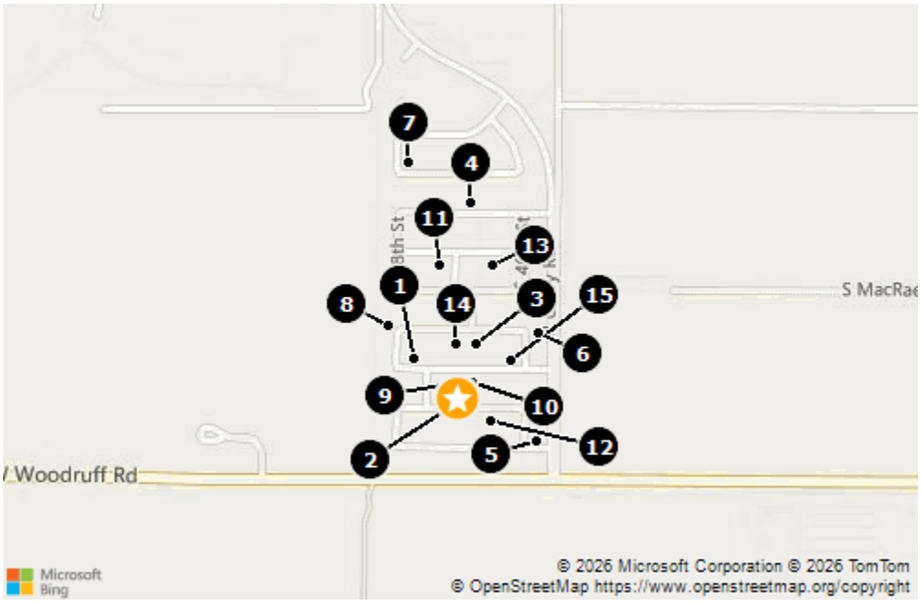
ICE SiteX Report

OrderID: 98697624

SiteX Property Information Report



Subject Property Location

4662 W NUTMEG AVE, COOLIDGE, AZ 85128-8242

County:	**PINAL AZ**	Census Tract:	040210012.001024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	509-57-1170	Thomas Bros Pg-Grid:	

Valuation

Value:	**$278,000**	FSD:	5	Common Confidence Score:	92
Value Range:	$264,100 - $291,900	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2125
Assd Land Value:	$1,300	Market Land Value:	$13,000	Tax Year:	2026
Assd Improvement:	$28,876	Market Improvment Value:	$288,758	Total Taxable Value:	$1,505
Total Assessed Value:	$30,176	Total Assessor Market Value:	$301,758	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Subdivision: MARTIN VALLEY UNIT 1 Legal Unit: 1 Map Ref: PM-579 Sec/Twnship/Range: SEC 25 TWN 05S RNG 07E
Abbreviated Description: LOT 017 MARTIN VALLEY UNIT 1 CAB G - SLD 102 SEC 25 5S-7E

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:		Pool:	
Building Area:	1769 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:	08/12/2026	Sales Price:	$6,500
Document #:	2026-067141 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/10/2026		
Document Type:			

Legal Description:
Lot: 17 Subdivision: MARTIN VALLEY UNIT 1 Map Ref: CAB G SL 102

Mortgage Record

Recording Date:	08/31/2023	Loan Amount:	N/A
Document #:	2023-064529 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2063	Type Finance:	

Legal Description:
Lot: 17 Subdivision: MARTIN VALLEY UNIT 1

Mortgage Record

Recording Date:	08/08/2022	Loan Amount:	N/A
Document #:	2022-086675 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 17 Subdivision: MARTIN VALLEY UNIT 1

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	$233,791

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Document #:	2022-055964 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/17/2021	Sales Price:	$238,105
Document #:	2021-103515 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/16/2021		
Document Type:			
Legal Description:			

Lot: 17 Subdivision: MARTIN VALLEY UNIT 1 Map Ref: CAB G SL 102

Prior Transfer

Recording Date:	12/17/2008	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2008-120255 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/17/2008		
Document Type:			
Legal Description:			

Sec/Twnship/Range: N2 S25T05SR07E G&SRM

Prior Transfer

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

Lot: 17 Subdivision: MARTIN VALLEY UNIT 1 Legal Unit: 1 Map Ref: PM-579 Sec/Twnship/Range: SEC 25 TWN 05S RNG 07E
Abbreviated Description: LOT 017 MARTIN VALLEY UNIT 1 CAB G - SLD 102 SEC 25 5S-7E

Area Sales Analysis

Total Area Sales	$3,911,790	Median # of Bedrooms	
Median Lot Size	5,663 SF	Median # of Baths	
Median Living Area	1,692 SF	Median Year Built	2008
Price Range - 2 Yrs	$165,500 to $360,000	Age Range	5 years to 19 years
Median Value	$253,500	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**4732 W LEMON AVE** **COOLIDGE, AZ 85128-8276**	10/09/2026	$255,000	$136	1866	//	2007	5,663 SF	
		APN: 509-57-2520 Document #: 2026-083676 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 152 Subdivision: MARTIN VALLEY UNIT 2 MapRef: CAB G SL 103 Abbreviated Description: Lot:152 Subdivision:MARTIN VALLEY UNIT 2 Map Ref:CAB G SL 103								
2	.01Mi.	**4656 W NUTMEG AVE** **COOLIDGE, AZ 85128-8242**	09/30/2026	$265,000	$156	1689	//	2020	5,663 SF	
		APN: 509-57-1160 Document #: 2026-081376 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16 Subdivision: MARTIN VALLEY UNIT 1 MapRef: CAB G SL 102 Abbreviated Description: Lot:16 Subdivision:MARTIN VALLEY UNIT 1 Map Ref:CAB G SL 102								
3	.08Mi.	**4643 W JUNIPER AVE** **COOLIDGE, AZ 85128-8278**	09/11/2026	$243,400	$143	1692	//	2007	5,663 SF	
		APN: 509-57-2640 Document #: 2026-075758 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 164 Subdivision: MARTIN VALLEY UNIT 2 MapRef: CAB G SL 103 Abbreviated Description: Lot:164 Subdivision:MARTIN VALLEY UNIT 2 Map Ref:CAB G SL 103								
4	.27Mi.	**4644 W CINNAMON AVE** **COOLIDGE, AZ 85128-8298**	09/04/2026	$265,000	$123	2150	//	2021	6,534 SF	
		APN: 509-57-2960 Document #: 2026-074369 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 196 Subdivision: MARTIN VALLEY UNIT 3 MapRef: CAB G SL 104 Abbreviated Description: Lot:196 Subdivision:MARTIN VALLEY UNIT 3 Map Ref:CAB G SL 104								
5	.12Mi.	**2431 S 46TH ST** **COOLIDGE, AZ 85128-8258**	08/21/2026	$246,750	$158	1558	//	2021	5,663 SF	
		APN: 509-57-1010 Document #: 2026-070361 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: MARTIN VALLEY UNIT 1 MapRef: CAB G SL 102 Abbreviated Description: Lot:1 Subdivision:MARTIN VALLEY UNIT 1 Map Ref:CAB G SL 102								
6	.14Mi.	**2307 S 46TH ST** **COOLIDGE, AZ 85128-8259**	08/10/2026	$231,750	$185	1252	//	2008	7,841 SF	
		APN: 509-57-2320 Document #: 2026-066362 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 132 Subdivision: MARTIN VALLEY UNIT 2 MapRef: CAB G SL 103 Abbreviated Description: Lot:132 Subdivision:MARTIN VALLEY UNIT 2 Map Ref:CAB G SL 103								
7	.33Mi.	**4732 W BASIL AVE** **COOLIDGE, AZ 85128-7205**	07/29/2026	$299,900	$144	2074	//	2021	6,970 SF	
		APN: 509-57-4210 Document #: 2026-063063 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 321 Subdivision: MARTIN VALLEY UNIT 4 MapRef: CAB G SL 105 Abbreviated Description: Lot:321 Subdivision:MARTIN VALLEY UNIT 4 Map Ref:CAB G SL 105								
8	.14Mi.	**2302 S 48TH ST** **COOLIDGE, AZ 85128-8268**	07/20/2026	$360,000	$192	1866	//	2008	12,197 SF	
		APN: 509-57-2120 Document #: 2026-060174 Document Type: Price Code: V								

ICE SiteX Report

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Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: MARTIN VALLEY UNIT 2 MapRef: CAB G SL 103 Abbreviated Description: Lot:112 Subdivision:MARTIN VALLEY UNIT 2 Map Ref:CAB G SL 103

9	.02Mi.	**4661 W LEMON AVE** **COOLIDGE, AZ 85128-8271**	07/06/2026	$165,500	$126	1312	//	2008	5,663 SF

APN: 509-57-1980 Document #: 2026-056425
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 98 Subdivision: MARTIN VALLEY UNIT 2 Legal Unit: 2 MapRef: CAB G SL 103 Abbreviated Description: Lot:98 Subdivision:MARTIN VALLEY UNIT 2 Legal Unit:2 Map Ref:CAB G SL 103

10	.03Mi.	**4649 W LEMON AVE** **COOLIDGE, AZ 85128-8271**	06/01/2026	$253,500	$202	1252	//	2008	5,663 SF

APN: 509-57-1960 Document #: 2026-045849
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: MARTIN VALLEY UNIT 2 Legal Unit: 2 MapRef: CAB G SL 103 Abbreviated Description: Lot:96 Subdivision:MARTIN VALLEY UNIT 2 Legal Unit:2 Map Ref:CAB G SL 103

11	.18Mi.	**4707 W DILL AVE** **COOLIDGE, AZ 85128-8292**	04/15/2026	$309,990	$131	2351	//	2020	6,534 SF

APN: 509-57-3390 Document #: 2026-031088
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 239 Subdivision: MARTIN VALLEY UNIT 3 MapRef: CAB G SL 104 Abbreviated Description: Lot:239 Subdivision:MARTIN VALLEY UNIT 3 Map Ref:CAB G SL 104

12	.06Mi.	**4637 W NUTMEG AVE** **COOLIDGE, AZ 85128-8243**	04/08/2026	$252,000	$142	1769	//	2021	5,663 SF

APN: 509-57-1810 Document #: 2026-028956
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 81 Subdivision: MARTIN VALLEY UNIT 1 MapRef: CAB G SL 102 Abbreviated Description: Lot:81 Subdivision:MARTIN VALLEY UNIT 1 Map Ref:CAB G SL 102

13	.19Mi.	**4625 W DILL AVE** **COOLIDGE, AZ 85128-8290**	03/31/2026	$287,000	$152	1881	//	2020	6,534 SF

APN: 509-57-3420 Document #: 2026-026474
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 242 Subdivision: MARTIN VALLEY UNIT 3 MapRef: CAB G SL 104 Abbreviated Description: Lot:242 Subdivision:MARTIN VALLEY UNIT 3 Map Ref:CAB G SL 104

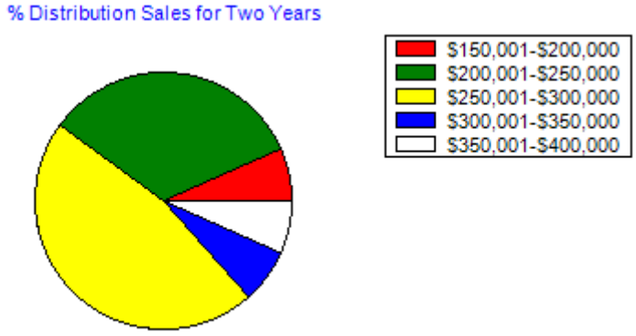
14	.08Mi.	**4661 W JUNIPER AVE** **COOLIDGE, AZ 85128-8278**	03/27/2026	$245,000	$159	1537	//	2007	5,663 SF

APN: 509-57-2610 Document #: 2026-025189
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 161 Subdivision: MARTIN VALLEY UNIT 2 MapRef: CAB G SL 103 Abbreviated Description: Lot:161 Subdivision:MARTIN VALLEY UNIT 2 Map Ref:CAB G SL 103

15	.09Mi.	**4614 W LEMON AVE** **COOLIDGE, AZ 85128-8274**	02/25/2026	$232,000	$176	1312	//	2008	5,663 SF

APN: 509-57-2380 Document #: 2026-014920
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 138 Subdivision: MARTIN VALLEY UNIT 2 MapRef: CAB G SL 103 Abbreviated Description: Lot:138 Subdivision:MARTIN VALLEY UNIT 2 Map Ref:CAB G SL 103

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.

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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.	**4662 W NUTMEG AVE**		$301,758	$30,176	1,769		2021	5,663 SF	
.01Mi.	**4656 W NUTMEG AVE**	**12/14/2022**	$291,943	$29,194	1,689		2020	5,663 SF	
.01Mi.	**4702 W NUTMEG AVE**		$275,949	$27,595	1,557		2021	5,663 SF	
.02Mi.	**4708 W NUTMEG AVE**		$270,138	$27,014	1,537		2020	5,663 SF	
.02Mi.	**4650 W NUTMEG AVE**		$311,985	$31,198	1,835		2021	5,663 SF	
.02Mi.	**4661 W LEMON AVE**	**10/17/2008**	$184,921	$18,492	1,312		2008	5,663 SF	
.02Mi.	**4701 W LEMON AVE**	**01/16/2009**	$189,816	$18,982	1,252		2008	5,663 SF	
.02Mi.	**4655 W LEMON AVE**	**12/24/2008**	$192,007	$19,201	1,252		2008	5,663 SF	
.03Mi.	**4644 W NUTMEG AVE**	**09/04/2024**	$301,758	$30,176	1,769		2021	5,663 SF	
.03Mi.	**4714 W NUTMEG AVE**		$279,535	$27,954	1,558		2021	5,663 SF	
.03Mi.	**4707 W LEMON AVE**	**10/24/2008**	$182,872	$18,287	1,312		2008	5,663 SF	
.03Mi.	**4649 W LEMON AVE**	**02/24/2009**	$192,007	$19,201	1,252		2008	5,663 SF	
.03Mi.	**4661 W NUTMEG AVE**		$275,949	$27,595	1,557		2021	5,663 SF	
.03Mi.	**4667 W NUTMEG AVE**		$301,758	$30,176	1,769		2021	5,663 SF	
.03Mi.	**4655 W NUTMEG AVE**		$293,504	$29,350	1,690		2021	5,663 SF	
.03Mi.	**4701 W NUTMEG AVE**		$295,166	$29,517	1,689		2021	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	34.8 years old	Households:	6,537
Median Household Income:	$55,699	Households w/Family:	69%
Household Income Per Capita:	$25,096	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Coolidge Unified District	Students:	2,815
Number of Schools:	6	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.59Mi.	**Heartland Ranch Elementary School** Number of Students: 545 Student-Teacher Ratio: 14.73	D+	Public	KG - 6
4.53Mi.	**Coolidge High School** Number of Students: 752 Student-Teacher Ratio: 19.79 Advanced Placement: Yes	D	Public	9 - 12
4.37Mi.	**Coolidge Jr. High School** Number of Students: 688 Student-Teacher Ratio: 18.59	D+	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	133%	NOTABLY HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	109%	SIMILAR
OVERALL	117%	HIGHER

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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ICE SiteX Report

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