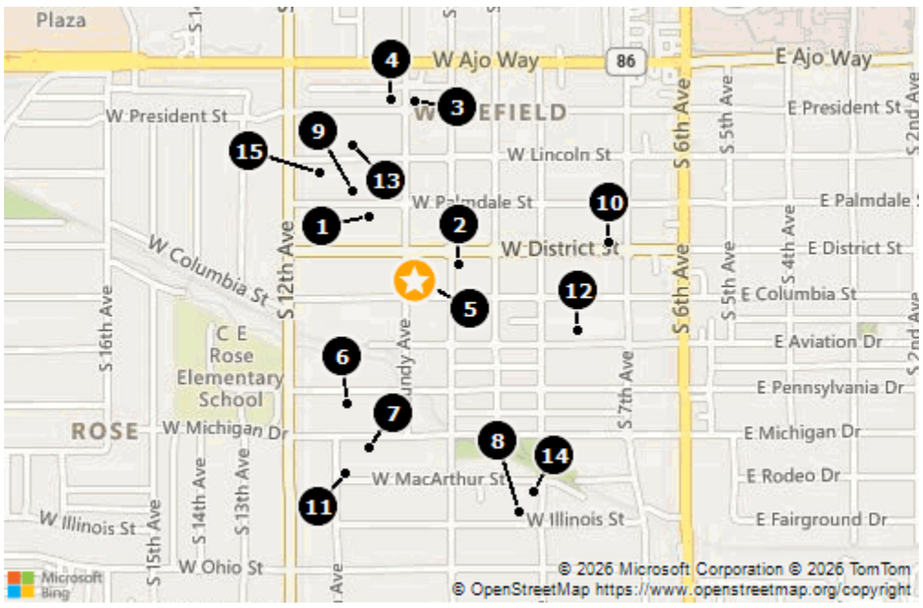
ICE SiteX Report

OrderID: 97797761

SiteX Property Information Report



Subject Property Location

4219 S LUNDY AVE, TUCSON, AZ 85714-2544

County:	**PIMA AZ**	Census Tract:	040190038.012016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	120-07-3110	Thomas Bros Pg-Grid:	1752-4E

Valuation

Value:	**$224,000**	FSD:	33	Common Confidence Score:	21
Value Range:	$150,080 - $297,920	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$706
Total Assessed Value:	$18,040	Total Assessor Market Value:	$180,395	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 21 District: SOUTH TUCSON Subdivision: NATIONAL CITY Map Ref: PLAT: 75 Sec/Twnship/Range: SEC 36 TWN 14S RNG 13E

Abbreviated Description:	NATIONAL CITY NO 2 AMENDED S52.5' OF N60' OF LOT 6 BLK 21
City/Muni/Twp:	WAKEFIELD

Property Characteristics

Lot Size:	2,853 SF	Bedrooms:		Pool:	
Building Area:	1309 SF	Baths:	1	Fireplace:	
Year Built:	1941	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Stucco
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	Roll Comp
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/13/2026	Sales Price:	N/A
Document #:	20260720620 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/15/2021	Sales Price:	$110,000
Document #:	20211660589 BK-PG 20203-0001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/07/2021	Sales Price:	$182,000
Document #:	20211580736 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 6 Block: 21 District: SOUTH TUCSON Subdivision: NATIONAL CITY Map Ref: PLAT: 75 Sec/Twnship/Range: SEC 36 TWN 14S RNG 13E
Abbreviated Description: NATIONAL CITY NO 2 AMENDED S52.5' OF N60' OF LOT 6 BLK 21
City/Muni/Twp: WAKEFIELD

Prior Transfer

Recording Date:	06/07/2021	Sales Price:	$182,000

ICE SiteX Report

OrderID: 97797761

Document #:	20211580736 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/25/2021		
Document Type:			

Legal Description:
Lot: 6 Block: 21 Subdivision: NATIONAL CITY NO 2 Map Ref: MB 6 PG 75
Abbreviated Description: SOUTH52.5FTN60FT LOT6

Prior Transfer

Recording Date:	11/03/2020	Sales Price:	$80,000
Document #:	20203080693 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/30/2020		
Document Type:			

Legal Description:
Lot: 6 Block: 21 Subdivision: NATIONAL CITY NO 2 Map Ref: MB 6 PG 75
Abbreviated Description: SOUTH52.5FTN60FT LOT6

Area Sales Analysis

Total Area Sales	$3,280,250	Median # of Bedrooms	
Median Lot Size	7,687 SF	Median # of Baths	1
Median Living Area	925 SF	Median Year Built	1959
Price Range - 2 Yrs	$80,000 to $420,000	Age Range	24 years to 89 years
Median Value	$222,250	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**425 W PALMDALE ST** **TUCSON, AZ 85714-1446**	06/11/2026	$220,000	$285	770	4//1	1977	7,730 SF	
		APN: 120-07-7160 Document #: 20261620607 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Block: 52 Subdivision: NATIONAL CITY SUBDIVISION NO 3 MapRef: MB F PG 93 Abbreviated Description: Lot:2 Block:52 Subdivision:NATIONAL CITY SUBDIVISION NO 3 Map Ref:MB F PG 93City/Muni/Twp:TUCSON City/Muni/Twp: TUCSON								
2	.06Mi.	**325 W DISTRICT ST** **TUCSON, AZ 85714-2533**	04/21/2026	$145,000	$106	1358	8//2	1951	7,965 SF	
		APN: 120-07-2980 01 Document #: 20261110002 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Block: 20 Subdivision: NATIONAL CITY SUBDIVISION NO 2 MapRef: MB 6 PG 75 Abbreviated Description: Lot:5 Block:20 Subdivision:NATIONAL CITY SUBDIVISION NO 2 Map Ref:MB 6 PG 75								
3	.24Mi.	**376 W PRESIDENT ST** **TUCSON, AZ 85714-1320**	04/16/2026	$80,000	$138	576	4//1	1961	4,076 SF	
		APN: 120-07-353A Document #: 20261060337 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: 25 Subdivision: NATIONAL CITY NO 2 MapRef: MB 6 PG 75 Abbreviated Description: Lot:6 Block:25 Subdivision:NATIONAL CITY NO 2 Map Ref:MB 6 PG 75								
4	.25Mi.	**408 W PRESIDENT ST** **TUCSON, AZ 85714-1321**	04/14/2026	$277,500			//		34,848 SF	
		APN: 120-07-3620 Document #: 20261040151 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: 26 Subdivision: NATIONAL CITY NO 2 MapRef: MB 6 PG 75 Abbreviated Description: Block:26 Subdivision:NATIONAL CITY NO 2 Map Ref:MB 6 PG 75Abbreviated Description:SOUTH90FT LOT9								
5	.02Mi.	**364 W COLUMBIA ST** **TUCSON, AZ 85714-2521**	04/10/2026	$120,500	$148	810	4//1	1991	5,992 SF	
		APN: 120-07-3140 Document #: 20261000709 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Block: 21 Subdivision: NATIONAL CITY SUBDIVISION NO2 AMENDED PLAT MapRef: MB 6 PG 75 Abbreviated Description: Lot:8 Block:21 Subdivision:NATIONAL CITY SUBDIVISION NO2 AMENDED PLAT Map Ref:MB 6 PG 75								
6	.19Mi.	**501 W PENNSYLVANIA DR** **TUCSON, AZ 85714-2651**	04/02/2026	$420,000	$335	1252	6//1	1950	7,687 SF	
		APN: 120-07-5610 Document #: 20260920471 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: 43 Subdivision: NATIONAL CITY SUBDIVISION NO 3 MapRef: MB 6 PG 89 Abbreviated Description: Lot:7 Block:43 Subdivision:NATIONAL CITY SUBDIVISION NO 3 Map Ref:MB 6 PG 89								
7	.24Mi.	**419 W MICHIGAN DR** **TUCSON, AZ 85714-2636**	03/23/2026	$245,000	$264	925	5//1	1957	7,576 SF	
		APN: 120-08-0580 Document #: 20260820100 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: 58 Subdivision: NATIONAL CITY NO 4 MapRef: MB 7 PG 38 Abbreviated Description: Lot:10 Block:58 Subdivision:NATIONAL CITY NO 4 Map Ref:MB 7 PG 38								
8	.35Mi.	**214 W ILLINOIS ST** **TUCSON, AZ 85714-2915**	03/17/2026	$112,000	$107	1041	5//1	1950	6,982 SF	
		APN: 120-08-1490 Document #: 20260760840 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Block: 61 Subdivision: NATIONAL CITY NO 4 MapRef: MB 7 PG 38 Abbreviated Description: Lot:18 Block:61 Subdivision:NATIONAL CITY NO 4 Map Ref:MB 7 PG 38								
9	.15Mi.	**438 W PALMDALE ST** **TUCSON, AZ 85714-1445**	03/03/2026	$222,250	$881	252	6//2	2002	7,819 SF	
		APN: 120-07-7100 Document #: 20260620198 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16 Block: 10 Subdivision: NATIONAL CITY MapRef: MB 6 PG 21 Abbreviated Description: Lot:16 Block:10 Subdivision:NATIONAL CITY Map Ref:MB 6 PG 21								
10	.27Mi.	**104 W DISTRICT ST** **TUCSON, AZ 85714-2567**	02/02/2026	$134,000	$184	728	4//1	1937	13,900 SF	
		APN: 120-07-212A Document #: 20260330513 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 20&21 Block: 15 Subdivision: NATIONAL CITY MapRef: MB 6 PG 21 Abbreviated Description: Lot:20&21 Block:15 Subdivision:NATIONAL CITY Map Ref:MB 6 PG 21

11 .28Mi. **438 W MACARTHUR ST** 02/02/2026 $125,000 $97 1280 5//1 1969 4,172 SF
TUCSON, AZ 85714-2932
APN: 120-08-0630 Document #: 20260330317
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Block: 58 Subdivision: NATIONAL CITY NO 4 MapRef: MB 7 PG 38 Abbreviated Description: Lot:14 Block:58 Subdivision:NATIONAL CITY NO 4 Map Ref:MB 7 PG 38

12 .24Mi. **138 W AVIATION DR** 12/04/2025 $230,000 $200 1148 6//2 1953 6,556 SF
TUCSON, AZ 85714-2613
APN: 120-07-4420 Document #: 20253380284
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 16 Block: 35 Subdivision: NATIONAL CITY NO 2 AMENDED MapRef: MB 6 PG 75 Abbreviated Description: Lot:16 Block:35 Subdivision:NATIONAL CITY NO 2 AMENDED Map Ref:MB 6 PG 75

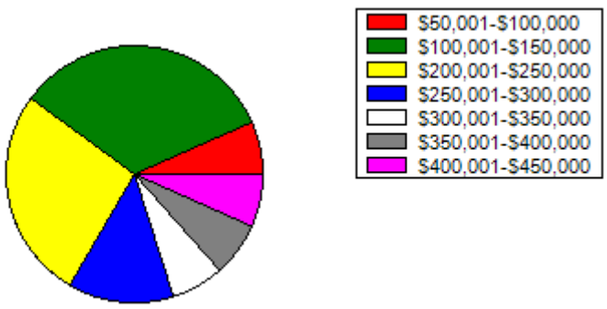
13 .2Mi. **438 W LINCOLN ST** 11/20/2025 $375,000 $524 715 9//3 1954 8,230 SF
TUCSON, AZ 85714-1483
APN: 120-07-6880 Document #: 20253240407
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 26 Block: 50 Subdivision: NATIONAL CITY SUBDIVISION NO 3 MapRef: MB 6 PG 89 Abbreviated Description: Lot:26 Block:50 Subdivision:NATIONAL CITY SUBDIVISION NO 3 Map Ref:MB 6 PG 89

14 .33Mi. **201 W MACARTHUR ST** 10/06/2025 $265,000 $141 1879 10//1 1995 7,022 SF
TUCSON, AZ 85714-2929
APN: 120-08-1320 Document #: 20252790608
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Block: 61 Subdivision: NATIONAL CITY UNIT 4 MapRef: MB 7 PG 38 Abbreviated Description: Lot:1 Block:61 Subdivision:NATIONAL CITY UNIT 4 Map Ref:MB 7 PG 38

15 .2Mi. **519 W LINCOLN ST** 09/26/2025 $309,000 $175 1765 6//2 1975 7,924 SF
TUCSON, AZ 85714-1431
APN: 120-07-7000 Document #: 20252690616
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8 Block: 51 Subdivision: NATIONAL CITY NO 3 MapRef: MB 6 PG 89 Abbreviated Description: Lot:8 Block:51 Subdivision:NATIONAL CITY NO 3 Map Ref:MB 6 PG 89

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.	**4219 S LUNDY AVE**	**06/07/2021**	$180,395	$18,040	1,309	6//1	1941	2,853 SF	
.01Mi.	**376 W COLUMBIA ST**	**06/11/2015**	$174,232	$17,423	1,256	6//1	1952	4,357 SF	
.02Mi.	**4213 S LUNDY AVE**	**08/04/2021**	$199,617	$19,962	1,368	6//1	1954	7,736 SF	
.02Mi.	**364 W COLUMBIA ST**	**08/19/2022**	$166,008	$16,601	810	4//1	1991	5,992 SF	
.02Mi.	**369 W DISTRICT ST**	**02/16/2024**	$150,296	$15,030	759	4//1	1938	6,606 SF	
.03Mi.	**363 W DISTRICT ST**	**08/28/1964**	$180,275	$18,028	1,122	7//1	1947	6,493 SF	
.03Mi.	**403 W DISTRICT ST**	**02/19/2003**	$166,042	$16,604	852	4//1	1961	6,498 SF	
.04Mi.	**357 W DISTRICT ST**	**10/16/2012**	$157,422	$15,742	768	4//1	1959	6,703 SF	
.04Mi.	**407 W DISTRICT ST**	**11/08/2021**	$179,561	$17,956	948	5//2	1961	6,726 SF	
.04Mi.	**4236 S LIBERTY AVE**	**10/25/2017**	$214,653	$21,465	2,044	7//2	1961	8,465 SF	
.04Mi.	**414 W COLUMBIA ST**	**12/31/2013**	$74,457	$7,446	603	5//1	1945	6,777 SF	
.04Mi.	**375 W COLUMBIA ST**	**02/16/2000**	$65,252	$6,525	688	5//1	1942	8,038 SF	
.04Mi.	**4214 S LIBERTY AVE**	**07/28/2020**	$181,701	$18,170	1,231	5//1	1977	7,917 SF	
.04Mi.	**369 W COLUMBIA ST**	**05/31/2019**	$224,836	$22,484	1,316	5//1	2007	6,470 SF	
.04Mi.	**413 W DISTRICT ST**	**10/19/2018**	$166,200	$16,620	1,073	6//1	1960	7,280 SF	
.05Mi.	**363 W COLUMBIA ST**	**02/15/1989**	$160,910	$16,091	1,144	5//1	1955	6,841 SF	

Rent vs. Own

Households Occupied by Renters: 44% Households Occupied by Owners: 50%

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Demographics & Income

Median Age:	38.4 years old	Households:	5,002
Median Household Income:	$39,743	Households w/Family:	65%
Household Income Per Capita:	$18,389	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Tucson Unified District	Students:	40,316
Number of Schools:	90	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.45Mi.	**Utterback Middle School** Number of Students: 270 Student-Teacher Ratio: 12.33	D	Public	6 - 8
6.01Mi.	**Tucson Unified Virtual Academy** Number of Students: 1,184 Student-Teacher Ratio: 18.65	D	Public	KG - 12
6.17Mi.	**University High School** Number of Students: 982 Student-Teacher Ratio: 23.16 Advanced Placement: Yes	A+	Public	8 - 12
3.55Mi.	**Miles-Exploratory Learning Center** Number of Students: 285 Student-Teacher Ratio: 9.43	A+	Public	PK - 8
0.40Mi.	**Hollinger K-8 School** Number of Students: 542 Student-Teacher Ratio: 15.57	D+	Public	PK - 8
0.71Mi.	**Pueblo High School** Number of Students: 1,821 Student-Teacher Ratio: 18.47 Advanced Placement: Yes	B-	Public	8 - 12

Flood Report

The Subject Property of **4219 S LUNDY AVE, TUCSON, AZ 85714-2544** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	123%	HIGHER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	107%	SIMILAR
OVERALL	111%	HIGHER

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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