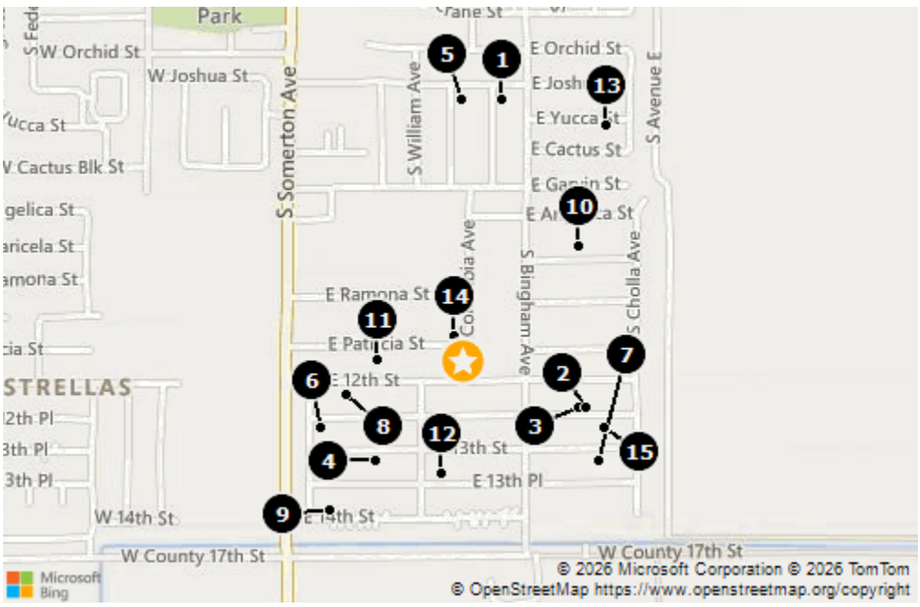
ICE SiteX Report

OrderID: 97979879

SiteX Property Information Report



Subject Property Location

457 E PATRICIA ST, SOMERTON, AZ 85350

County:	**YUMA AZ**	Census Tract:	040270115.061028
Property Use:	Single Family Residential	Zoning:	R-1-8
Parcel Number:	752-23-061	Thomas Bros Pg-Grid:	

Valuation

Value:	**$468,000**	FSD:	22	Common Confidence Score:	31
Value Range:	$365,040 - $570,960	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1140
Assd Land Value:	$3,728	Market Land Value:	$62,000	Tax Year:	2026
Assd Improvement:	$18,891	Market Improvment Value:	$314,149	Total Taxable Value:	$2,062
Total Assessed Value:	$22,619	Total Assessor Market Value:	$376,149	Delinquent Year:	
				Tax Account ID:	R0007383
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 61 Subdivision: VALLE SERENO EST 2 Sec/Twnship/Range: SEC 03 TWN 10S RNG 24W
Abbreviated Description: SUBDIVISION: VALLE SERENO EST 2 LOT: 61 SECTION: 03 TOWNSHIP: 10S RANGE: 24W

Property Characteristics

Lot Size:	10,251 SF	Bedrooms:	3	Pool:	Yes
Building Area:	2089 SF	Baths:	2.5	Fireplace:	Yes
Year Built:	2003	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
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:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/03/2025	Loan Amount:	N/A
Document #:	2025-08071 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES Phase No: 2

Mortgage Record

Recording Date:	09/30/2024	Loan Amount:	N/A
Document #:	2024-23199 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES Phase No: 2

Mortgage Record

Recording Date:	09/27/2023	Loan Amount:	N/A
Document #:	2023-22742 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES Phase No: 2

Prior Transfer

Recording Date:	10/06/2022	Sales Price:	N/A
Document #:	2022-31881 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	09/23/2022	Sales Price:	$325,000
Document #:	2022-30770 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/22/2022		
Document Type:			

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES Phase No: 2 Map Ref: MB 17 PG 36

Prior Transfer

Recording Date:	09/20/2022	Sales Price:	$325,000
Document #:	2022-30770 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 61 Subdivision: VALLE SERENO EST 2 Sec/Twnship/Range: SEC 03 TWN 10S RNG 24W
Abbreviated Description: SUBDIVISION: VALLE SERENO EST 2 LOT: 61 SECTION: 03 TOWNSHIP: 10S RANGE: 24W

Prior Transfer

Recording Date:	10/10/2014	Sales Price:	N/A
Document #:	2014-21809 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/22/2014	Loan Amount:	N/A
Document #:	2014-20192 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2044	Type Finance:	

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES Phase No: 2

Prior Transfer

Recording Date:	03/10/2008	Sales Price:	$218,000
Document #:	2008-06904 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/27/2008	Loan Amount:	N/A
Document #:	2008-05660 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2038	Type Finance:	

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES PHASE 2

Prior Transfer

Recording Date:	07/17/2006	Sales Price:	$35,000
Document #:	2006-28943 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/07/2006	Loan Amount:	N/A
Document #:	2006-23289 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	06/01/2036	Type Finance:	

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES PHASE 2

Prior Transfer

Recording Date:	04/14/2005	Sales Price:	N/A
Document #:	2005-15654 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/28/2005	Loan Amount:	N/A
Document #:	2005-12870 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/28/2020	Type Finance:	

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES PHASE 2

Mortgage Record

Recording Date:	03/22/2004	Loan Amount:	N/A
Document #:	2004-10228 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2034	Type Finance:	

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES Phase No: 2

Prior Transfer

Recording Date:	03/19/2004	Sales Price:	N/A
Document #:	2004-09964 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/07/2003		
Document Type:			

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES Phase No: 2 Map Ref: MB17 PG36

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Prior Transfer

Recording Date:	12/30/2003	Sales Price:	N/A
Document #:	2003-47091 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/07/2003		
Document Type:			

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES Phase No: 2 Map Ref: MB17 PG36

Prior Transfer

Recording Date:	01/16/2001	Sales Price:	$24,900
Document #:	2001-01223 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/08/2000		
Document Type:			

Legal Description:
Lot: 61 Subdivision: VALLE SERENO ESTATES Phase No: 2 Map Ref: MB17 PG36

Area Sales Analysis

Total Area Sales	$4,689,000	Median # of Bedrooms	3
Median Lot Size	6,637 SF	Median # of Baths	2
Median Living Area	1,423 SF	Median Year Built	2006
Price Range - 2 Yrs	$255,000 to $360,000	Age Range	1 years to 25 years
Median Value	$310,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**696 S DALTON AVE** **SOMERTON, AZ 85350-**	07/01/2026	$285,000	$200	1423	/3/2	2003	6,002 SF	
		APN: 752-16-127 Document #: 2026-16679 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 94 Subdivision: SANTA CLARA ESTATES MapRef: MB 19 PG 24 Abbreviated Description: Lot:94 Subdivision:SANTA CLARA ESTATES Map Ref:MB 19 PG 24								
2	.18Mi.	**676 E 12TH PL** **SOMERTON, AZ 85350-2508**	06/25/2026	$360,000			//		6,051 SF	
		APN: 752-32-276 Document #: 2026-16070 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Subdivision: VALLE DEL SOL Phase No: 3 MapRef: MB 32 PG 81&82 Abbreviated Description: Lot:26 Subdivision:VALLE DEL SOL Phase No:3 Map Ref:MB 32 PG 81&82								
3	.17Mi.	**658 E 12TH PL** **SOMERTON, AZ 85350-2508**	06/24/2026	$360,000			//		6,051 SF	
		APN: 752-32-275 Document #: 2026-15974 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Subdivision: VALLE DEL SOL PHASE 3 MapRef: MB 32 PG 81&82 Abbreviated Description: Lot:25 Subdivision:VALLE DEL SOL PHASE 3 Map Ref:MB 32 PG 81&82								
4	.18Mi.	**263 E 13TH ST** **SOMERTON, AZ 85350-**	05/07/2026	$345,000	$182	1894	/3/2	2016	6,637 SF	
		APN: 752-31-099 Document #: 2026-11700 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 99 Subdivision: VALLE DEL SOL Phase No: 1 MapRef: MB 22 PG 82&83 Abbreviated Description: Lot:99 Subdivision:VALLE DEL SOL Phase No:1 Map Ref:MB 22 PG 82&83								
5	.34Mi.	**698 S COLUMBIA AVE** **SOMERTON, AZ 85350-**	03/25/2026	$255,000	$223	1141	/3/2	2003	6,002 SF	
		APN: 752-15-072 Document #: 2026-07526 Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: SANTA CLARA ESTATES Phase No: 3 MapRef: MB 19 PG 24 Abbreviated Description: Subdivision:SANTA CLARA ESTATES Phase No:3 Map Ref:MB 19 PG 24								
6	.21Mi.	**153 E 12TH PL** **SOMERTON, AZ 85350-**	01/26/2026	$322,000	$230	1397	/4/2	2009	6,768 SF	
		APN: 752-31-063 Document #: 2026-01938 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 63 Subdivision: VALLE DEL SOL PHASE 1 MapRef: MB 22 PG 82&83 Abbreviated Description: Lot:63 Subdivision:VALLE DEL SOL PHASE 1 Map Ref:MB 22 PG 82&83								
7	.23Mi.	**705 E 13TH ST** **SOMERTON, AZ 85350-2506**	12/12/2025	$335,000	$231	1444	/3/2	2019	6,649 SF	
		APN: 752-32-249 Document #: 2025-30563 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 49 Subdivision: VALLE DEL SOL PHASE 4 MapRef: MB 30 PG 72&73 Abbreviated Description: Lot:49 Subdivision:VALLE DEL SOL PHASE 4 Map Ref:MB 30 PG 72&73								
8	.16Mi.	**205 E 12TH ST** **SOMERTON, AZ 85350-**	12/09/2025	$310,000	$178	1735	/3/2	2006	6,637 SF	
		APN: 752-31-018 Document #: 2025-30084 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: VALLE DEL SOL Phase No: 1 MapRef: MB 22 PG 82&83 Abbreviated Description: Lot:18 Subdivision:VALLE DEL SOL Phase No:1 Map Ref:MB 22 PG 82&83								
9	.27Mi.	**178 E 14TH ST** **SOMERTON, AZ 85350-**	12/05/2025	$295,000	$252	1168	/4/2	2009	6,637 SF	
		APN: 752-31-158 Document #: 2025-29923 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 158 Subdivision: VALLE DEL SOL PHASE 2 MapRef: MB 24 PG 4&5 Abbreviated Description: Lot:158 Subdivision:VALLE DEL SOL PHASE 2 Map Ref:MB 24 PG 4&5								
10	.22Mi.	**724 E MARICELA ST** **SOMERTON, AZ 85350-**	10/09/2025	$320,000	$187	1703	/3/2	2005	8,432 SF	
		APN: 752-24-219 Document #: 2025-24965 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 219 Subdivision: VALLE SERENO ESTATES PHASE 6 MapRef: MB 21 PG 29 Abbreviated Description: Lot:219 Subdivision:VALLE SERENO ESTATES PHASE 6 Map Ref:MB 21 PG 29

11	.12Mi.	**259 E PATRICIA ST** **SOMERTON, AZ 85350-**	10/08/2025	$295,000	$192	1536	/3/2	2001	10,251 SF

APN: 752-23-071 Document #: 2025-24831
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: VALLEY SERENO ESTATES PHASE 2 MapRef: MB 17 PG 36 Abbreviated Description: Lot:71 Subdivision:VALLEY SERENO ESTATES PHASE 2 Map Ref:MB 17 PG 36

12	.16Mi.	**372 E 13TH PL** **SOMERTON, AZ 85350-**	09/02/2025	$300,000	$242	1238	/3/2	2015	6,637 SF

APN: 752-31-189 Document #: 2025-21685
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 189 Subdivision: VALLE DEL SOL PHASE 2 MapRef: MB 24 PG 4&5 Abbreviated Description: Lot:189 Subdivision:VALLE DEL SOL PHASE 2 Map Ref:MB 24 PG 4&5

13	.37Mi.	**687 E YUCCA ST** **SOMERTON, AZ 85350-**	08/27/2025	$275,000	$223	1232	/4/2	2005	6,000 SF

APN: 752-16-071 Document #: 2025-21203
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: DESERT VALLEY ESTATES MapRef: MB 19 PG 12 Abbreviated Description: Lot:71 Subdivision:DESERT VALLEY ESTATES Map Ref:MB 19 PG 12

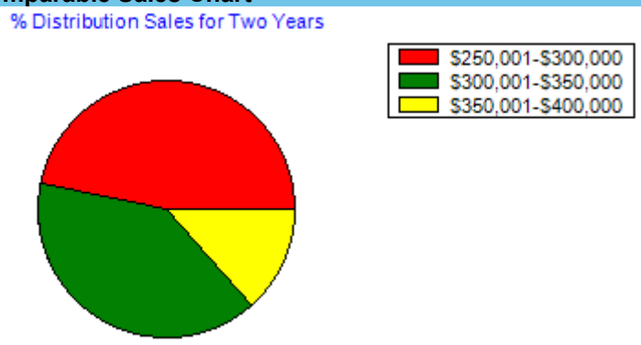
14	.04Mi.	**452 E PATRICIA ST** **SOMERTON, AZ 85350-**	07/25/2025	$292,000	$196	1483	/3/2	2001	10,251 SF

APN: 752-23-059 Document #: 2025-18274
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: VALLE SERENO ESTATES PHASE 2 MapRef: MB 17 PG 36 Abbreviated Description: Lot:59 Subdivision:VALLE SERENO ESTATES PHASE 2 Map Ref:MB 17 PG 36

15	.21Mi.	**719 E 12TH PL** **SOMERTON, AZ 85350-2511**	07/11/2025	$340,000	$231	1470	/4/2	2025	6,051 SF

APN: 752-32-283 Document #: 2025-17141
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: VALLE DEL SOL PHASE 3 MapRef: MB 32 PG 81&82 Abbreviated Description: Lot:33 Subdivision:VALLE DEL SOL PHASE 3 Map Ref:MB 32 PG 81&82

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.	**457 E PATRICIA ST**	**09/20/2022**	$376,149	$22,619	2,089	/3/2.5	2003	10,251 SF	Yes
.01Mi.	**445 E PATRICIA ST**	**09/16/2004**	$254,984	$16,616	1,540	/3/2	2004	10,251 SF	
.02Mi.	**433 E PATRICIA ST**	**11/02/2010**	$260,340	$16,816	1,462	/3/2	2002	10,251 SF	
.03Mi.	**1150 S COLUMBIA AVE**	**03/01/2025**	$342,533	$21,888	1,667	/3/2	2004	10,370 SF	Yes
.03Mi.	**1162 S COLUMBIA AVE**	**07/01/2003**	$301,881	$18,026	1,979	/4/3	2004	11,008 SF	
.04Mi.	**421 E PATRICIA ST**	**10/01/2003**	$315,072	$18,850	1,955	/3/2	2002	10,251 SF	
.04Mi.	**1138 S COLUMBIA AVE**	**04/09/2004**	$268,839	$17,284	1,605	/4/2	2003	10,370 SF	
.04Mi.	**464 E PATRICIA ST**	**01/20/2004**	$360,317	$21,648	2,033	/3/2	2001	10,251 SF	Yes
.04Mi.	**452 E PATRICIA ST**	**06/01/2025**	$258,773	$16,364	1,483	/3/2	2001	10,251 SF	
.04Mi.	**1126 S COLUMBIA AVE**	**05/21/2004**	$355,305	$22,815	2,040	/3/2	2004	10,370 SF	Yes
.04Mi.	**399 E 12TH ST**	**06/25/2020**	$274,819	$21,413	1,735	/3/2	2006	6,637 SF	
.04Mi.	**417 E 12TH ST**	**03/01/2025**	$324,886	$24,928	2,297	/4/3	2006	6,637 SF	
.05Mi.	**440 E PATRICIA ST**		$323,021	$20,253	1,935	/3/2	2002	10,251 SF	
.05Mi.	**381 E 12TH ST**	**06/02/2023**	$236,173	$18,709	1,395	/3/2	2006	6,637 SF	
.05Mi.	**409 E PATRICIA ST**	**02/01/2002**	$218,412	$13,979	1,262	/3/2	2001	10,251 SF	
.05Mi.	**435 E 12TH ST**	**05/29/2009**	$249,877	$19,634	1,551	/4/2	2006	6,637 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	71%

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Demographics & Income

Median Age:	31.9 years old	Households:	6,175
Median Household Income:	$63,393	Households w/Family:	90%
Household Income Per Capita:	$18,124	Households w/Family Married:	52%
Most Common Education Level:	Some High School	Households w/Family Children:	49%

School District

School District Zone:	Somerton Elementary District	Students:	2,986
Number of Schools:	8	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.16Mi.	**Encanto Learning Center** Number of Students: 403 Student-Teacher Ratio: 19.19	D	Public	KG - 6
1.35Mi.	**Somerton Middle School** Number of Students: 697 Student-Teacher Ratio: 22.48	D	Public	7 - 8
1.35Mi.	**Somerton Middle School** Number of Students: 697 Student-Teacher Ratio: 22.48	D	Public	7 - 8
0.24Mi.	**Tierra Del Sol Elementary School** Number of Students: 579 Student-Teacher Ratio: 18.68	C	Public	KG - 6
0.24Mi.	**Tierra Del Sol Elementary School** Number of Students: 579 Student-Teacher Ratio: 18.68	C	Public	KG - 6
7.17Mi.	**Yuma Online Distance Academy** Number of Students: 53 Student-Teacher Ratio: NA	B-	Public	9 - 12
7.17Mi.	**Yuma Online Distance Academy** Number of Students: 53 Student-Teacher Ratio: NA	B-	Public	9 - 12
7.33Mi.	**Kofa High School** Number of Students: 1,976 Student-Teacher Ratio: 22.51 Advanced Placement: Yes	C	Public	9 - 12
7.33Mi.	**Kofa High School** Number of Students: 1,976 Student-Teacher Ratio: 22.51 Advanced Placement: Yes	C	Public	9 - 12
1.16Mi.	**Encanto Learning Center** Number of Students: 403 Student-Teacher Ratio: 19.19	D	Public	KG - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	103%	SIMILAR
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	77%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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