCEL 24 AT RANCHO EL DORADO MapRef: CAB D SL 79 Abbreviated Description: Lot:37 Subdivision:PHASE II PARCEL 24 AT RANCHO EL DORADO Map Ref:CAB D SL 79								
8	.45Mi.	**22093 N DIETZ DR** **MARICOPA, AZ 85138-5553**	07/07/2026	$385,000	$134	2854	//	2005	5,663 SF	
		APN: 512-06-2440 Document #: 2026-056846 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 35 Subdivision: PHASE II PARCEL 27 AT RANCHO EL DORADO MapRef: CAB D SL 168 Abbreviated Description: Lot:35 Subdivision:PHASE II PARCEL 27 AT RANCHO EL DORADO Map Ref:CAB D SL 168								
9	.39Mi.	**22107 N REIS DR** **MARICOPA, AZ 85138-8906**	07/06/2026	$435,000	$190	2286	//	2004	7,841 SF	
		APN: 512-06-1500 Document #: 2026-056277 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: RANCHO EL DORADO Phase No: II MapRef: CAB D SL 167 Abbreviated Description: Lot:19 Subdivision:RANCHO EL DORADO Phase No:II Map Ref:CAB D SL 167								
10	.13Mi.	**41812 W HILLMAN DR** **MARICOPA, AZ 85138-2254**	05/29/2026	$264,300	$170	1546	//	2005	5,227 SF	
		APN: 512-06-4150 Document #: 2026-045495 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: PARCEL 23 AT RANCHO EL DORADO Phase No: II MapRef: CAB D SL 189 Abbreviated Description: Lot:37 Subdivision:PARCEL 23 AT RANCHO EL DORADO Phase No:II Map Ref:CAB D SL 189								
11	.41Mi.	**42362 W SPARKS DR** **MARICOPA, AZ 85138-9346**	05/22/2026	$362,400	$215	1684	//	2003	5,663 SF	
		APN: 512-14-5620 Document #: 2026-042997 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 189 Subdivision: RANCHO EL DORADO Phase No: II MapRef: CAB D SL 76 Abbreviated Description: Lot:189 Subdivision:RANCHO EL DORADO Phase No:II Map Ref:CAB D SL 76								
12	.19Mi.	**22409 N VAN LOO DR** **MARICOPA, AZ 85138-9390**	05/11/2026	$525,000	$175	2997	//	2004	6,970 SF	
		APN: 512-14-8720 Document #: 2026-039026 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 28 Subdivision: RANCHO EL DORADO Phase No: II MapRef: CAB D SL 79 Abbreviated Description: Lot:28 Subdivision:RANCHO EL DORADO Phase No:II Map Ref:CAB D SL 79

13 .33Mi. **42354 W DESERT FAIRWAYS DR MARICOPA, AZ 85138-9382** 05/11/2026 $275,000 $196 1398 // 2004 6,098 SF

APN: 512-14-0670 Document #: 2026-039229
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: RANCHO EL DORADO Phase No: II MapRef: CAB D SL 72 Abbreviated Description: Lot:67 Subdivision:RANCHO EL DORADO Phase No:II Map Ref:CAB D SL 72

14 .29Mi. **42264 W DESERT FAIRWAYS DR MARICOPA, AZ 85138-9378** 05/01/2026 $330,000 $198 1666 // 2004 6,970 SF

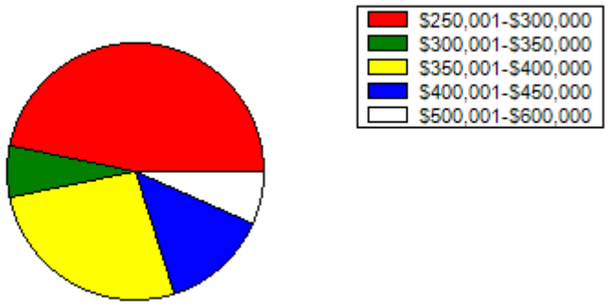
APN: 512-14-0720 Document #: 2026-036679
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: PHASE II PARCEL 21 AT RANCHO EL DORADO MapRef: CAB D SL 72 Abbreviated Description: Lot:72 Subdivision:PHASE II PARCEL 21 AT RANCHO EL DORADO Map Ref:CAB D SL 72

15 .35Mi. **22271 N DIETZ DR MARICOPA, AZ 85138-5558** 05/01/2026 $265,000 $92 2854 // 2004 5,663 SF

APN: 512-06-2570 Document #: 2026-036742
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: PHASE II PARCEL 27 AT RANCHO EL DORADO Phase No: 2 MapRef: CAB D SL 168 Abbreviated Description: Lot:48 Subdivision:PHASE II PARCEL 27 AT RANCHO EL DORADO Phase No:2 Map Ref:CAB D SL 168

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.	**41985 W SUNLAND DR**	**05/05/2023**	$313,719	$31,372	2,518		2005	4,356 SF	
.01Mi.	**41997 W SUNLAND DR**	**09/28/2005**	$233,226	$23,323	1,480		2005	4,356 SF	
.01Mi.	**41969 W SUNLAND DR**	**08/31/2005**	$237,147	$23,715	1,546		2005	4,356 SF	
.02Mi.	**41953 W SUNLAND DR**	**08/31/2005**	$246,321	$24,632	1,819		2005	4,356 SF	
.02Mi.	**42009 W SUNLAND DR**	**03/13/2007**	$233,226	$23,323	1,480		2005	4,356 SF	
.02Mi.	**41937 W SUNLAND DR**	**08/28/2005**	$256,312	$25,631	1,480		2005	4,356 SF	
.02Mi.	**42021 W SUNLAND DR**		$233,226	$23,323	1,480		2005	4,356 SF	
.03Mi.	**41980 W SUNLAND DR**	**09/30/2005**	$224,883	$22,489	1,546		2005	4,356 SF	
.03Mi.	**41925 W SUNLAND DR**	**02/12/2020**	$224,883	$22,489	1,546		2005	4,356 SF	
.03Mi.	**41992 W SUNLAND DR**	**07/01/2009**	$270,556	$27,056	2,209		2005	4,356 SF	
.03Mi.	**41968 W SUNLAND DR**	**09/29/2005**	$270,639	$27,064	2,209		2005	4,356 SF	
.03Mi.	**42033 W SUNLAND DR**	**10/03/2005**	$235,497	$23,550	1,546		2005	4,792 SF	
.03Mi.	**42004 W SUNLAND DR**	**10/03/2005**	$227,656	$22,766	1,546		2005	4,356 SF	
.03Mi.	**41956 W SUNLAND DR**	**09/30/2005**	$233,431	$23,343	1,480		2005	4,356 SF	
.04Mi.	**42016 W SUNLAND DR**	**05/19/2008**	$301,846	$30,185	2,518		2005	4,792 SF	
.04Mi.	**41944 W SUNLAND DR**	**06/10/2008**	$247,963	$24,797	1,841		2005	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	38.1 years old	Households:	18,356
Median Household Income:	$87,865	Households w/Family:	80%
Household Income Per Capita:	$34,366	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Maricopa Unified School District	Students:	9,568
Number of Schools:	13	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.68Mi.	**Desert Wind Middle School** Number of Students: 898 Student-Teacher Ratio: 21.03	D-	Public	6 - 8
0.16Mi.	**Pima Butte Elementary School** Number of Students: 407 Student-Teacher Ratio: 15.96	B+	Public	KG - 5
2.98Mi.	**Maricopa High School** Number of Students: 1,840 Student-Teacher Ratio: 21.55 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	26%	SIGNIFICANTLY LOWER
BURGLARY	24%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	42%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	25%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	14%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	27%	SIGNIFICANTLY LOWER
MURDER	44%	SIGNIFICANTLY LOWER
OVERALL	34%	SIGNIFICANTLY LOWER

Disaster Alerts

5/21/2025 - Cody Fire

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