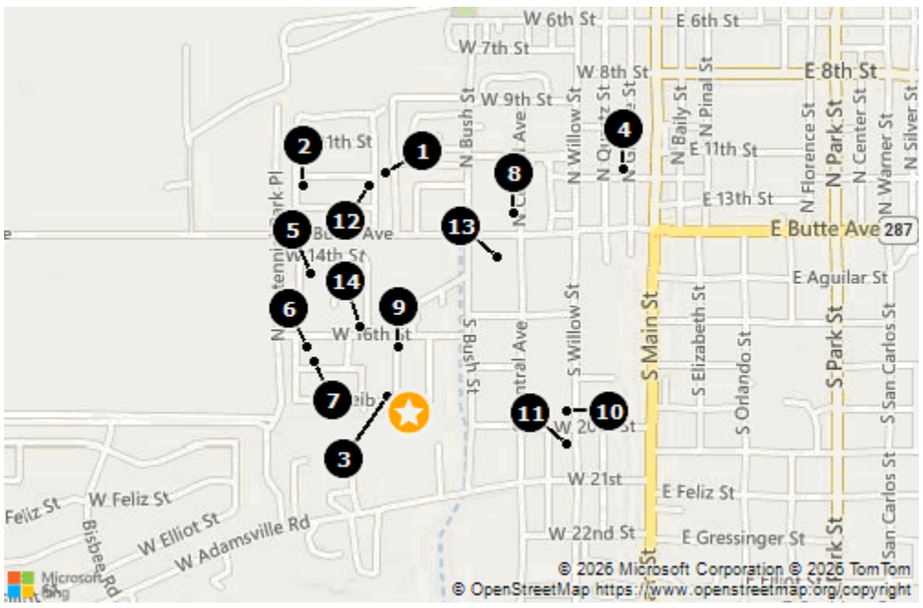
ICE SiteX Report

OrderID: 98263196

SiteX Property Information Report



Subject Property Location

463 W GEIB AVE, FLORENCE, AZ 85132-5007

County:	**PINAL AZ**	Census Tract:	040210009.021011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	202-42-1690	Thomas Bros Pg-Grid:	

Valuation

Value:	**$244,000**	FSD:	14	Common Confidence Score:	49
Value Range:	$209,840 - $278,160	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	0175
Assd Land Value:	$1,975	Market Land Value:	$19,751	Tax Year:	2025
Assd Improvement:	$22,112	Market Improvment Value:	$221,125	Total Taxable Value:	$1,575
Total Assessed Value:	$24,087	Total Assessor Market Value:	$240,876	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: SUNRISE ESTATES PHASE 2 Phase No: 2 Map Ref: PM-422 Sec/Twnship/Range: SEC 02 TWN 05S RNG 09E
Abbreviated Description: LOT 17 OF SUNRISE ESTATES PHASE II, A REPLAT OF LOTS 61-69 INCLUS IVE, AND LOTS 72-151 INCLUSIVE, OF SUNRISE ESTATES PHASE 2,

Property Characteristics

Lot Size:	5,643 SF	Bedrooms:		Pool:	
Building Area:	1440 SF	Baths:		Fireplace:	
Year Built:	2021	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:	09/19/2025	Sales Price:	$299,900
Document #:	2025-076143 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/27/2025	Sales Price:	N/A
Document #:	2025-052366 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/07/2025		
Document Type:			
Legal Description:			

Lot: 17 Subdivision: SUNRISE ESTATES PHASE II Map Ref: DOC 2021-2095

Prior Transfer

Recording Date:	11/29/2022	Sales Price:	$299,900
Document #:	2022-118346 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/23/2022		
Document Type:			
Legal Description:			

Lot: 17 Subdivision: SUNRISE ESTATES PHASE II Map Ref: DOC 2021-002095

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Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: SUNRISE ESTATES PHASE 2 Phase No: 2 Map Ref: PM-422 Sec/Twnship/Range: SEC 02 TWN 05S RNG 09E
Abbreviated Description: LOT 17 OF SUNRISE ESTATES PHASE II, A REPLAT OF LOTS 61-69 INCLUS IVE, AND LOTS 72-151 INCLUSIVE, OF SUNRISE ESTATES PHASE 2,

Area Sales Analysis

Total Area Sales	$2,994,905	Median # of Bedrooms	
Median Lot Size	6,400 SF	Median # of Baths	
Median Living Area	1,191 SF	Median Year Built	2003
Price Range - 2 Yrs	$25,000 to $313,000	Age Range	2 years to 114 years
Median Value	$228,000	Median Age	23 years

Comparable Sales Data

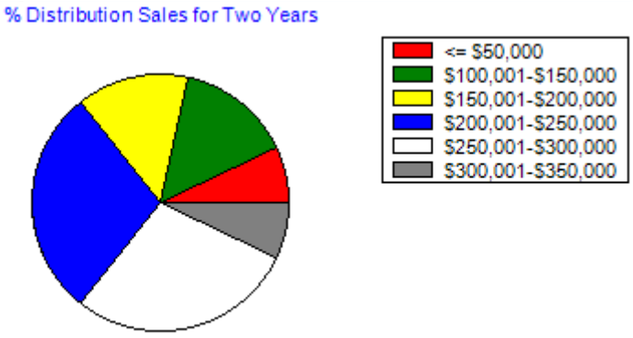
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**127 N MULBERRY ST** **FLORENCE, AZ 85132-9124**	08/14/2026	$211,000	$171	1232	//	2004	6,266 SF	
		APN: 200-43-0920 Document #: 2026-068171 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 35 Subdivision: VILLA ADELAIDA MapRef: CAB B SL 126 Abbreviated Description: Lot:35 Subdivision:VILLA ADELAIDA Map Ref:CAB B SL 126								
2	.34Mi.	**661 W 12TH ST** **FLORENCE, AZ 85132-9109**	08/12/2026	$283,000			//		5,047 SF	
		APN: 200-43-1250 Document #: 2026-067364 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 68 Subdivision: VILLA ADELAIDA MapRef: CAB B SL 126 Abbreviated Description: Lot:68 Subdivision:VILLA ADELAIDA Map Ref:CAB B SL 126								
3	.04Mi.	**360 S OAK ST** **FLORENCE, AZ 85132-5023**	08/05/2026	$179,005	$155	1149	//	2021	5,905 SF	
		APN: 202-42-1990 Document #: 2026-065345 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 47 Subdivision: SUNRISE ESTATES PHASE II MapRef: DOC 2021-002095 Abbreviated Description: Lot:47 Subdivision:SUNRISE ESTATES PHASE II Map Ref:DOC 2021-002095								
4	.44Mi.	**94 W 12TH ST** **FLORENCE, AZ 85132-0052**	07/21/2026	$205,000	$150	1364	//	1912	13,050 SF	
		APN: 200-44-033A Document #: 2026-060440 Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: 30 Subdivision: G WHEATS ADDITION MapRef: MB 1 PG 120 Abbreviated Description: Block:30 Subdivision:G WHEATS ADDITION Map Ref:MB 1 PG 120City/Muni/Twp:FLORENCE City/Muni/Twp: FLORENCE								
5	.23Mi.	**75 S SYCAMORE ST** **FLORENCE, AZ 85132-9526**	06/30/2026	$245,000	$147	1659	//	2003	6,534 SF	
		APN: 202-42-0420 Document #: 2026-054819 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 42 Subdivision: SUNRISE ESTATES MapRef: CAB C SL 130 Abbreviated Description: Lot:42 Subdivision:SUNRISE ESTATES Map Ref:CAB C SL 130								
6	.16Mi.	**685 W 16TH ST** **FLORENCE, AZ 85132-5019**	06/30/2026	$255,000	$221	1149	//	2021	5,190 SF	
		APN: 202-42-2350 Document #: 2026-054829 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 83 Subdivision: SUNRISE ESTATES PHASE II MapRef: DOC 2021-2095 Abbreviated Description: Lot:83 Subdivision:SUNRISE ESTATES PHASE II Map Ref:DOC 2021-2095								
7	.15Mi.	**670 W CEDAR AVE** **FLORENCE, AZ 85132-5005**	05/18/2026	$165,000	$114	1440	//	2021	5,035 SF	
		APN: 202-42-2250 Document #: 2026-041665 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 73-151 Subdivision: SUNRISE ESTATES PHASE II MapRef: DOC 2021-2095 Abbreviated Description: Lot:73-151 Subdivision:SUNRISE ESTATES PHASE II Map Ref:DOC 2021-2095								
8	.3Mi.	**30 N CENTRAL AVE** **FLORENCE, AZ 85132-0013**	03/06/2026	$25,000	$35	700	//	1916	6,200 SF	
		APN: 200-44-0800 Document #: 2026-018115 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: 6 Subdivision: WESTERN ADDITION MapRef: MB 3 PG 446 Abbreviated Description: Block:6 Subdivision:WESTERN ADDITION Map Ref:MB 3 PG 446Abbreviated Description:PORTION LOT1 City/Muni/Twp:FLORENCE City/Muni/Twp: FLORENCE								
9	.09Mi.	**233 S OAK ST** **FLORENCE, AZ 85132-5022**	03/04/2026	$299,900	$131	2274	//	2021	7,112 SF	
		APN: 202-42-1930 Document #: 2026-017212 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 41-151 Subdivision: SUNRISE ESTATES PHASE II MapRef: DOC 2021-002095 Abbreviated Description: Lot:41-151 Subdivision:SUNRISE ESTATES PHASE II Map Ref:DOC 2021-002095								
10	.21Mi.	**430 S WILLOW ST** **FLORENCE, AZ 85132-**	01/20/2026	$150,000	$173	864	//	1961	8,120 SF	
		APN: 202-07-0560 Document #: 2026-004330 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Subdivision: MROCK ADDITION MapRef: MB 10 PG 30 Abbreviated Description: Lot:2 Subdivision:MROCK ADDITION Map Ref:MB 10 PG 30								
11	.22Mi.	**161 W 20TH ST** **FLORENCE, AZ 85132-**	11/25/2025	$313,000	$180	1737	//	1993	9,583 SF	
		APN: 202-09-011C Document #: 2025-095472 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1-3 Block: 3 Subdivision: TURNER ADDITION MapRef: MB 3 PG 596 Abbreviated Description: Lot:1-3 Block:3 Subdivision:TURNER ADDITION Map Ref:MB 3 PG 596City/Muni/Twp:FLORENCE City/Muni/Twp: FLORENCE								
12	.31Mi.	**553 W 12TH ST**	10/21/2025	$285,000	$215	1323	//	2024	5,029 SF	

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		FLORENCE, AZ 85132-9128								
	APN: 200-43-1170 Document #: 2025-084982 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 60 Subdivision: VILLA ADELAIDA MapRef: CAB B SL 126 Abbreviated Description: Lot:60 Subdivision:VILLA ADELAIDA Map Ref:CAB B SL 126									
13	.24Mi.	**323 W BUTTE AVE** **FLORENCE, AZ 85132-0010**	09/22/2025	$129,000	$153	843	//	1929	15,000 SF	
	APN: 202-07-0690 Document #: 2025-076662 Document Type: Price Code: V Land Use: Single Family Residential Legal:									
14	.13Mi.	**184 S MULBERRY ST** **FLORENCE, AZ 85132-9534**	09/04/2025	$250,000	$235	1060	//	2001	6,534 SF	
	APN: 202-42-0210 Document #: 2025-071603 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: SUNRISE ESTATES MapRef: CAB C SL 130 Abbreviated Description: Lot:21 Subdivision:SUNRISE ESTATES Map Ref:CAB C SL 130									

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.	**463 W GEIB AVE**		$240,876	$24,087	1,440		2021	5,643 SF	
.01Mi.	**479 W GEIB AVE**		$208,474	$20,847	1,149		2021	5,575 SF	
.01Mi.	**447 W GEIB AVE**		$241,117	$24,111	1,440		2021	5,712 SF	
.02Mi.	**363 S OAK ST**		$248,510	$24,851	1,440		2021	5,738 SF	
.02Mi.	**495 W GEIB AVE**		$240,568	$24,056	1,440		2021	5,555 SF	
.02Mi.	**431 W GEIB AVE**		$307,331	$30,733	2,274		2021	5,750 SF	
.03Mi.	**364 S ASH ST**		$210,415	$21,041	1,149		2021	5,517 SF	
.03Mi.	**335 S OAK ST**		$321,489	$32,149	2,330		2021	6,000 SF	
.03Mi.	**511 W GEIB AVE**		$239,966	$23,997	1,440		2021	5,587 SF	
.04Mi.	**360 S OAK ST**		$216,450	$21,645	1,149		2021	5,905 SF	
.04Mi.	**338 S ASH ST**		$242,125	$24,212	1,440		2021	6,000 SF	
.04Mi.	**332 S OAK ST**		$242,125	$24,212	1,440		2021	6,000 SF	
.05Mi.	**311 S OAK ST**		$242,125	$24,212	1,440		2021	6,000 SF	
.05Mi.	**385 S ASH ST**		$243,989	$24,399	1,440		2021	5,920 SF	
.05Mi.	**527 W GEIB AVE**		$304,074	$30,408	2,274		2021	5,636 SF	
.05Mi.	**312 S ASH ST**		$216,491	$21,649	1,149		2022	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	43.6 years old	Households:	11,024
Median Household Income:	$74,531	Households w/Family:	70%
Household Income Per Capita:	$36,711	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Florence Unified School District	Students:	8,731
Number of Schools:	14	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**Florence High School**	C	Public	9 - 12
Number of Students: 857				

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Student-Teacher Ratio: 20.9
Advanced Placement: Yes

0.54Mi.	**Florence K-8 School**	D	Public	KG - 8

Number of Students: 805
Student-Teacher Ratio: 18.72

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	41%	SIGNIFICANTLY LOWER
BURGLARY	55%	NOTABLY LOWER
MOTOR VEHICLE THEFT	20%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	34%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	40%	SIGNIFICANTLY LOWER
MURDER	28%	SIGNIFICANTLY LOWER
OVERALL	43%	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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