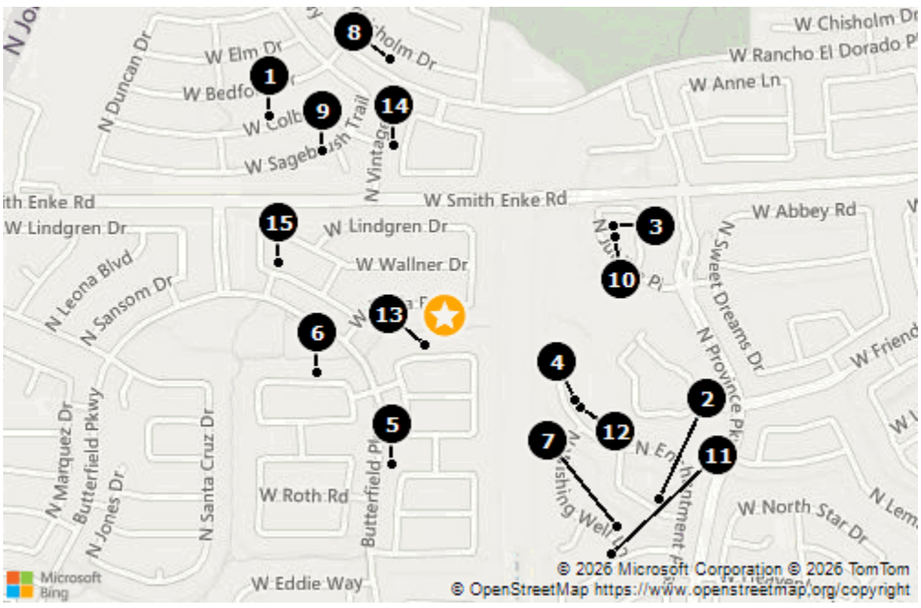
ICE SiteX Report

OrderID: 97688074

SiteX Property Information Report



Subject Property Location

43239 W DELIA BLVD, MARICOPA, AZ 85138-9463

County:	**PINAL AZ**	Census Tract:	040210017.062002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	512-09-1490	Thomas Bros Pg-Grid:	

Valuation

Value:	**$462,000**	FSD:	14	Common Confidence Score:	50
Value Range:	$397,320 - $526,680	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2027
Assd Land Value:	$6,098	Market Land Value:	$60,984	Tax Year:	2025
Assd Improvement:	$29,666	Market Improvment Value:	$296,662	Total Taxable Value:	$3,695
Total Assessed Value:	$35,764	Total Assessor Market Value:	$357,646	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: VILLAGES AT RANCHO EL DORADO Map Ref: PM-092 Sec/Twnship/Range: SEC 22 TWN 04S RNG 03E
Abbreviated Description: PARCEL 8 OF VILLAGES AT RANCHO EL DORADO SEC 22-04S-03E LOT 149 6 050 SQ FT 0.14 AC

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:		Pool:	
Building Area:	3415 SF	Baths:		Fireplace:	
Year Built:	2004	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:	03/02/2020	Sales Price:	$245,160
Document #:	2020-019302 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/19/2016	Sales Price:	N/A
Document #:	2016-084988 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/10/2016	Loan Amount:	N/A
Document #:	2016-014390 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2046	Type Finance:	
Legal Description:			

Lot: 149 Subdivision: PARCEL 8 OF THE VILLAGES AT RANCHO EL DORADO

Prior Transfer

Recording Date:	03/10/2016	Sales Price:	$240,000
Document #:	2016-014389 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/24/2016		
Document Type:			

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Legal Description:
Lot: 149 Subdivision: THE VILLAGES AT RANCHO EL DORADO Map Ref: CAB E SL 8

Prior Transfer

Recording Date:	03/10/2016	Sales Price:	N/A
Document #:	2016-014388 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/30/2015		
Document Type:			

Legal Description:
Lot: 149 Subdivision: VILLAGES AT RANCHO EL DORADO Map Ref: CAB E SL 8
Abbreviated Description: PARCEL 8

Prior Transfer

Recording Date:	08/12/2015	Sales Price:	$40,000
Document #:	2015-052347 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/31/2005	Sales Price:	$231,459
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: VILLAGES AT RANCHO EL DORADO Map Ref: PM-092 Sec/Twnship/Range: SEC 22 TWN 04S RNG 03E
Abbreviated Description: PARCEL 8 OF VILLAGES AT RANCHO EL DORADO SEC 22-04S-03E LOT 149 6 050 SQ FT 0.14 AC

Prior Transfer

Recording Date:	10/21/2005	Sales Price:	N/A
Document #:	2005-144246 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/17/2005		
Document Type:			

Legal Description:
Lot: 149 Subdivision: THE VILLAGES AT RANCHO EL DORADO Map Ref: MB E PG8
Abbreviated Description: FINAL PLAT PCL8

Prior Transfer

Recording Date:	09/28/2004	Sales Price:	$268,649
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/28/2004	Sales Price:	$268,649
Document #:	2004-076456 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/15/2004		
Document Type:			

Legal Description:
Lot: 149 Subdivision: FINAL PLAT PARCEL 8 VILLAGES RANCHO EL DORADO Map Ref: MB E PG008

Prior Transfer

Recording Date:	09/28/2004	Sales Price:	$268,649
Document #:	2004-076455 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/20/2004		
Document Type:			

Legal Description:
Lot: 149 Subdivision: FINAL PLAT PARCEL 8 VILLAGES RANCHO EL DORADO Map Ref: MB E PG008

Area Sales Analysis

Total Area Sales	$5,896,144	Median # of Bedrooms	
Median Lot Size	7,193 SF	Median # of Baths	
Median Living Area	2,050 SF	Median Year Built	2004
Price Range - 2 Yrs	$258,000 to $635,000	Age Range	8 years to 24 years
Median Value	$347,200	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**43626 W COLBY DR** **MARICOPA, AZ 85138-1595**	05/28/2026	$298,499	$182	1633	//	2002	5,227 SF	
		APN: 512-20-0960 Document #: 2026-045142 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 96 Subdivision: PARCEL 2A AT RANCHO EL DORADO MapRef: DOC 2002-30746 Abbreviated Description: Lot:96 Subdivision:PARCEL 2A AT RANCHO EL DORADO Map Ref:DOC 2002-30746								
2	.38Mi.	**42806 W WHISPERING WIND LN** **MARICOPA, AZ 85138-8517**	05/27/2026	$325,000	$205	1582	//	2009	6,600 SF	
		APN: 512-07-1910 Document #: 2026-044262 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 91 Subdivision: PROVINCE PARCEL 5B MapRef: CAB D SL 187 Abbreviated Description: Lot:91 Subdivision:PROVINCE PARCEL 5B Map Ref:CAB D SL 187								
3	.26Mi.	**21197 N JUBILEE PL** **MARICOPA, AZ 85138-2103**	05/20/2026	$347,200	$181	1910	//	2018	8,920 SF	
		APN: 512-07-7630 Document #: 2026-042171 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Subdivision: PROVINCE PARCEL 3 MapRef: DOC 2015-053756 Abbreviated Description: Lot:10 Subdivision:PROVINCE PARCEL 3 Map Ref:DOC 2015-053756								
4	.21Mi.	**20765 N ENCHANTMENT PASS**	05/20/2026	$485,000	$236	2050	//	2003	7,934 SF	

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MARICOPA, AZ 85138-8512
APN: 512-07-1270 Document #: 2026-042196
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: PROVINCE PARCEL 5B MapRef: CAB D SL 187 Abbreviated Description: Lot:27 Subdivision:PROVINCE PARCEL 5B Map Ref:CAB D SL 187

5	.22Mi.	**20626 N MADISON DR**	05/20/2026	$475,000	$211	2251	//	2004	15,682 SF

MARICOPA, AZ 85138-8434
APN: 512-04-5370 Document #: 2026-042267
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 148 Abbreviated Description: Lot:59 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 148

6	.19Mi.	**43522 W SNOW DR**	05/15/2026	$345,000	$154	2227	//	2017	6,534 SF

MARICOPA, AZ 85138-8938
APN: 512-04-3640 Document #: 2026-040696
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 147 Abbreviated Description: Lot:9 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 147

7	.37Mi.	**20471 N WISHING WELL LN**	05/15/2026	$375,000	$159	2350	//	2004	8,491 SF

MARICOPA, AZ 85138-8524
APN: 512-07-1650 Document #: 2026-040638
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: PROVINCE PARCEL 5B MapRef: CAB D SL 187 Abbreviated Description: Lot:65 Subdivision:PROVINCE PARCEL 5B Map Ref:CAB D SL 187

8	.36Mi.	**43343 W CHISHOLM DR**	05/12/2026	$330,000	$205	1604	//	2002	6,098 SF

MARICOPA, AZ 85138-1503
APN: 512-28-0370 Document #: 2026-039601
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: PARCEL 12 AT RANCHO EL DORADO MapRef: CAB C SL 185 Abbreviated Description: Lot:37 Subdivision:PARCEL 12 AT RANCHO EL DORADO Map Ref:CAB C SL 185

9	.29Mi.	**43502 W SAGEBRUSH TRL**	05/12/2026	$258,000	$263	980	//	2002	5,227 SF

MARICOPA, AZ 85138-2306
APN: 512-20-1820 Document #: 2026-039409
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 182 Subdivision: PARCEL 2A AT RANCHO EL DORADO MapRef: MB C PG 184 Abbreviated Description: Lot:182 Subdivision:PARCEL 2A AT RANCHO EL DORADO Map Ref:MB C PG 184

10	.25Mi.	**21171 N JUBILEE PL**	04/21/2026	$327,445	$203	1612	//	2018	8,062 SF

MARICOPA, AZ 85138-2103
APN: 512-07-7640 Document #: 2026-032610
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: PROVINCE PARCEL 3 MapRef: DOC 2015-053756 Abbreviated Description: Lot:11 Subdivision:PROVINCE PARCEL 3 Map Ref:DOC 2015-053756

11	.39Mi.	**20454 N WISHING WELL LN**	04/20/2026	$635,000	$223	2836	//	2004	8,884 SF

MARICOPA, AZ 85138-2273
APN: 512-07-1620 Document #: 2026-032248
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: PROVINCE PARCEL 5B MapRef: CAB D SL 187 Abbreviated Description: Lot:62 Subdivision:PROVINCE PARCEL 5B Map Ref:CAB D SL 187

12	.22Mi.	**20743 N ENCHANTMENT PASS**	04/15/2026	$500,000	$297	1682	//	2003	7,193 SF

MARICOPA, AZ 85138-8512
APN: 512-07-1260 Document #: 2026-030797
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: PROVINCE PARCEL 5B MapRef: CAB D SL 187 Abbreviated Description: Lot:26 Subdivision:PROVINCE PARCEL 5B Map Ref:CAB D SL 187

13	.05Mi.	**43292 W SNOW DR**	04/09/2026	$400,000	$153	2605	//	2005	8,276 SF

MARICOPA, AZ 85138-8401
APN: 512-04-4840 Document #: 2026-029160
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: THE VILLAGES AT RANCHO EL DORADO MapRef: CAB D SL 148 Abbreviated Description: Lot:6 Subdivision:THE VILLAGES AT RANCHO EL DORADO Map Ref:CAB D SL 148

14	.24Mi.	**21324 N KARSTEN DR**	04/08/2026	$329,000	$144	2273	//	2003	5,663 SF

MARICOPA, AZ 85138-1552
APN: 512-29-0290 Document #: 2026-028911
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: PARCEL 13 AT RANCHO EL DORADO MapRef: CAB C SL 186 Abbreviated Description: Lot:29 Subdivision:PARCEL 13 AT RANCHO EL DORADO Map Ref:CAB C SL 186

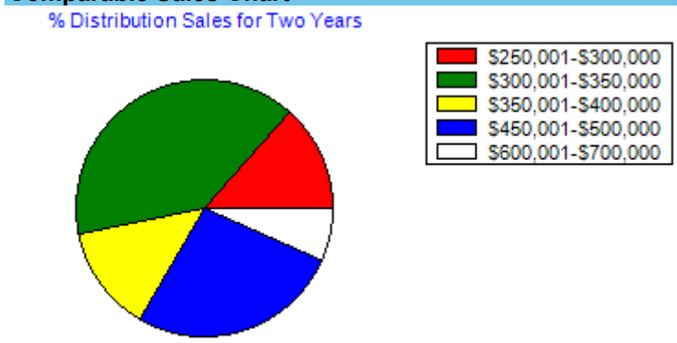
15	.24Mi.	**43602 W SANSOM DR**	04/03/2026	$466,000	$137	3382	//	2005	6,534 SF

MARICOPA, AZ 85138-9482
APN: 512-09-0510 Document #: 2026-027789
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: THE VILLAGE AT RANCHO EL DORADO MapRef: CAB E SL 8 Abbreviated Description: Lot:51 Subdivision:THE VILLAGE AT RANCHO EL DORADO Map Ref:CAB E SL 8

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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.

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.	**43239 W DELIA BLVD**	**10/31/2005**	$357,646	$35,764	3,415		2004	6,098 SF	
.01Mi.	**43223 W DELIA BLVD**	**12/02/2009**	$323,863	$32,386	3,441		2004	6,098 SF	
.01Mi.	**43255 W DELIA BLVD**	**12/01/2004**	$269,632	$26,963	2,199		2004	6,098 SF	
.02Mi.	**43271 W DELIA BLVD**	**09/23/2004**	$321,990	$32,199	3,428		2004	6,098 SF	
.02Mi.	**43207 W DELIA BLVD**	**05/24/2010**	$336,035	$33,603	3,415		2004	6,098 SF	
.03Mi.	**43234 W DELIA BLVD**	**09/18/2006**	$268,020	$26,802	2,199		2004	6,098 SF	
.03Mi.	**43287 W DELIA BLVD**	**11/01/2004**	$269,464	$26,946	2,199		2004	6,098 SF	
.03Mi.	**43250 W DELIA BLVD**	**11/19/2004**	$319,300	$31,930	3,382		2004	6,098 SF	
.03Mi.	**43191 W DELIA BLVD**	**12/30/2004**	$276,027	$27,603	2,236		2004	6,534 SF	
.03Mi.	**43218 W DELIA BLVD**	**11/01/2004**	$248,740	$24,874	1,967		2004	6,098 SF	
.04Mi.	**43266 W DELIA BLVD**	**01/24/2007**	$319,300	$31,930	3,382		2004	6,098 SF	
.04Mi.	**43202 W DELIA BLVD**	**01/31/2025**	$273,628	$27,363	2,225		2004	6,534 SF	
.04Mi.	**43248 W SNOW DR**	**12/12/2005**	$309,995	$31,000	2,605		2005	7,841 SF	
.04Mi.	**43226 W SNOW DR**	**04/08/2009**	$308,358	$30,836	2,434		2005	7,841 SF	
.04Mi.	**43303 W DELIA BLVD**	**09/01/2017**	$249,106	$24,910	1,880		2004	6,098 SF	
.04Mi.	**43282 W DELIA BLVD**	**12/01/2004**	$246,360	$24,636	1,907		2004	6,098 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
0.84Mi.	**Butterfield Elementary School** Number of Students: 920 Student-Teacher Ratio: 15.73	D+	Public	KG - 5
1.62Mi.	**Maricopa High School** Number of Students: 1,840 Student-Teacher Ratio: 21.55 Advanced Placement: Yes	C-	Public	9 - 12
1.96Mi.	**Maricopa Wells Middle School** Number of Students: 940 Student-Teacher Ratio: 20.43	C	Public	6 - 8

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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

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