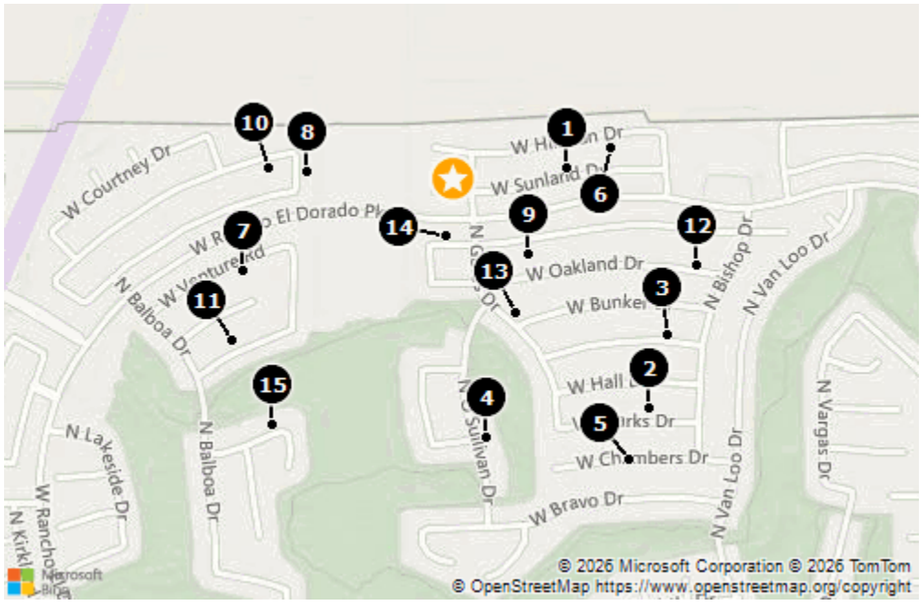
ICE SiteX Report

OrderID: 97760647

SiteX Property Information Report



Subject Property Location

42792 W SUNLAND DR, MARICOPA, AZ 85138-1638

County:	**PINAL AZ**	Census Tract:	040210017.051000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	512-14-6770	Thomas Bros Pg-Grid:	

Valuation

Value:	**$297,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$267,300 - $326,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2027
Assd Land Value:	$8,625	Market Land Value:	$86,249	Tax Year:	2025
Assd Improvement:	$14,952	Market Improvment Value:	$149,524	Total Taxable Value:	$1,785
Total Assessed Value:	$23,577	Total Assessor Market Value:	$235,773	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 65 Subdivision: RANCHO EL DORADO Phase No: 2 Map Ref: PM-142 Sec/Twnship/Range: SEC 14 TWN 04S RNG 03E
Abbreviated Description: PHASE II PAR 16/17 @ RANCHO EL DORADO LOT 65 SEC 14-4S-3E 4897 SQ FT 0.11 AC

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:		Pool:	
Building Area:	1782 SF	Baths:		Fireplace:	
Year Built:	2002	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:	03/12/2024	Sales Price:	N/A
Document #:	2024-017703 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/08/2024	Loan Amount:	N/A
Document #:	2024-008900 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2054	Type Finance:	
Legal Description:			

Lot: 65 Subdivision: PARCEL 16 17 OF RANCHO EL DORADO Phase No: II

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	$191,595
Document #:	2022-056319 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/25/2022	Loan Amount:	N/A
Document #:	2022-049472 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

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Legal Description:
Lot: 65 Subdivision: RANCHO EL DORADO Phase No: II

Prior Transfer

Recording Date:	05/27/2021	Sales Price:	$182,208
Document #:	2021-066919 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/25/2021	Sales Price:	$9,110
Document #:	2021-065384 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/17/2021	Loan Amount:	N/A
Document #:	2021-061431 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 65 Subdivision: RANCHO EL DORADO PARCEL 16 17 Phase No: 02

Mortgage Record

Recording Date:	03/13/2020	Loan Amount:	N/A
Document #:	2020-024280 BK-PG -	Loan Type:	2nd Mortgage made to cover Down Payment
TD Due Date:		Type Finance:	

Legal Description:
Lot: 65 Subdivision: PHASE II PARCEL 16 17 OF RANCHO EL DORADO

Prior Transfer

Recording Date:	03/13/2020	Sales Price:	$188,500
Document #:	2020-024278 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/11/2020		
Document Type:			

Legal Description:
Lot: 65 Subdivision: PHASE II PARCEL 16 17 OF RANCHO EL DORADO Map Ref: CAB D SL 77

Mortgage Record

Recording Date:	05/23/2014	Loan Amount:	N/A
Document #:	2014-029815 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 65 Subdivision: RANCHO EL DORADO Phase No: II

Prior Transfer

Recording Date:	05/23/2014	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2014-029777 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/21/2014		
Document Type:			

Legal Description:
Lot: 65 Subdivision: PARCEL 16/17 AT RANCHO EL DORADO Phase No: II Map Ref: CAB D SL77

Prior Transfer

Recording Date:	05/13/2014	Sales Price:	$83,900
Document #:	2014-027645 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/21/2012		
Document Type:			

Legal Description:
Lot: 65 Subdivision: PARCEL 16 14 AT RANCHO EL DORADO Phase No: II Map Ref: CAB D SL77
Abbreviated Description: PRIOR REF: 20120562480 06/27/2012

Prior Transfer

Recording Date:	01/12/2012	Sales Price:	$188,149
Document #:	2012-002655 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/30/2005	Sales Price:	$235,187
Document #:	2005-166156 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/23/2005		
Document Type:			

Legal Description:
Lot: 65 Subdivision: FINAL PLAT PHASE II PARCEL 16/17 RANCHO EL DORADO Map Ref: MB D PG77

Prior Transfer

Recording Date:	11/30/2005	Sales Price:	$235,187
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 65 Subdivision: RANCHO EL DORADO Phase No: 2 Map Ref: PM-142 Sec/Twnship/Range: SEC 14 TWN 04S RNG 03E
Abbreviated Description: PHASE II PAR 16/17 @ RANCHO EL DORADO LOT 65 SEC 14-4S-3E 4897 SQ FT 0.11 AC

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Area Sales Analysis

Total Area Sales	$5,719,300	Median # of Bedrooms	
Median Lot Size	6,098 SF	Median # of Baths	
Median Living Area	1,937 SF	Median Year Built	2003
Price Range - 2 Yrs	$265,000 to $642,000	Age Range	21 years to 24 years
Median Value	$362,400	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**42538 W SUNLAND DR** **MARICOPA, AZ 85138-1629**	05/22/2026	$300,000	$137	2184	//	2003	4,356 SF	
		APN: 512-14-7400 Document #: 2026-043033 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 128 Subdivision: PHASE II PARCEL 16 17 AT RANCHO EL DORADO MapRef: CAB D SL 77 Abbreviated Description: Lot:128 Subdivision:PHASE II PARCEL 16 17 AT RANCHO EL DORADO Map Ref:CAB D SL 77								
2	.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								
3	.34Mi.	**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								
4	.35Mi.	**22139 N O SULLIVAN DR** **MARICOPA, AZ 85138-2290**	05/11/2026	$570,000	$146	3898	//	2005	10,019 SF	
		APN: 512-15-0740 Document #: 2026-039019 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 74 Subdivision: PHASE II PARCEL 14 RANCHO EL DORADO MapRef: CAB D SL 132 Abbreviated Description: Lot:74 Subdivision:PHASE II PARCEL 14 RANCHO EL DORADO Map Ref:CAB D SL 132								
5	.42Mi.	**42462 W CHAMBERS DR** **MARICOPA, AZ 85138-9489**	04/30/2026	$353,000	$209	1684	//	2003	5,663 SF	
		APN: 512-14-8070 Document #: 2026-035919 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: RANCHO EL DORADO Phase No: II MapRef: CAB D SL 78 Abbreviated Description: Lot:17 Subdivision:RANCHO EL DORADO Phase No:II Map Ref:CAB D SL 78								
6	.21Mi.	**42455 W HILLMAN DR** **MARICOPA, AZ 85138-1606**	04/23/2026	$280,000	$189	1480	//	2003	4,356 SF	
		APN: 512-14-7800 Document #: 2026-033839 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 168 Subdivision: PHASE II PARCEL 16 17 AT RANCHO EL DORADO MapRef: CAB D SL 77 Abbreviated Description: Lot:168 Subdivision:PHASE II PARCEL 16 17 AT RANCHO EL DORADO Map Ref:CAB D SL 77								
7	.31Mi.	**43223 W VENTURE RD** **MARICOPA, AZ 85138-2361**	04/22/2026	$459,500	$143	3199	//	2002	8,712 SF	
		APN: 512-25-0570 Document #: 2026-033295 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 57 Subdivision: PARCEL 6 AT RANCHO EL DORADO MapRef: CAB C SL 180 Abbreviated Description: Lot:57 Subdivision:PARCEL 6 AT RANCHO EL DORADO Map Ref:CAB C SL 180								
8	.2Mi.	**22723 N AARON RD** **MARICOPA, AZ 85138-1703**	04/21/2026	$315,000	$162	1937	//	2002	6,534 SF	
		APN: 512-24-0500 Document #: 2026-032601 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 50 Subdivision: RANCHO EL DORADO MapRef: CAB C SL 179 Abbreviated Description: Lot:50 Subdivision:RANCHO EL DORADO Map Ref:CAB C SL 179								
9	.14Mi.	**42645 W VENTURE RD** **MARICOPA, AZ 85138-1697**	04/16/2026	$405,000	$148	2733	//	2004	5,663 SF	
		APN: 512-14-4370 Document #: 2026-031306 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Subdivision: PHASE II PARCEL 15 19 AT RANCHO EL DORADO MapRef: CAB D SL 76 Abbreviated Description: Lot:64 Subdivision:PHASE II PARCEL 15 19 AT RANCHO EL DORADO Map Ref:CAB D SL 76								
10	.25Mi.	**43137 W HILLMAN DR** **MARICOPA, AZ 85138-1705**	04/15/2026	$385,000	$198	1937	//	2002	6,534 SF	
		APN: 512-24-1050 Document #: 2026-030807 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 105 Subdivision: PARCEL 5 AT RANCHO EL DORADO MapRef: CAB C SL 179 Abbreviated Description: Lot:105 Subdivision:PARCEL 5 AT RANCHO EL DORADO Map Ref:CAB C SL 179								
11	.37Mi.	**43302 W BUNKER DR** **MARICOPA, AZ 85138-1775**	04/15/2026	$430,000	$205	2090	//	2002	8,712 SF	
		APN: 512-25-0710 Document #: 2026-031042 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 71 Subdivision: PARCEL 6 AT RANCHO EL DORADO MapRef: MB C PG 180 Abbreviated Description: Lot:71 Subdivision:PARCEL 6 AT RANCHO EL DORADO Map Ref:MB C PG 180								
12	.32Mi.	**42322 W OAKLAND DR** **MARICOPA, AZ 85138-2228**	04/09/2026	$265,000	$159	1666	//	2003	5,663 SF	
		APN: 512-14-1160 Document #: 2026-029398 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 116 Subdivision: PARCEL 21 AT RANCH EL DORADO Phase No: II MapRef: CAB D SL 72 Abbreviated Description: Lot:116 Subdivision:PARCEL 21 AT RANCH EL DORADO Phase No:II Map Ref:CAB D SL 72								
13	.19Mi.	**42652 W BUNKER DR**	01/05/2026	$309,000	$183	1684	//	2002	13,504 SF	

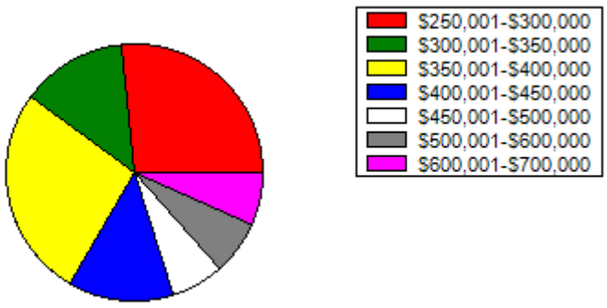
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		MARICOPA, AZ 85138-9336								
	APN: 512-14-4820 Document #: 2026-000449 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 109 Subdivision: RANCHO EL DORADO Phase No: II MapRef: CAB D SL 76 Abbreviated Description: Lot:109 Subdivision:RANCHO EL DORADO Phase No:II Map Ref:CAB D SL 76									
14	.07Mi.	**42812 W VENTURE RD** **MARICOPA, AZ 85138-2203**	12/23/2025	$368,400	$175	2100	//	2002	5,663 SF	
	APN: 512-14-4000 Document #: 2025-103528 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27 Subdivision: PHASE II PARCEL 15 19 AT RANCHO EL DORADO MapRef: CAB D SL 76 Abbreviated Description: Lot:27 Subdivision:PHASE II PARCEL 15 19 AT RANCHO EL DORADO Map Ref:CAB D SL 76									
15	.41Mi.	**43324 W DESERT FAIRWAYS DR** **MARICOPA, AZ 85138-1583**	12/22/2025	$642,000	$174	3672	//	2004	10,454 SF	
	APN: 512-26-0650 Document #: 2025-102571 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 65 Subdivision: PARCEL 7 AT RANCHO EL DORADO MapRef: CAB C SL 187 Abbreviated Description: Lot:65 Subdivision:PARCEL 7 AT RANCHO EL DORADO Map Ref:CAB C SL 187									

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.	**42792 W SUNLAND DR**	**11/30/2005**	$235,773	$23,577	1,782		2002	4,792 SF	
.01Mi.	**42780 W SUNLAND DR**	**03/24/2006**	$225,992	$22,599	1,489		2002	4,792 SF	
.01Mi.	**42804 W SUNLAND CT**	**01/30/2008**	$229,253	$22,925	1,546		2002	5,227 SF	
.02Mi.	**42816 W SUNLAND CT**	**07/20/2010**	$230,338	$23,034	1,435		2005	4,792 SF	
.02Mi.	**42768 W SUNLAND DR**	**03/30/2006**	$243,448	$24,345	1,546		2005	5,663 SF	
.02Mi.	**42795 W HILLMAN DR**	**04/30/2008**	$250,915	$25,091	1,819		2005	5,227 SF	
.02Mi.	**42783 W HILLMAN DR**	**04/29/2008**	$289,836	$28,984	2,518		2005	4,792 SF	
.03Mi.	**42828 W SUNLAND CT**	**03/28/2006**	$286,822	$28,682	2,184		2005	6,098 SF	
.03Mi.	**42771 W HILLMAN DR**	**04/25/2008**	$258,755	$25,875	1,819		2005	5,663 SF	
.03Mi.	**42807 W HILLMAN DR**	**04/16/2010**	$227,767	$22,777	1,546		2005	4,792 SF	
.03Mi.	**42819 W HILLMAN DR**	**06/26/2008**	$326,067	$32,607	2,518		2005	6,098 SF	
.03Mi.	**42791 W SUNLAND DR**	**12/30/2005**	$230,338	$23,034	1,435		2005	4,792 SF	
.03Mi.	**42803 W SUNLAND CT**	**05/06/2009**	$294,013	$29,401	2,457		2005	5,227 SF	
.03Mi.	**42779 W SUNLAND DR**	**01/19/2006**	$243,074	$24,307	1,819		2005	4,792 SF	
.03Mi.	**42730 W SUNLAND DR**	**01/27/2006**	$238,179	$23,818	1,435		2005	5,227 SF	
.03Mi.	**42815 W SUNLAND CT**	**11/24/2009**	$238,179	$23,818	1,435		2005	5,227 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

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5.12Mi. **Desert Wind Middle School** Number of Students: 898 Student-Teacher Ratio: 21.03		D-	Public	6 - 8
0.37Mi. **Pima Butte Elementary School** Number of Students: 407 Student-Teacher Ratio: 15.96		B+	Public	KG - 5
2.65Mi. **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

7/9/2024 - Shake Fire 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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