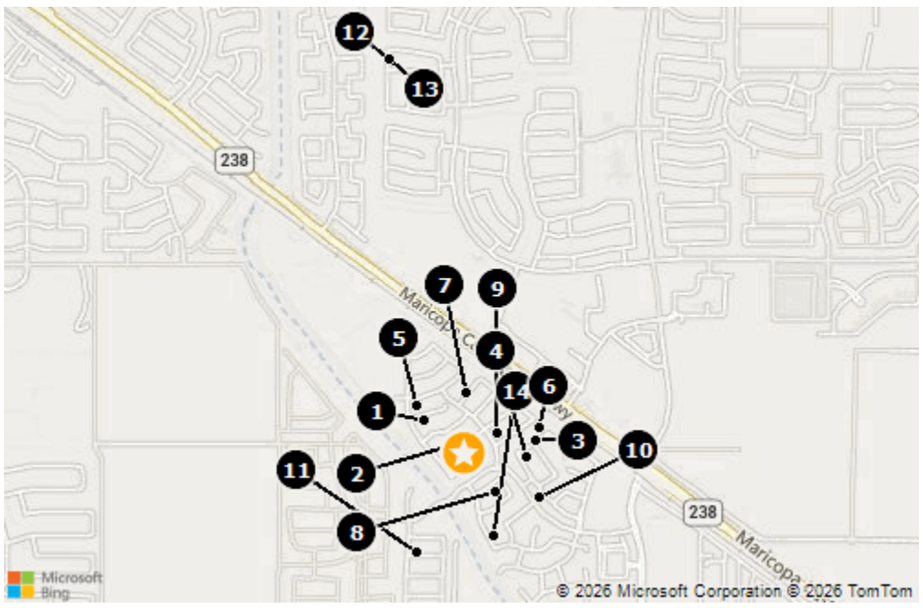
ICE SiteX Report

OrderID: 98237818

SiteX Property Information Report



Subject Property Location

42309 W BALSA DR, MARICOPA, AZ 85138-1833

County:	**PINAL AZ**	Census Tract:	040210017.141012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	512-16-3430	Thomas Bros Pg-Grid:	

Valuation

Value:	**$301,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$261,870 - $340,130	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2027
Assd Land Value:	$5,663	Market Land Value:	$56,628	Tax Year:	2025
Assd Improvement:	$18,777	Market Improvment Value:	$187,773	Total Taxable Value:	$2,430
Total Assessed Value:	$24,440	Total Assessor Market Value:	$244,401	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: PM-162 Sec/Twnship/Range: SEC 35 TWN 04S RNG 03E
Abbreviated Description: SANTA ROSA SPRINGS PARCEL 2 LOT 127 SEC 35-4S-3E 5852 SQ FT 0.13 AC

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:		Pool:	
Building Area:	1510 SF	Baths:		Fireplace:	
Year Built:	2008	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:	01/14/2025	Sales Price:	$422,958
Document #:	5002901 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: PM-162 Sec/Twnship/Range: SEC 35 TWN 04S RNG 03E
Abbreviated Description: SANTA ROSA SPRINGS PARCEL 2 LOT 127 SEC 35-4S-3E 5852 SQ FT 0.13 AC

Prior Transfer

Recording Date:	01/14/2025	Sales Price:	$422,958
Document #:	2025-002901 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/10/2025		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: CAB F SL 15

Prior Transfer

Recording Date:	11/27/2023	Sales Price:	N/A
Document #:	2023-085861 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/27/2022	Sales Price:	$391,000

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Document #:	2022-062697 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/27/2022		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: CAB F SL 15

Prior Transfer

Recording Date:	02/03/2022	Sales Price:	$192,000
Document #:	2022-013485 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/31/2022	Sales Price:	$385,000
Document #:	2022-011935 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/27/2022		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: CAB F SL 15

Prior Transfer

Recording Date:	09/02/2020	Sales Price:	$158,400
Document #:	2020-087847 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/11/2020	Sales Price:	$245,000
Document #:	2020-078942 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/01/2020		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: CAB F SL 15

Prior Transfer

Recording Date:	05/23/2019	Sales Price:	$198,000
Document #:	2019-040163 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/22/2019		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: CAB F SL 15

Prior Transfer

Recording Date:	04/15/2019	Sales Price:	$170,961
Document #:	2019-027812 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/28/2019	Sales Price:	$185,200
Document #:	2019-021834 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/25/2019		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: CAB F SL 15

Prior Transfer

Recording Date:	04/05/2017	Sales Price:	N/A
Document #:	2017-023571 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/27/2017	Sales Price:	$165,000
Document #:	2017-020852 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/06/2017		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS

Mortgage Record

Recording Date:	08/19/2013	Loan Amount:	N/A
Document #:	2013-067800 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2023	Type Finance:	

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2

Prior Transfer

Recording Date:	06/15/2012	Sales Price:	N/A
Document #:	2012-050858 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/11/2012		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: CAB F SL15

Prior Transfer

Recording Date:	04/24/2012	Sales Price:	N/A

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Document #:	2012-033883 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/19/2012		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: CAB F SL15

Prior Transfer

Recording Date:	03/21/2012	Sales Price:	$124,668
Document #:	2012-022752 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/20/2012		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: MAP F PG15

Prior Transfer

Recording Date:	06/23/2011	Sales Price:	$110,769
Document #:	2011-052713 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/02/2008	Sales Price:	$112,786
Document #:	2008-083574 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/27/2008		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: MB F PG15

Prior Transfer

Recording Date:	09/02/2008	Sales Price:	$112,786
Document #:	2008-083573 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/28/2008		
Document Type:			

Legal Description:
Lot: 127 Subdivision: SANTA ROSA SPRINGS PARCEL 2 Map Ref: MB F PG15

Area Sales Analysis

Total Area Sales	$4,412,890	Median # of Bedrooms	
Median Lot Size	5,707 SF	Median # of Baths	
Median Living Area	2,108 SF	Median Year Built	2017
Price Range - 2 Yrs	$199,000 to $369,000	Age Range	3 years to 20 years
Median Value	$335,000	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**42463 W MIRA CT** **MARICOPA, AZ 85138-1848**	08/14/2026	$220,000	$127	1724	//	2007	6,098 SF	
		APN: 512-16-3010 Document #: 2026-068083 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 85 Subdivision: SANTA ROSA SPRINGS PARCEL 2 MapRef: CAB F SL 15 Abbreviated Description: Lot:85 Subdivision:SANTA ROSA SPRINGS PARCEL 2 Map Ref:CAB F SL 15								
2	.04Mi.	**42284 W BALSA DR** **MARICOPA, AZ 85138-1830**	08/14/2026	$335,000	$158	2118	//	2018	5,663 SF	
		APN: 512-16-3350 Document #: 2026-067847 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 119 Subdivision: SANTA ROSA SPRINGS PARCEL 2 MapRef: CAB F SL 15 Abbreviated Description: Lot:119 Subdivision:SANTA ROSA SPRINGS PARCEL 2 Map Ref:CAB F SL 15								
3	.2Mi.	**41978 W RAMONA ST** **MARICOPA, AZ 85138-1863**	08/07/2026	$350,000	$129	2694	//	2017	5,227 SF	
		APN: 512-16-0900 Document #: 2026-066162 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 90 Subdivision: SANTA ROSA SPRINGS PARCEL 1 MapRef: CAB F SL 22 Abbreviated Description: Lot:90 Subdivision:SANTA ROSA SPRINGS PARCEL 1 Map Ref:CAB F SL 22								
4	.17Mi.	**17253 N ROSEMONT ST** **MARICOPA, AZ 85138-1875**	08/04/2026	$325,000	$143	2261	//	2014	5,227 SF	
		APN: 512-16-2050 Document #: 2026-065147 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 205 Subdivision: SANTA ROSA SPRINGS PARCEL 1 MapRef: CAB F SL 22 Abbreviated Description: Lot:205 Subdivision:SANTA ROSA SPRINGS PARCEL 1 Map Ref:CAB F SL 22								
5	.19Mi.	**42497 W RAMIREZ DR** **MARICOPA, AZ 85138-1822**	06/18/2026	$345,000	$162	2118	//	2018	6,098 SF	
		APN: 512-16-2830 Document #: 2026-051237 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 67 Subdivision: SANTA ROSA SPRINGS PARCEL 2 MapRef: CAB F SL 15 Abbreviated Description: Lot:67 Subdivision:SANTA ROSA SPRINGS PARCEL 2 Map Ref:CAB F SL 15								
6	.22Mi.	**41977 W LUNAR ST** **MARICOPA, AZ 85138-1886**	06/18/2026	$340,000	$126	2694	//	2017	5,663 SF	
		APN: 512-16-0830 Document #: 2026-051233 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 83 Subdivision: SANTA ROSA SPRINGS PARCEL 1 MapRef: CAB F SL 22 Abbreviated Description: Lot:83 Subdivision:SANTA ROSA SPRINGS PARCEL 1 Map Ref:CAB F SL 22								
7	.17Mi.	**42260 W CALLE ST** **MARICOPA, AZ 85138-1895**	06/03/2026	$199,000	$110	1807	//	2006	5,227 SF	
		APN: 512-16-0060 Document #: 2026-047007								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: SANTA ROSA SPRINGS PARCEL 1 MapRef: CAB F SL 22 Abbreviated Description: Lot:6 Subdivision:SANTA ROSA SPRINGS PARCEL 1 Map Ref:CAB F SL 22

8	.13Mi.	**42165 W RAMONA ST** **MARICOPA, AZ 85138-2566**	05/22/2026	$369,000	$143	2570	//	2006	6,970 SF

APN: 512-16-6390 Document #: 2026-043267
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 220 Subdivision: SANTA ROSA SPRINGS PARCEL 3 MapRef: CAB F SL 21 Abbreviated Description: Lot:220 Subdivision:SANTA ROSA SPRINGS PARCEL 3 Map Ref:CAB F SL 21

9	.11Mi.	**42157 W BALSA DR** **MARICOPA, AZ 85138-1894**	05/21/2026	$305,000	$196	1553	//	2017	5,227 SF

APN: 512-16-0480 Document #: 2026-042596
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: SANTA ROSA SPRINGS PARCEL 1 MapRef: CAB F SL 22 Abbreviated Description: Lot:48 Subdivision:SANTA ROSA SPRINGS PARCEL 1 Map Ref:CAB F SL 22

10	.23Mi.	**17110 N ROSEMONT ST** **MARICOPA, AZ 85138-1872**	05/20/2026	$335,000	$122	2740	//	2017	5,663 SF

APN: 512-16-1110 Document #: 2026-042468
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 111 Subdivision: SANTA ROSA SPRINGS PARCEL 1 MapRef: CAB F SL 22 Abbreviated Description: Lot:111 Subdivision:SANTA ROSA SPRINGS PARCEL 1 Map Ref:CAB F SL 22

11	.3Mi.	**42490 W KRISTA DR** **MARICOPA, AZ 85138-1010**	05/08/2026	$360,000	$187	1925	//	2023	5,750 SF

APN: 512-16-9050 Document #: 2026-038777
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 113 Subdivision: SANTA ROSA SPRINGS PARCEL 4 MapRef: DOC 2020-113096 Abbreviated Description: Lot:113 Subdivision:SANTA ROSA SPRINGS PARCEL 4 Map Ref:DOC 2020-113096

12	.21Mi.	**17035 N LARIAT RD** **MARICOPA, AZ 85138-4837**	05/06/2026	$329,900			//		6,098 SF

APN: 512-17-2920 Document #: 2026-037831
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: EL RANCHO SANTA ROSA PHASE 2 MapRef: DOC 2024-020246 Abbreviated Description: Lot:29 Subdivision:EL RANCHO SANTA ROSA PHASE 2 Map Ref:DOC 2024-020246

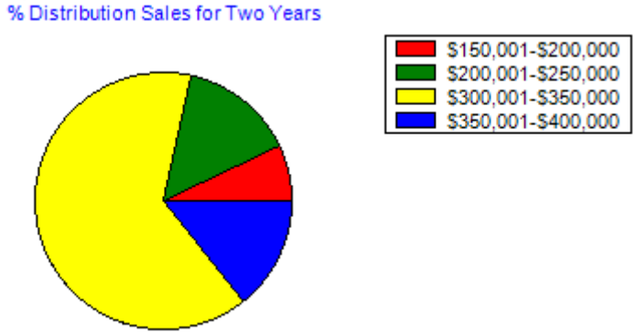
13	.2Mi.	**17135 N LARIAT RD** **MARICOPA, AZ 85138-4838**	04/30/2026	$349,990			//		8,712 SF

APN: 512-17-2980 Document #: 2026-036342
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: EL RANCHO SANTA ROSA PHASE 2 MapRef: DOC 2024-020246 Abbreviated Description: Lot:35 Subdivision:EL RANCHO SANTA ROSA PHASE 2 Map Ref:DOC 2024-020246

14	.23Mi.	**16937 N ROSA DR** **MARICOPA, AZ 85138-2575**	03/19/2026	$250,000	$119	2098	//	2017	6,970 SF

APN: 512-16-6250 Document #: 2026-022363
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 206 Subdivision: SANTA ROSA SPRINGS PARCEL 3 MapRef: CAB F SL 21 Abbreviated Description: Lot:206 Subdivision:SANTA ROSA SPRINGS PARCEL 3 Map Ref:CAB F SL 21

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.

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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.	**42309 W BALSA DR**	**01/14/2025**	$244,401	$24,440	1,510		2008	5,663 SF	
.01Mi.	**42297 W BALSA DR**	**11/28/2007**	$301,307	$30,131	2,769		2007	5,663 SF	
.01Mi.	**42321 W BALSA DR**	**05/28/2009**	$243,109	$24,311	1,724		2008	5,663 SF	
.02Mi.	**42285 W BALSA DR**	**12/31/2007**	$259,496	$25,950	2,166		2007	5,663 SF	
.02Mi.	**42333 W BALSA DR**	**09/30/2008**	$209,328	$20,933	1,310		2008	5,663 SF	
.02Mi.	**42258 W LUNAR ST**	**01/23/2009**	$254,655	$25,466	2,156		2006	5,663 SF	
.02Mi.	**42246 W LUNAR ST**	**04/02/2007**	$256,532	$25,653	2,156		2006	5,663 SF	
.02Mi.	**42270 W LUNAR ST**	**01/31/2007**	$287,785	$28,778	2,520		2006	6,098 SF	
.03Mi.	**42273 W BALSA DR**	**03/13/2007**	$269,056	$26,906	2,176		2006	5,663 SF	
.03Mi.	**42345 W BALSA DR**	**12/04/2008**	$243,030	$24,303	1,698		2008	5,663 SF	
.03Mi.	**42234 W LUNAR ST**	**12/22/2006**	$264,652	$26,465	2,268		2006	5,663 SF	
.03Mi.	**42282 W LUNAR ST**	**03/14/2025**	$228,238	$22,823	1,534		2006	6,098 SF	
.03Mi.	**42308 W BALSA DR**	**09/07/2021**	$281,521	$28,152	1,788		2018	5,663 SF	
.03Mi.	**42296 W BALSA DR**	**03/28/2019**	$292,693	$29,269	2,118		2018	5,663 SF	
.03Mi.	**42320 W BALSA DR**	**02/19/2009**	$209,288	$20,929	1,310		2008	5,663 SF	
.04Mi.	**42222 W LUNAR ST**	**01/31/2008**	$234,842	$23,484	1,462		2007	5,663 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-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.87Mi.	**Saddleback Elementary School** Number of Students: 811 Student-Teacher Ratio: 13.19	D-	Public	PK - 5
2.14Mi.	**Maricopa High School** Number of Students: 1,840 Student-Teacher Ratio: 21.55 Advanced Placement: Yes	C-	Public	9 - 12
2.43Mi.	**Maricopa Wells Middle School** Number of Students: 940 Student-Teacher Ratio: 20.43	C	Public	6 - 8

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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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