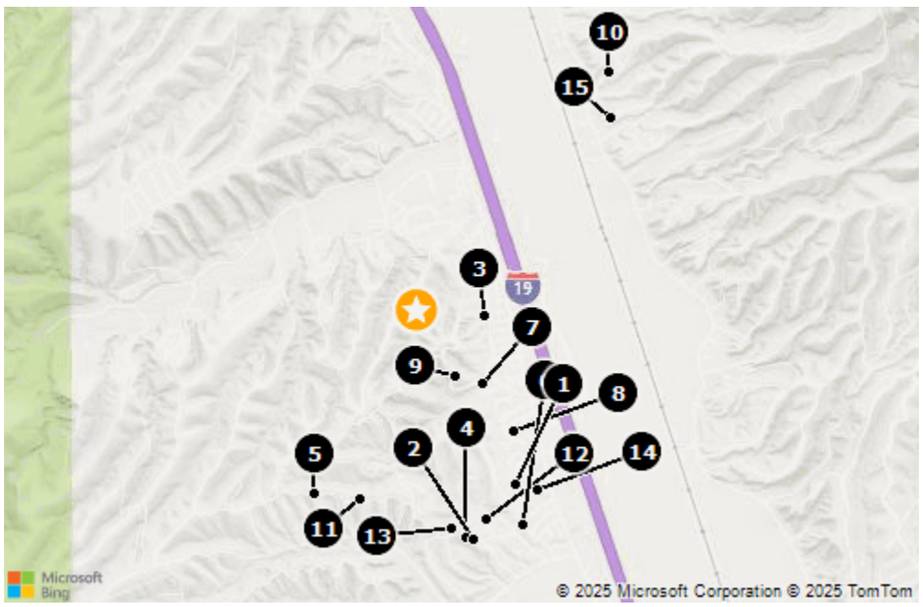
ICE SiteX Report

OrderID: 95039837

SiteX Property Information Report



Subject Property Location

483 CAMINO AGOSTO, RIO RICO, AZ 85648-2000

County:	**SANTA CRUZ AZ**	Census Tract:	040239661.081015
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	115-10-387	Thomas Bros Pg-Grid:	

Valuation

Value:	**$295,000**	FSD:	11
Value Range:	$262,550 - $327,450	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3501
Assd Land Value:	$900	Market Land Value:	$9,000	Tax Year:	2024
Assd Improvement:	$22,579	Market Improvment Value:	$225,788	Total Taxable Value:	$1,992
Total Assessed Value:	$23,479	Total Assessor Market Value:	$234,788	Delinquent Year:	
				Tax Account ID:	R000022000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 96 Block: 174 Subdivision: SUB RIO RICO ESTATES Sec/Twnship/Range: SEC 21 TWN 22S RNG 13E
Abbreviated Description: SUB RIO RICO ESTATES UNIT NO.9 LOT 96 OF BLK 174

Property Characteristics

Lot Size:	1.760 AC	Bedrooms:		Pool:	
Building Area:	1470 SF	Baths:		Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Tile
		Foundation:	Stone	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/13/2022	Sales Price:	N/A
Document #:	2022-07541 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/27/2022	Sales Price:	$265,000
Document #:	2022-04050 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/26/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 96 Block: 174 Subdivision: RIO RICO ESTATES UNIT NO 9 Map Ref: MB 03 PG 06

Prior Transfer

Recording Date:	04/01/2022	Sales Price:	$265,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 96 Block: 174 Subdivision: SUB RIO RICO ESTATES Sec/Twnship/Range: SEC 21 TWN 22S RNG 13E
Abbreviated Description: SUB RIO RICO ESTATES UNIT NO.9 LOT 96 OF BLK 174

Prior Transfer

Recording Date:	10/31/2008	Sales Price:	N/A

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Document #:	2008-11005 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/30/2008		
Document Type:	Warranty Deed		

Legal Description:
Lot: 96 Block: 174 Subdivision: RIO RICO ESTATES UNIT #9 Map Ref: MAP3 PG6

Prior Transfer

Recording Date:	06/29/2007	Sales Price:	$11,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/29/2007	Sales Price:	$11,000
Document #:	2007-09516 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/25/2007		
Document Type:	Warranty Deed		

Legal Description:
Lot: 96 Block: 174 Subdivision: RIO RICO ESTATES Legal Unit: 9 Map Ref: MAP3 PG6

Area Sales Analysis

Total Area Sales	$4,339,850	Median # of Bedrooms	
Median Lot Size	21,344 SF	Median # of Baths	
Median Living Area	1,416 SF	Median Year Built	1997
Price Range - 2 Yrs	$134,500 to $485,000	Age Range	7 years to 105 years
Median Value	$265,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.1Mi.	**1240 PASEO CHUBASCO** **RIO RICO, AZ 85648-6632**	06/30/2025	$187,000	$162	1150	//	1997	11,761 SF	
		APN: 124-02-093 Document #: 2025-04379 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 93 Block: 645 Subdivision: RIO RICO VILLAS UNIT NO 13 MapRef: MB 3 PG 34 Abbreviated Description: Lot:93 Block:645 Subdivision:RIO RICO VILLAS UNIT NO 13 Map Ref:MB 3 PG 34								
2	1.33Mi.	**1224 CIRCULO YERBA BUENA** **RIO RICO, AZ 85648-3819**	06/25/2025	$269,000	$164	1636	6/3/2	1990	40,511 SF	
		APN: 115-04-327 Document #: 2025-04207 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 13 Block: 94 Subdivision: RIO RICO ESTATES UNIT NO 4 MapRef: MB 2 PG 232 Abbreviated Description: Lot:13 Block:94 Subdivision:RIO RICO ESTATES UNIT NO 4 Map Ref:MB 2 PG 232								
3	.37Mi.	**472 CECILIA CT** **RIO RICO, AZ 85648-6532**	04/15/2025	$250,000	$173	1439	5/3/2	2001	11,761 SF	
		APN: 124-03-267 Document #: 2025-02558 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 35 Block: 659 Subdivision: RIO RICO VILLAS UNIT NO 13 MapRef: MB 3 PG 34 Abbreviated Description: Lot:35 Block:659 Subdivision:RIO RICO VILLAS UNIT NO 13 Map Ref:MB 3 PG 34								
4	1.31Mi.	**1228 CIRCULO YERBA BUENA** **RIO RICO, AZ 85648-3819**	03/03/2025	$265,000	$197	1344	5/3/2	2002	39,640 SF	
		APN: 115-04-329 Document #: 2025-01374 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 15 Block: 94 Subdivision: RIO RICO ESTATES UNIT NO 4 MapRef: MB 2 PG 232 Abbreviated Description: Lot:15 Block:94 Subdivision:RIO RICO ESTATES UNIT NO 4 Map Ref:MB 2 PG 232								
5	1.14Mi.	**1303 CALLE TUBATANA** **RIO RICO, AZ 85648-2102**	02/19/2025	$365,000	$151	2416	//	1991	97,575 SF	
		APN: 115-09-357 Document #: 2025-01044 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 9&10 Block: 165 Subdivision: RIO RICO ESTATES UNIT NO 9 MapRef: MB 3 PG 6 Abbreviated Description: Lot:9&10 Block:165 Subdivision:RIO RICO ESTATES UNIT NO 9 Map Ref:MB 3 PG 6								
6	1.32Mi.	**447 CAMINO VENCEJO** **RIO RICO, AZ 85648-6630**	01/10/2025	$134,500	$109	1232	5/3/2	1994	9,148 SF	
		APN: 124-01-120 Document #: 2025-00172 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 49 Block: 637 Subdivision: RIO RICO VILLAS UNIT NO 13 MapRef: MB 3 PG 34 Abbreviated Description: Lot:49 Block:637 Subdivision:RIO RICO VILLAS UNIT NO 13 Map Ref:MB 3 PG 34								
7	.54Mi.	**441 CAMINO HOMBRE DE ORO** **RIO RICO, AZ 85648-2114**	12/20/2024	$260,000	$183	1416	6/3/2	2003	17,424 SF	
		APN: 124-02-304 Document #: 2024-07802 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 4 Subdivision: VISTA MONTANA MapRef: MB 4 PG 70 Abbreviated Description: Lot:4 Subdivision:VISTA MONTANA Map Ref:MB 4 PG 70								
8	.86Mi.	**438 PASEO BOCADO** **RIO RICO, AZ 85648-6514**	11/22/2024	$164,000	$139	1179	//	1987	9,148 SF	
		APN: 124-02-109 Document #: 2024-07261 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 11 Block: 650 Subdivision: RIO RICO VILLAS UNIT NO 13 MapRef: MB 3 PG 34 Abbreviated Description: Lot:11 Block:650 Subdivision:RIO RICO VILLAS UNIT NO 13 Map Ref:MB 3 PG 34								
9	.42Mi.	**444 CAMINO HOMBRE DE ORO** **RIO RICO, AZ 85648-2103**	11/18/2024	$485,000	$205	2365	//	1920	104,980 SF	
		APN: 115-10-336 Document #: 2024-07085 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 45&46 Block: 174 Subdivision: RIO RICO ESTATES UNIT NO 9 MapRef: MB 3 PG 6 Abbreviated Description: Lot:45&46 Block:174 Subdivision:RIO RICO ESTATES UNIT NO 9 Map Ref:MB 3 PG 6								
10	1.69Mi.	**293 CIRCULO SILVA**	10/24/2024	$237,000	$147	1606	//	1998	21,344 SF	

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RIO RICO, AZ 85648-1023
APN: 116-05-144 Document #: 2024-06558
Document Type: Warranty Deed Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 21 Block: 49 Subdivision: RIO RICO RANCHETTES UNIT 4 MapRef: MB 2 PG 228 Abbreviated Description: Lot:21 Block:49 Subdivision:RIO RICO RANCHETTES UNIT 4 Map Ref:MB 2 PG 228

11	1.06Mi.	**1281 CALLE TUBATANA** **RIO RICO, AZ 85648-3836**	07/29/2024	$460,350	$168	2739	//	2018	107,158 SF	

APN: 115-09-369 Document #: 2024-04588
Document Type: Warranty Deed Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 21&22 Block: 165 Subdivision: RIO RICO ESTATES UNIT NO 9 MapRef: MB 3 PG 6 Abbreviated Description: Lot:21&22 Block:165 Subdivision:RIO RICO ESTATES UNIT NO 9 Map Ref:MB 3 PG 6

12	1.22Mi.	**1247 VIRGO CT** **RIO RICO, AZ 85648-**	07/15/2024	$290,000			//		31,363 SF	

APN: 115-09-161 Document #: 2024-04295
Document Type: Warranty Deed Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 46 Block: 160 Subdivision: RIOR RICO ESTATES UNIT NO 9 MapRef: MB 3 PG 6 Abbreviated Description: Lot:46 Block:160 Subdivision:RIOR RICO ESTATES UNIT NO 9 Map Ref:MB 3 PG 6

13	1.22Mi.	**1235 CIRCULO YERBA BUENA** **RIO RICO, AZ 85648-3806**	06/13/2024	$305,000			//		42,253 SF	

APN: 115-09-145 Document #: 2024-03635
Document Type: Warranty Deed Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 30 Block: 160 Subdivision: RIO RICO ESTATES UNIT NO 9 MapRef: MB 3 PG 6 Abbreviated Description: Lot:30 Block:160 Subdivision:RIO RICO ESTATES UNIT NO 9 Map Ref:MB 3 PG 6

14	1.2Mi.	**412 CALLE CIPRES** **RIO RICO, AZ 85648-2100**	05/30/2024	$193,000	$185	1038	4/2/2	1994	9,148 SF	

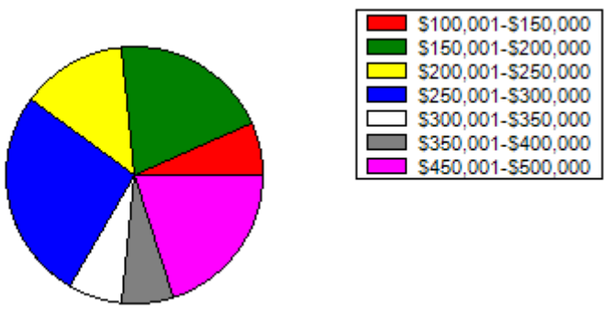
APN: 124-01-197 Document #: 2024-03334
Document Type: Warranty Deed Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 20 Block: 644 Subdivision: RIO RICO VILLAS UNIT NO 13 MapRef: MB 3 PG 34 Abbreviated Description: Lot:20 Block:644 Subdivision:RIO RICO VILLAS UNIT NO 13 Map Ref:MB 3 PG 34

15	1.5Mi.	**196 CIRCULO SILVA** **RIO RICO, AZ 85648-1058**	05/28/2024	$475,000	$202	2345	//	1999	18,295 SF	Yes

APN: 116-05-011 Document #: 2024-03267
Document Type: Warranty Deed Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 11 Block: 46 Subdivision: RIO RICO RANCHETTES UNIT NO 4 MapRef: MB 2 PG 228 Abbreviated Description: Lot:11 Block:46 Subdivision:RIO RICO RANCHETTES UNIT NO 4 Map Ref:MB 2 PG 228

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.	**483 CAMINO AGOSTO**	**04/01/2022**	$234,788	$23,479	1,470		2007	2 SF	
.08Mi.	**475 CAMINO AGOSTO**	**03/01/2014**	$141,437	$14,144	1,387		2007	2 SF	
.19Mi.	**465 CAMINO AGOSTO**	**10/31/1997**	$179,708	$17,971	1,956		2006	2 SF	
.24Mi.	**1363 VIA PATRICIA**	**02/02/2020**	$239,545	$23,955	1,672		1920	1 SF	
.31Mi.	**1349 VIA PATRICIA**	**02/16/1990**	$105,949	$10,595	1,038	5/3/2	1990	1 SF	
.33Mi.	**435 CAMINO AGOSTO**	**01/30/2004**	$148,458	$14,846	1,719	6/2/3	2006	41,818 SF	
.34Mi.	**515 CAMINO AGOSTO**	**01/17/2008**	$175,574	$17,557	1,718		2003	1 SF	
.35Mi.	**476 CARIBE CT**	**11/01/2015**	$219,702	$21,970	1,561		2016	13,068 SF	
.35Mi.	**436 GORRION CT**	**09/25/1992**	$233,365	$23,337	1,408		2017	14,810 SF	
.36Mi.	**603 CAMINO LITO GALINDO**	**12/05/2006**	$162,553	$16,255	1,567	5/3/2	2006	1 SF	
.39Mi.	**599 CAMINO LITO GALINDO**	**03/30/1999**	$140,386	$14,039	1,632	6/3/2	1999	25,265 SF	
.39Mi.	**601 CAMINO LITO GALINDO**	**01/27/2004**	$195,817	$19,582	1,990	6/3/2	2004	24,394 SF	
.41Mi.	**482 VIA BARRA**	**06/13/1995**	$153,068	$15,307	1,393	5/3/2	1996	19,602 SF	
.42Mi.	**484 VIA BARRA**	**10/16/1996**	$135,875	$13,588	1,150	5/3/2	1997	11,326 SF	
.42Mi.	**444 CAMINO HOMBRE DE ORO**	**09/01/2019**	$425,186	$42,519	2,365		1920	2 SF	
.42Mi.	**523 CAMINO AGOSTO**	**01/01/2016**	$110,896	$11,090	1,213		1991	38,333 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	33.8 years old	Households:	5,660
Median Household Income:	$62,253	Households w/Family:	80%
Household Income Per Capita:	$28,360	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Santa Cruz Valley Unified District	Students:	3,502
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**Rio Rico High School** Number of Students: 1,240 Student-Teacher Ratio: 22.8 Advanced Placement: Yes	B	Public	9 - 12
5.15Mi.	**Calabasas School** Number of Students: 1,009 Student-Teacher Ratio: 19.21	D+	Public	PK - 8
0.62Mi.	**Mountain View School** Number of Students: 363 Student-Teacher Ratio: 17.68	NA	Public	KG - 5

Flood Report

The Subject Property of **483 CAMINO AGOSTO, RIO RICO, AZ 85648-2000** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	64%	NOTABLY LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	30%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	72%	NOTABLY LOWER
OVERALL	50%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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