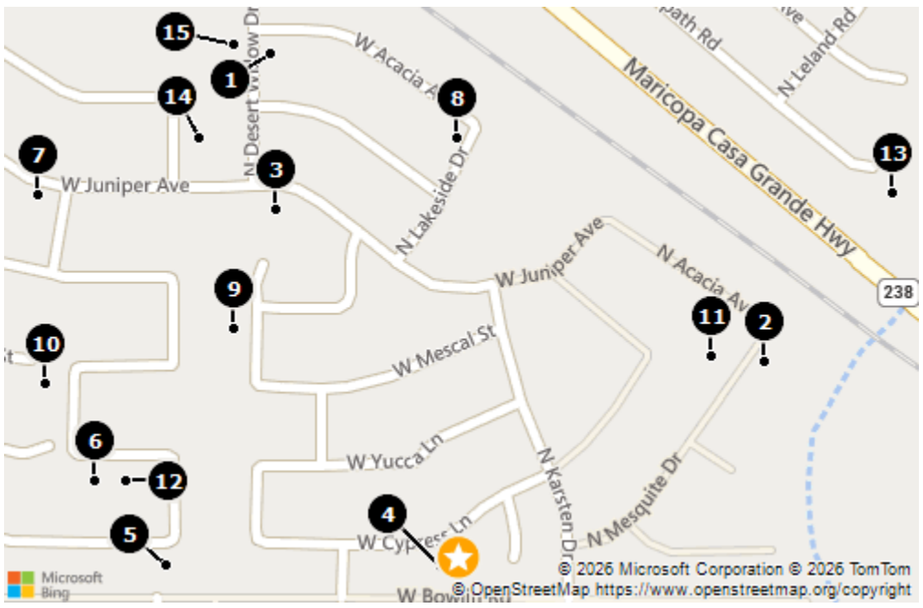
ICE SiteX Report

OrderID: 97980015

SiteX Property Information Report



Subject Property Location

43637 W CYPRESS LN, MARICOPA, AZ 85138-1928

County:	**PINAL AZ**	Census Tract:	040210017.071010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	512-35-4270	Thomas Bros Pg-Grid:	

Valuation

Value:	**$355,000**	FSD:	7	Common Confidence Score:	76
Value Range:	$330,150 - $379,850	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2027
Assd Land Value:	$9,148	Market Land Value:	$91,476	Tax Year:	2025
Assd Improvement:	$27,140	Market Improvment Value:	$271,397	Total Taxable Value:	$2,238
Total Assessed Value:	$36,288	Total Assessor Market Value:	$362,873	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Subdivision: SANTA ROSA CROSSING Map Ref: PM-352 Sec/Twnship/Range: SEC 27 TWN 04S RNG 03E
Abbreviated Description: SANTA ROSA CROSSING LOT 08 SEC 27-4S-3E 9058 SQ FT 0.21 AC CAB F SLD 035

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:		Pool:	
Building Area:	2115 SF	Baths:		Fireplace:	
Year Built:	2023	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:	05/06/2026	Sales Price:	$383,995
Document #:	2026-037928 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/31/2025	Sales Price:	$360,000
Document #:	5062172 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 8 Subdivision: SANTA ROSA CROSSING Map Ref: PM-352 Sec/Twnship/Range: SEC 27 TWN 04S RNG 03E
Abbreviated Description: SANTA ROSA CROSSING LOT 08 SEC 27-4S-3E 9058 SQ FT 0.21 AC CAB F SLD 035

Prior Transfer

Recording Date:	07/31/2025	Sales Price:	$360,000
Document #:	2025-062172 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/30/2025		
Document Type:			
Legal Description:			

Lot: 8 Subdivision: SANTA ROSA CROSSING Map Ref: CAB F SL 35

Prior Transfer

Recording Date:	04/19/2024	Sales Price:	N/A

ICE SiteX Report

OrderID: 97980015

Document #:	2024-029176 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/19/2024		
Document Type:			

Legal Description:
Lot: 8 Subdivision: SANTA ROSA CROSSING Map Ref: CAB F SL 35

Prior Transfer

Recording Date:	04/19/2024	Sales Price:	$334,630
Document #:	2024-029175 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/18/2024		
Document Type:			

Legal Description:
Lot: 8 Subdivision: SANTA ROSA CROSSING Map Ref: CAB F SL 35

Prior Transfer

Recording Date:	07/02/2012	Sales Price:	$4,600,000 Multiple Parcels Involved in this transaction
Document #:	2012-056314 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/29/2012		
Document Type:			

Legal Description:
Lot: 1-351 Subdivision: SANTA ROSA CROSSING Tract No: A-I Map Ref: CAB F SL35

Area Sales Analysis

Total Area Sales	$4,989,497	Median # of Bedrooms	
Median Lot Size	6,534 SF	Median # of Baths	
Median Living Area	1,901 SF	Median Year Built	2021
Price Range - 2 Yrs	$225,000 to $425,000	Age Range	3 years to 21 years
Median Value	$329,900	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**43833 W ACACIA AVE** **MARICOPA, AZ 85138-1950**	06/11/2026	$330,000	$173	1901	//	2021	6,098 SF	
		APN: 512-35-6180 Document #: 2026-049362 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 199 Subdivision: SANTA ROSA CROSSING MapRef: CAB F SL 35 Abbreviated Description: Lot:199 Subdivision:SANTA ROSA CROSSING Map Ref:CAB F SL 35								
2	.25Mi.	**18307 N PRESLEY LN** **MARICOPA, AZ 85138-1988**	06/05/2026	$324,000	$170	1901	//	2022	5,227 SF	
		APN: 512-35-7680 Document #: 2026-047720 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 349 Subdivision: SANTA ROSA CROSSING MapRef: CAB F SL 35 Abbreviated Description: Lot:349 Subdivision:SANTA ROSA CROSSING Map Ref:CAB F SL 35								
3	.27Mi.	**43829 W JUNIPER AVE** **MARICOPA, AZ 85138-4172**	05/28/2026	$328,000	$211	1551	//	2021	5,663 SF	
		APN: 512-35-5710 Document #: 2026-044681 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 152 Subdivision: SANTA ROSA CROSSING MapRef: DOC 2022-064890 Abbreviated Description: Lot:152 Subdivision:SANTA ROSA CROSSING Map Ref:DOC 2022-064890								
4	.01Mi.	**43653 W CYPRESS LN** **MARICOPA, AZ 85138-1928**	05/11/2026	$350,000	$148	2356	//	2023	7,405 SF	
		APN: 512-35-4280 Document #: 2026-039253 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Subdivision: SANTA ROSA CROSSING MapRef: CAB F SL 35 Abbreviated Description: Lot:9 Subdivision:SANTA ROSA CROSSING Map Ref:CAB F SL 35								
5	.2Mi.	**43931 W CYPRESS LN** **MARICOPA, AZ 85138-4002**	05/04/2026	$329,900	$149	2200	//	2005	6,098 SF	
		APN: 512-35-1200 Document #: 2026-037209 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 120 Subdivision: DESERT CEDARS MapRef: CAB E SL 86 Abbreviated Description: Lot:120 Subdivision:DESERT CEDARS Map Ref:CAB E SL 86								
6	.25Mi.	**44017 W YUCCA LN** **MARICOPA, AZ 85138-4022**	04/30/2026	$425,000	$120	3527	//	2005	7,405 SF	
		APN: 512-35-1790 Document #: 2026-035994 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 179 Subdivision: DESERT CEDARS MapRef: CAB E SL 86 Abbreviated Description: Lot:179 Subdivision:DESERT CEDARS Map Ref:CAB E SL 86								
7	.38Mi.	**18468 N PRIMROSE DR** **MARICOPA, AZ 85138-4127**	04/01/2026	$355,000	$195	1814	//	2005	9,583 SF	
		APN: 512-35-3180 Document #: 2026-026776 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 318 Subdivision: DESERT CEDARS MapRef: CAB E SL 86 Abbreviated Description: Lot:318 Subdivision:DESERT CEDARS Map Ref:CAB E SL 86								
8	.28Mi.	**43621 W ACACIA AVE** **MARICOPA, AZ 85138-1953**	12/08/2025	$282,197	$148	1901	//	2021	6,098 SF	
		APN: 512-35-6340 Document #: 2025-098616 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 215 Subdivision: SANTA ROSA CROSSING MapRef: CAB F SL 35 Abbreviated Description: Lot:215 Subdivision:SANTA ROSA CROSSING Map Ref:CAB F SL 35								
9	.22Mi.	**18328 N DESERT WILLOW DR** **MARICOPA, AZ 85138-1916**	11/26/2025	$325,000	$153	2115	//	2021	6,534 SF	
		APN: 512-35-5130 Document #: 2025-095811 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 94 Subdivision: SANTA ROSA CROSSING MapRef: CAB F SL 35 Abbreviated Description: Lot:94 Subdivision:SANTA ROSA CROSSING Map Ref:CAB F SL 35

10	.3Mi.	**44069 W MESCAL ST** **MARICOPA, AZ 85138-4042**	11/20/2025	$324,000	$155	2087	//	2005	7,405 SF	

APN: 512-35-3980 Document #: 2025-094145
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 398 Subdivision: DESERT CEDARS MapRef: CAB E SL 86 Abbreviated Description: Lot:398 Subdivision:DESERT CEDARS Map Ref:CAB E SL 86

11	.22Mi.	**18294 N PRESLEY LN** **MARICOPA, AZ 85138-1984**	11/05/2025	$344,000	$180	1901	//	2022	5,227 SF	

APN: 512-35-7110 Document #: 2025-089815
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 292 Subdivision: SANTA ROSA CROSSING MapRef: CAB F SL 35 Abbreviated Description: Lot:292 Subdivision:SANTA ROSA CROSSING Map Ref:CAB F SL 35

12	.23Mi.	**43985 W YUCCA LN** **MARICOPA, AZ 85138-4020**	10/31/2025	$395,000	$140	2814	//	2005	7,405 SF	Yes

APN: 512-35-1810 Document #: 2025-088548
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 181 Subdivision: DESERT CEDARS MapRef: CAB E SL 86 Abbreviated Description: Lot:181 Subdivision:DESERT CEDARS Map Ref:CAB E SL 86

13	.38Mi.	**43171 W COWPATH RD** **MARICOPA, AZ 85138-5705**	08/28/2025	$225,000	$146	1533	//	2006	8,276 SF	

APN: 512-38-4920 Document #: 2025-069490
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 492 Subdivision: SENITA UNIT 2 MapRef: CAB F SL 98 Abbreviated Description: Lot:492 Subdivision:SENITA UNIT 2 Map Ref:CAB F SL 98

14	.33Mi.	**18525 N LARKSPUR DR** **MARICOPA, AZ 85138-4125**	06/30/2025	$363,900	$153	2372	//	2005	7,405 SF	

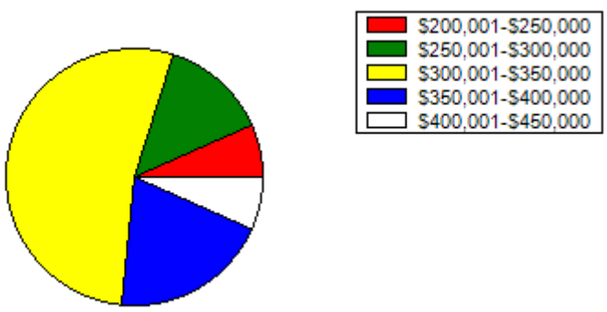
APN: 512-35-2260 Document #: 2025-053363
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 226 Subdivision: DESERT CEDARS MapRef: CAB E SL 86 Abbreviated Description: Lot:226 Subdivision:DESERT CEDARS Map Ref:CAB E SL 86

15	.38Mi.	**18644 N DESERT WILLOW DR** **MARICOPA, AZ 85138-1919**	06/24/2025	$288,500	$236	1220	//	2021	5,227 SF	

APN: 512-35-5560 Document #: 2025-050844
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 137 Subdivision: SANTA ROSA CROSSING MapRef: CAB F SL 35 Abbreviated Description: Lot:137 Subdivision:SANTA ROSA CROSSING Map Ref:CAB F SL 35

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.

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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.	**43637 W CYPRESS LN**	**07/31/2025**	$362,873	$36,288	2,115		2023	9,148 SF	
.01Mi.	**43653 W CYPRESS LN**	**03/11/1924**	$338,989	$33,899	2,356		2023	7,405 SF	
.02Mi.	**18086 N LAKESIDE CT**	**09/30/2022**	$331,966	$33,197	2,117		2022	6,534 SF	
.02Mi.	**18060 N LAKESIDE CT**	**09/23/2022**	$351,662	$35,166	2,115		2022	7,841 SF	
.02Mi.	**43669 W CYPRESS LN**	**04/08/2024**	$341,831	$34,184	2,115		2023	6,970 SF	
.03Mi.	**18106 N LAKESIDE CT**	**08/30/2022**	$383,580	$38,358	2,117		2022	11,326 SF	
.03Mi.	**43646 W CYPRESS LN**	**02/26/1924**	$362,497	$36,250	2,115		2023	9,148 SF	
.04Mi.	**43662 W CYPRESS LN**	**07/15/1924**	$333,508	$33,351	2,117		2023	7,405 SF	
.04Mi.	**43685 W CYPRESS LN**	**07/12/1924**	$335,583	$33,558	2,117		2023	6,534 SF	
.04Mi.	**43630 W CYPRESS LN**	**06/07/1924**	$339,972	$33,998	2,115		2023	6,970 SF	
.04Mi.	**43616 W CYPRESS LN**	**03/01/2024**	$338,824	$33,883	2,117		2023	6,970 SF	
.04Mi.	**43688 W CYPRESS LN**	**05/29/2024**	$333,817	$33,382	2,117		2023	6,534 SF	
.05Mi.	**43701 W CYPRESS LN**	**04/08/1924**	$336,825	$33,682	2,115		2023	6,534 SF	
.05Mi.	**43600 W CYPRESS LN**	**02/09/2024**	$338,600	$33,860	2,115		2023	6,970 SF	
.05Mi.	**43677 W YUCCA LN**	**05/20/2022**	$375,744	$37,574	2,117		2021	8,276 SF	
.05Mi.	**43704 W CYPRESS LN**	**08/01/2024**	$313,716	$31,372	1,811		2023	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
1.28Mi.	**Saddleback Elementary School** Number of Students: 811 Student-Teacher Ratio: 13.19	D-	Public	PK - 5
1.15Mi.	**Maricopa High School** Number of Students: 1,840 Student-Teacher Ratio: 21.55 Advanced Placement: Yes	C-	Public	9 - 12
1.45Mi.	**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

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