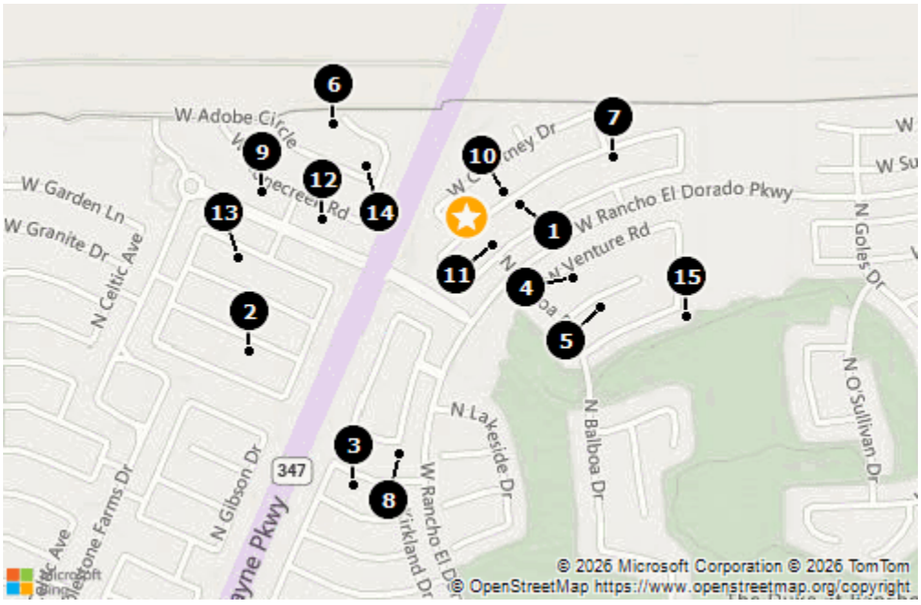
ICE SiteX Report

OrderID: 98299800

SiteX Property Information Report



Subject Property Location

43590 W HILLMAN DR, MARICOPA, AZ 85138-2363

County:	**PINAL AZ**	Census Tract:	040210017.053001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	512-24-1340	Thomas Bros Pg-Grid:	

Valuation

Value:	**$347,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$298,420 - $395,580	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2027
Assd Land Value:	$13,329	Market Land Value:	$133,294	Tax Year:	2025
Assd Improvement:	$18,279	Market Improvment Value:	$182,790	Total Taxable Value:	$2,408
Total Assessed Value:	$31,608	Total Assessor Market Value:	$316,084	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 134 Subdivision: PARCEL 5 AT RANCHO EL DORADO Map Ref: PM-242 Sec/Twnship/Range: SEC 15 TWN 04S RNG 03E
Abbreviated Description: PARCEL 5 AT RANCHO EL DORADO LOT 134 CAB C SLD 179 SEC 15-4S-3E 7 206 SQ FT 0.17 AC

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:		Pool:	
Building Area:	1937 SF	Baths:		Fireplace:	
Year Built:	2002	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:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Tile
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/17/2026	Sales Price:	N/A
Document #:	2026-051049 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/16/2025	Sales Price:	N/A
Document #:	2025-074814 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/05/2025	Loan Amount:	N/A
Document #:	2025-071973 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2055	Type Finance:	
Legal Description:			

Lot: 134 Subdivision: PARCEL 5 AT RANCHO EL DORADO

Prior Transfer

Recording Date:	01/08/2025	Sales Price:	N/A
Document #:	2025-001261 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	12/31/2024	Loan Amount:	N/A
Document #:	2024-099970 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2055	Type Finance:	

Legal Description:
Lot: 134 Subdivision: PARCEL 5 AT RANCHO EL DORADO

Prior Transfer

Recording Date:	03/01/2022	Sales Price:	$375,000
Document #:	2022-025055 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/07/2022		
Document Type:			

Legal Description:
Lot: 134 Subdivision: PARCEL 5 AT RANCHO EL DORADO Map Ref: CAB C SL 179

Prior Transfer

Recording Date:	03/01/2022	Sales Price:	$375,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 134 Subdivision: PARCEL 5 AT RANCHO EL DORADO Map Ref: PM-242 Sec/Twnship/Range: SEC 15 TWN 04S RNG 03E
Abbreviated Description: PARCEL 5 AT RANCHO EL DORADO LOT 134 CAB C SLD 179 SEC 15-4S-3E 7 206 SQ FT 0.17 AC

Prior Transfer

Recording Date:	05/21/2008	Sales Price:	N/A
Document #:	2008-048157 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/09/2008		
Document Type:			

Legal Description:
Lot: 134 Subdivision: FINAL PLAT OF PARCEL 5 AT RANCHO EL DORADO Map Ref: MB C-179

Prior Transfer

Recording Date:	10/29/2002	Sales Price:	$149,523
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/29/2002	Sales Price:	$149,523
Document #:	2002-058976A BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/18/2002		
Document Type:			

Legal Description:
Lot: 134 Subdivision: FINAL PLAT OF PARCEL 5 AT RANCHO EL DORADO Map Ref: MB C PG179

Prior Transfer

Recording Date:	10/29/2002	Sales Price:	N/A
Document #:	2002-058975 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/18/2002		
Document Type:			

Legal Description:
Lot: 134 Subdivision: FINAL PLAT OF PARCEL 5 AT RANCHO EL DORADO Map Ref: MB C PG179

Area Sales Analysis

Total Area Sales	$6,116,392	Median # of Bedrooms	
Median Lot Size	7,405 SF	Median # of Baths	
Median Living Area	2,160 SF	Median Year Built	2002
Price Range - 2 Yrs	$291,592 to $645,000	Age Range	21 years to 25 years
Median Value	$399,900	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**43445 W HILLMAN DR** **MARICOPA, AZ 85138-2369**	08/21/2026	$405,000	$209	1937	//	2002	6,534 SF	
		APN: 512-24-1220 Document #: 2026-070183 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 122 Subdivision: PARCEL 5 AT RANCHO EL DORADO MapRef: CAB C SL 179 Abbreviated Description: Lot:122 Subdivision:PARCEL 5 AT RANCHO EL DORADO Map Ref:CAB C SL 179City/Muni/Twp:MARICOPA City/Muni/Twp: MARICOPA								
2	.35Mi.	**44089 W PIONEER RD** **MARICOPA, AZ 85139-8871**	08/20/2026	$291,592	$172	1689	//	2004	5,227 SF	
		APN: 512-05-7800 Document #: 2026-069759 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 86 Subdivision: COBBLESTONE FARMS PARCEL VIII MapRef: CAB D SL 161 Abbreviated Description: Lot:86 Subdivision:COBBLESTONE FARMS PARCEL VIII Map Ref:CAB D SL 161								
3	.39Mi.	**43813 W RIO LOBO DR** **MARICOPA, AZ 85138-1759**	08/18/2026	$339,900	$150	2258	//	2002	5,663 SF	
		APN: 512-22-0850 Document #: 2026-069062 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 85 Subdivision: RANCHO EL DORADO MapRef: CAB C SL 181 Abbreviated Description: Lot:85 Subdivision:RANCHO EL DORADO Map Ref:CAB C SL 181								
4	.17Mi.	**43369 W VENTURE RD** **MARICOPA, AZ 85138-1598**	08/17/2026	$475,000	$211	2244	//	2002	8,276 SF	
		APN: 512-25-0510 Document #: 2026-068503 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 51 Subdivision: PARCEL 6 AT RANCHO EL DORADO MapRef: CAB C SL 180 Abbreviated Description: Lot:51 Subdivision:PARCEL 6 AT RANCHO EL DORADO Map Ref:CAB C SL 180

5	.22Mi.	**43319 W OAKLAND CT** **MARICOPA, AZ 85138-1766**	08/17/2026	$470,000	$211	2223	//	2002	9,148 SF

APN: 512-25-0790 Document #: 2026-068470
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: PARCEL 6 AT RANCHO EL DORADO MapRef: DOC 2002-030751 Abbreviated Description: Lot:51 Subdivision:PARCEL 6 AT RANCHO EL DORADO Map Ref:DOC 2002-030751

6	.22Mi.	**43967 W SCENIC DR** **MARICOPA, AZ 85139-8844**	08/11/2026	$645,000	$205	3146	//	2005	10,454 SF

APN: 512-05-1000 Document #: 2026-066855
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: COBBLESTONE FARMS PARCEL 1 MapRef: CAB D SL 154 Abbreviated Description: Lot:100 Subdivision:COBBLESTONE FARMS PARCEL 1 Map Ref:CAB D SL 154

7	.22Mi.	**43229 W HILLMAN DR** **MARICOPA, AZ 85138-2388**	08/06/2026	$350,000	$215	1621	//	2001	6,534 SF

APN: 512-24-1100 Document #: 2026-065581
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 110 Subdivision: PARCEL 5 AT RANCHO EL DORADO MapRef: CAB C SL 179 Abbreviated Description: Lot:110 Subdivision:PARCEL 5 AT RANCHO EL DORADO Map Ref:CAB C SL 179

8	.33Mi.	**43741 W WOLF DR** **MARICOPA, AZ 85138-1516**	07/30/2026	$399,900	$217	1840	//	2002	9,148 SF

APN: 512-23-0100 Document #: 2026-063747
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: PARCEL 4 AT RANCHO EL DORADO MapRef: CAB C SL 183 Abbreviated Description: Lot:10 Subdivision:PARCEL 4 AT RANCHO EL DORADO Map Ref:CAB C SL 183

9	.28Mi.	**44023 W STONECREEK RD** **MARICOPA, AZ 85139-8850**	07/28/2026	$410,000	$189	2160	//	2005	7,405 SF

APN: 512-05-0040 Document #: 2026-062577
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: COBBLESTONE FARMS PARCEL I MapRef: CAB D SL 154 Abbreviated Description: Lot:4 Subdivision:COBBLESTONE FARMS PARCEL I Map Ref:CAB D SL 154

10	.06Mi.	**43500 W HILLMAN DR** **MARICOPA, AZ 85138-2371**	07/20/2026	$320,000	$165	1937	//	2002	6,970 SF

APN: 512-24-1390 Document #: 2026-059969
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 139 Subdivision: PARCEL 5 AT RANCHO EL DORADO MapRef: CAB C SL 179 Abbreviated Description: Lot:139 Subdivision:PARCEL 5 AT RANCHO EL DORADO Map Ref:CAB C SL 179

11	.05Mi.	**43520 W SUNLAND DR** **MARICOPA, AZ 85138-2375**	07/16/2026	$405,000	$209	1937	//	2001	6,970 SF

APN: 512-24-0790 Document #: 2026-059216
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 79 Subdivision: PARCEL 5 AT RANCHO EL DORADO MapRef: CAB C SL 179 Abbreviated Description: Lot:79 Subdivision:PARCEL 5 AT RANCHO EL DORADO Map Ref:CAB C SL 179

12	.19Mi.	**43917 W STONECREEK RD** **MARICOPA, AZ 85139-8847**	07/08/2026	$365,000	$168	2160	//	2004	7,405 SF

APN: 512-05-1200 Document #: 2026-057163
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: COBBLESTONE FARMS PARCEL I MapRef: CAB D SL 154 Abbreviated Description: Lot:120 Subdivision:COBBLESTONE FARMS PARCEL I Map Ref:CAB D SL 154

13	.31Mi.	**44173 W GARDEN LN** **MARICOPA, AZ 85139-8861**	07/08/2026	$390,000	$174	2236	//	2005	5,227 SF

APN: 512-05-8730 Document #: 2026-057198
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 179 Subdivision: COBBLESTONE FARMS PARCEL VIII MapRef: CAB D SL 161 Abbreviated Description: Lot:179 Subdivision:COBBLESTONE FARMS PARCEL VIII Map Ref:CAB D SL 161

14	.15Mi.	**43886 W ADOBE CIR** **MARICOPA, AZ 85139-8837**	07/07/2026	$350,000	$165	2112	//	2005	7,405 SF

APN: 512-05-0930 Document #: 2026-056585
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 93 Subdivision: COBBLESTONE FARMS PARCEL 1 MapRef: CAB D SL 154 Abbreviated Description: Lot:93 Subdivision:COBBLESTONE FARMS PARCEL 1 Map Ref:CAB D SL 154

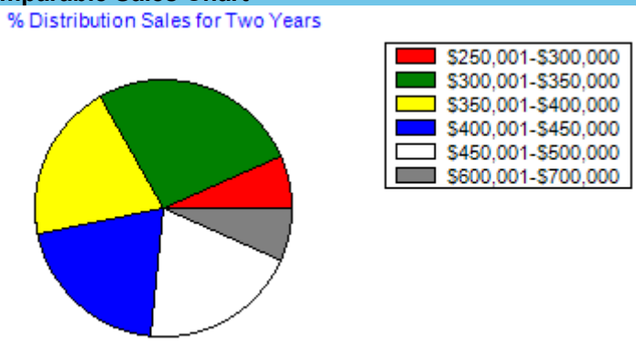
15	.33Mi.	**22327 N MULLIGAN DR** **MARICOPA, AZ 85138-2352**	06/30/2026	$500,000	$160	3108	//	2002	14,375 SF

APN: 512-25-0210 Document #: 2026-054748
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: PARCEL 6 AT RANCHO EL DORADO MapRef: CAB C SL 180 Abbreviated Description: Lot:21 Subdivision:PARCEL 6 AT RANCHO EL DORADO Map Ref:CAB C SL 180

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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.	**43590 W HILLMAN DR**	**03/01/2022**	$316,084	$31,608	1,937		2002	7,405 SF	
.01Mi.	**43572 W HILLMAN DR**	**08/16/2002**	$329,679	$32,967	1,937		2002	7,405 SF	
.01Mi.	**43608 W HILLMAN DR**	**07/15/2010**	$354,795	$35,479	2,693		2002	7,841 SF	
.02Mi.	**43625 W COURTNEY DR**	**07/22/2002**	$315,958	$31,596	2,324		2002	6,534 SF	
.02Mi.	**43607 W COURTNEY DR**	**01/26/2009**	$307,030	$30,703	2,134		2002	6,534 SF	
.02Mi.	**43554 W HILLMAN DR**	**08/27/2002**	$329,819	$32,981	1,937		2002	7,405 SF	
.02Mi.	**43643 W COURTNEY DR**	**07/11/2003**	$316,411	$31,641	1,937		2002	7,405 SF	
.03Mi.	**43589 W COURTNEY DR**	**07/29/2005**	$354,515	$35,451	2,311		2002	6,534 SF	
.03Mi.	**43553 W HILLMAN DR**	**01/09/2006**	$349,246	$34,924	2,330		2005	6,970 SF	
.03Mi.	**43535 W HILLMAN DR**	**01/30/2008**	$334,782	$33,478	2,343		2005	6,970 SF	
.03Mi.	**43571 W HILLMAN DR**	**02/22/2006**	$317,619	$31,762	1,937		2005	6,970 SF	
.04Mi.	**43517 W HILLMAN DR**	**05/31/2006**	$337,612	$33,761	1,937		2005	6,970 SF	
.04Mi.	**43536 W HILLMAN DR**	**11/25/2002**	$356,813	$35,681	2,997		2002	7,405 SF	
.04Mi.	**43571 W COURTNEY DR**	**10/04/2002**	$347,235	$34,723	2,997		2002	6,534 SF	
.04Mi.	**22536 N HALEY DR**	**02/12/2010**	$324,384	$32,438	2,343		2002	6,970 SF	
.04Mi.	**22546 N HALEY DR**	**06/29/2006**	$324,818	$32,481	2,311		2002	6,970 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
5.54Mi.	**Desert Wind Middle School** Number of Students: 898 Student-Teacher Ratio: 21.03	D-	Public	6 - 8
0.87Mi.	**Pima Butte Elementary School** Number of Students: 407 Student-Teacher Ratio: 15.96	B+	Public	KG - 5
2.34Mi.	**Maricopa High School** Number of Students: 1,840 Student-Teacher Ratio: 21.55 Advanced Placement: Yes	C-	Public	9 - 12

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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

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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