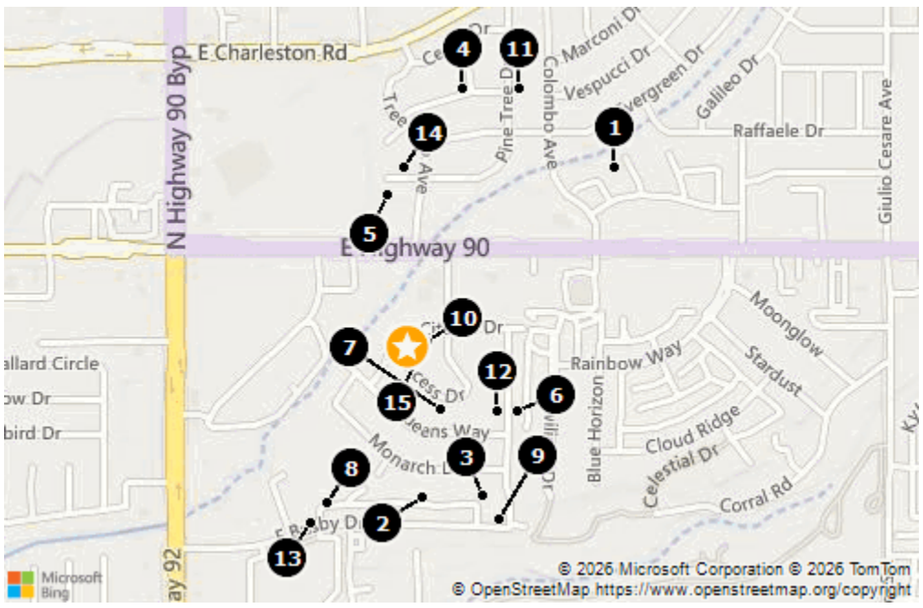
ICE SiteX Report

OrderID: 98382295

SiteX Property Information Report



Subject Property Location

4432 CITADEL DR, SIERRA VISTA, AZ 85635-3604

County:	**COCHISE AZ**	Census Tract:	040030017.014002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	107-51-036	Thomas Bros Pg-Grid:	

Valuation

Value:	**$284,000**	FSD:	11	Common Confidence Score:	54
Value Range:	$252,760 - $315,240	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	6830
Assd Land Value:	$2,500	Market Land Value:	$25,000	Tax Year:	2026
Assd Improvement:	$15,920	Market Improvment Value:	$159,202	Total Taxable Value:	$1,369
Total Assessed Value:	$18,420	Total Assessor Market Value:	$184,202	Delinquent Year:	
				Tax Account ID:	107-51-03604
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Subdivision: KINGS MANOR Legal Unit: 25 Map Ref: PM 107-51

Abbreviated Description:	KINGS MANOR LOT 25
City/Muni/Twp:	SIERRA VISTA

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2136 SF	Baths:		Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/22/2024	Loan Amount:	N/A
Document #:	2024-02837 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2064	Type Finance:	

Legal Description:
Lot: 25 Subdivision: KINGS MANOR

Mortgage Record

Recording Date:	05/06/2022	Loan Amount:	N/A
Document #:	2022-11393 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 25 Subdivision: KINGS MANOR

Prior Transfer

Recording Date:	01/27/2022	Sales Price:	$160,538
Document #:	2022-02123 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/30/2019	Sales Price:	$143,550
Document #:	2019-25213 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/13/2019	Sales Price:	$163,500
Document #:	2019-24259 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/13/2019		
Document Type:			

Legal Description:
Lot: 25 Subdivision: KINGS MANOR Map Ref: MB 5 PG 98

Prior Transfer

Recording Date:	08/05/2014	Sales Price:	N/A
Document #:	2014-13586 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/01/2014		
Document Type:			

Legal Description:
Lot: 25 Subdivision: KINGS MANOR

Prior Transfer

Recording Date:	02/21/2012	Sales Price:	N/A
Document #:	2012-03672 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/07/2012	Loan Amount:	N/A
Document #:	2012-02550 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2042	Type Finance:	

Legal Description:
Lot: 25 Subdivision: KINGS MANOR

Mortgage Record

Recording Date:	07/11/2008	Loan Amount:	N/A
Document #:	2008-19281 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2038	Type Finance:	

Legal Description:
Lot: 25 Subdivision: KINGS MANOR
City/Muni/Twp: SIERRA VISTA

Mortgage Record

Recording Date:	10/20/2006	Loan Amount:	N/A
Document #:	061039394 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2021	Type Finance:	

Legal Description:
Lot: 25 Subdivision: KINGS MANOR

Mortgage Record

Recording Date:	03/17/2005	Loan Amount:	N/A
Document #:	050308995 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 25 Subdivision: KINGS MANOR

Prior Transfer

Recording Date:	06/20/2001	Sales Price:	$118,500
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 25 Subdivision: KINGS MANOR Legal Unit: 25 Map Ref: PM 107-51
Abbreviated Description: KINGS MANOR LOT 25
City/Muni/Twp: SIERRA VISTA

Prior Transfer

Recording Date:	04/24/1991	Sales Price:	$45,417
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,602,400	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,517 SF	Median Year Built	1977
Price Range - 2 Yrs	$101,500 to $324,900	Age Range	23 years to 58 years
Median Value	$247,500	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**126 N AVELINO PL SIERRA VISTA, AZ 85635-2488**	08/21/2026	$290,000	$191	1517	//	2003	SF	
		APN: 107-73-178 Document #: 2026-16888 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: CARMEL 1 MapRef: MB 14 PG 44&44A Abbreviated Description: Lot:15 Subdivision:CARMEL 1 Map Ref:MB 14 PG 44&44A								
2	.21Mi.	**4525 DESERT SPRINGS TRL SIERRA VISTA, AZ 85635-3670**	07/21/2026	$272,000	$189	1435	//	1998	SF	

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APN: 107-51-391 Document #: 2026-14703
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: SIERRA SPRINGS MapRef: MB 13 PG 57 Abbreviated Description: Lot:35 Subdivision:SIERRA SPRINGS Map Ref:MB 13 PG 57

3	.23Mi.	**4643 DESERT SPRINGS TRL** **SIERRA VISTA, AZ 85635-3671**	07/16/2026	$324,900	$175	1856	//	2000	SF

APN: 107-51-412 Document #: 2026-14444
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: SIERRA SPRINGS MapRef: MB 13 PG 57 Abbreviated Description: Lot:56 Subdivision:SIERRA SPRINGS Map Ref:MB 13 PG 57

4	.36Mi.	**300 ASPEN PL** **SIERRA VISTA, AZ 85635-2219**	06/05/2026	$233,000	$159	1462	//	1968	SF

APN: 107-17-088 Document #: 2026-11526
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 88 Subdivision: WHISPERING HILLS MapRef: MB 4 PG 19 Abbreviated Description: Lot:88 Subdivision:WHISPERING HILLS Map Ref:MB 4 PG 19

5	.21Mi.	**4432 PINE PL** **SIERRA VISTA, AZ 85635-2202**	05/22/2026	$101,500	$99	1025	//	1986	SF

APN: 107-17-006 Document #: 2026-10533
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: WHISPERING HILLS MapRef: MB 4 PG 19 Abbreviated Description: Lot:6 Subdivision:WHISPERING HILLS Map Ref:MB 4 PG 19

6	.18Mi.	**341 DUCHESS DR** **SIERRA VISTA, AZ 85635-3613**	05/22/2026	$226,500	$166	1359	//	1977	SF

APN: 107-51-099 Document #: 2026-10496
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: KINGS MANOR MapRef: MB 7 PG 23 Abbreviated Description: Lot:65 Subdivision:KINGS MANOR Map Ref:MB 7 PG 23

7	.1Mi.	**4600 PRINCESS DR** **SIERRA VISTA, AZ 85635-3627**	05/21/2026	$250,000	$142	1749	//	1971	SF

APN: 107-51-057 Document #: 2026-10420
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: KINGS MANOR MapRef: MB 6 PG 29 Abbreviated Description: Lot:45 Subdivision:KINGS MANOR Map Ref:MB 6 PG 29

8	.24Mi.	**4307 DESERT SPRINGS TRL** **SIERRA VISTA, AZ 85635-3665**	05/15/2026	$310,000	$165	1875	//	2000	SF

APN: 107-51-361 Document #: 2026-09974
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: SIERRA SPRINGS MapRef: MB 13 PG 57 Abbreviated Description: Lot:5 Subdivision:SIERRA SPRINGS Map Ref:MB 13 PG 57

9	.27Mi.	**574 DUCHESS DR** **SIERRA VISTA, AZ 85635-3672**	05/07/2026	$297,000	$211	1402	//	2000	SF

APN: 107-51-417 Document #: 2026-09346
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: SIERRA SPRINGS MapRef: MB 13 PG 57 Abbreviated Description: Lot:61 Subdivision:SIERRA SPRINGS Map Ref:MB 13 PG 57

10	.03Mi.	**4500 CITADEL DR** **SIERRA VISTA, AZ 85635-3606**	03/20/2026	$237,000	$140	1690	//	1969	SF

APN: 107-51-034 Document #: 2026-05490
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: KINGS MANOR MapRef: MB 5 PG 98 Abbreviated Description: Lot:23 Subdivision:KINGS MANOR Map Ref:MB 5 PG 98

11	.39Mi.	**365 PINE TREE DR** **SIERRA VISTA, AZ 85635-2207**	02/03/2026	$222,500	$188	1183	//	1969	SF

APN: 107-17-023 Document #: 2026-02060
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: WHISPERING HILLS MapRef: MB 4 PG 19 Abbreviated Description: Lot:23 Subdivision:WHISPERING HILLS Map Ref:MB 4 PG 19

12	.15Mi.	**340 DUCHESS DR** **SIERRA VISTA, AZ 85635-3614**	01/22/2026	$247,500	$121	2030	//	1972	SF

APN: 107-51-078 Document #: 2026-01285
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 115 Subdivision: KINGS MANOR MapRef: MB 7 PG 23 Abbreviated Description: Lot:115 Subdivision:KINGS MANOR Map Ref:MB 7 PG 23

13	.28Mi.	**4271 DESERT SPRINGS TRL** **SIERRA VISTA, AZ 85635-3658**	01/21/2026	$230,000	$185	1243	//	1997	SF

APN: 107-51-357 Document #: 2026-01195
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SIERRA SPRINGS MapRef: MB 13 PG 57 Abbreviated Description: Lot:1 Subdivision:SIERRA SPRINGS Map Ref:MB 13 PG 57

14	.25Mi.	**4465 PINE PL** **SIERRA VISTA, AZ 85635-2201**	12/23/2025	$110,000	$56	1946	//	1974	SF

APN: 107-17-002 Document #: 2025-23998
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: WHISPERING HILLS MapRef: MB 4 PG 19 Abbreviated Description: Lot:2 Subdivision:WHISPERING HILLS Map Ref:MB 4 PG 19

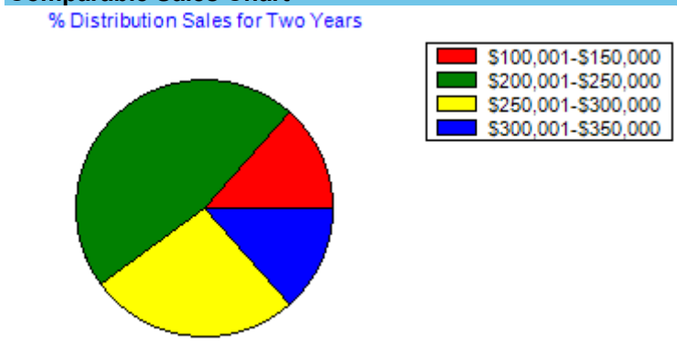
15	.03Mi.	**4501 PRINCESS DR** **SIERRA VISTA, AZ 85635-3625**	12/18/2025	$250,500	$111	2237	//	1971	SF

APN: 107-51-072 Document #: 2025-23707
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: KINGS MANOR MapRef: MB 6 PG 29 Abbreviated Description: Lot:30 Subdivision:KINGS MANOR Map Ref:MB 6 PG 29

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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.	**4432 CITADEL DR**	**06/20/2001**	$184,202	$18,420	2,136		1971		
.01Mi.	**4400 CITADEL DR**	**10/15/2020**	$199,317	$19,932	2,140		1971		
.01Mi.	**4496 CITADEL DR**	**07/19/2024**	$203,256	$20,326	1,800		1970		
.03Mi.	**4501 PRINCESS DR**	**02/24/2016**	$175,547	$17,555	2,237		1971		
.03Mi.	**4500 CITADEL DR**	**03/11/2021**	$153,763	$15,376	1,690		1969		
.04Mi.	**4465 CITADEL DR**	**02/08/2008**	$132,248	$13,225	1,428		1970		
.04Mi.	**4401 CITADEL DR**	**07/10/2020**	$207,259	$20,726	1,841		1971		
.04Mi.	**4497 CITADEL DR**	**09/07/2007**	$160,836	$16,084	1,782		1969		
.04Mi.	**4433 CITADEL DR**	**10/31/2017**	$133,438	$13,344	1,517		1970		
.04Mi.	**4397 CITADEL DR**	**04/05/2007**	$130,151	$13,015	1,372		1971		
.04Mi.	**4533 PRINCESS DR**	**07/22/2003**	$162,298	$16,230	2,047		1971		
.04Mi.	**4348 CITADEL DR**	**05/15/1992**	$168,106	$16,811	2,310		1970		
.04Mi.	**232 KINGS WAY**	**08/09/1993**	$189,799	$18,980	2,226		1971		
.04Mi.	**4501 CITADEL DR**	**11/16/2018**	$187,742	$18,774	1,744		1969		
.04Mi.	**4532 CITADEL DR**	**04/29/2005**	$138,796	$13,880	1,523		1969		
.05Mi.	**4365 CITADEL DR**	**02/29/2000**	$167,160	$16,716	2,072		1970		

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	41.8 years old	Households:	15,648
Median Household Income:	$64,234	Households w/Family:	56%
Household Income Per Capita:	$36,783	Households w/Family Married:	38%
Most Common Education Level:	Some College	Households w/Family Children:	27%

School District

School District Zone:	Sierra Vista Unified District	Students:	4,043
Number of Schools:	11	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.46Mi.	**Buena High School** Number of Students: 1,715 Student-Teacher Ratio: 21.88 Advanced Placement: Yes	B-	Public	9 - 12
2.00Mi.	**Joyce Clark Middle School** Number of Students: 462 Student-Teacher Ratio: 18.48	D	Public	7 - 8
0.71Mi.	**Pueblo del Sol Elementary School** Number of Students: 324 Student-Teacher Ratio: 18.51	C-	Public	KG - 6

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Flood Report

The Subject Property of **4432 CITADEL DR, SIERRA VISTA, AZ 85635-3604** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	138%	NOTABLY HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	51%	NOTABLY LOWER
MURDER	113%	HIGHER
OVERALL	100%	SIMILAR

Disaster Alerts

No alerts noted

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