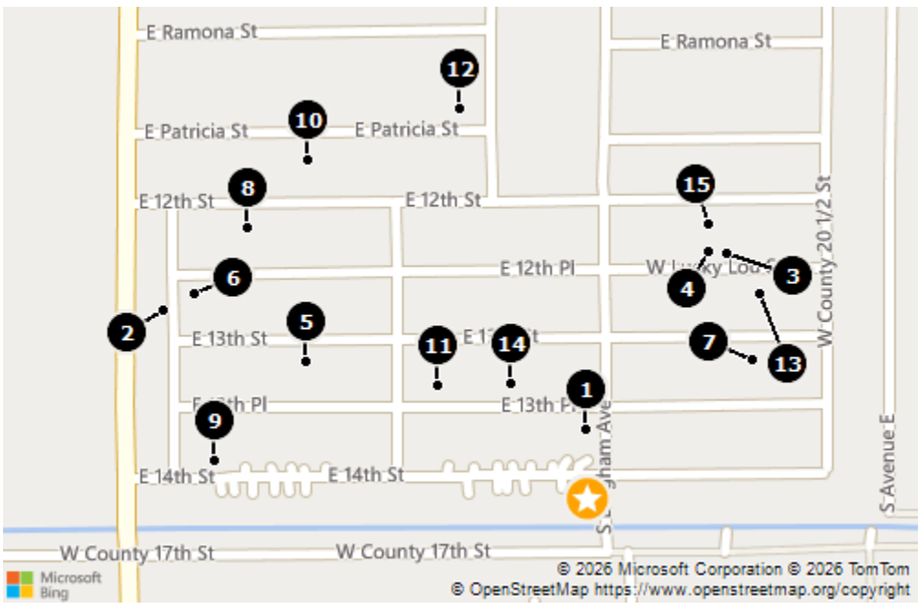
ICE SiteX Report

OrderID: 98655643

SiteX Property Information Report



Subject Property Location

499 E 14TH ST, SOMERTON, AZ 85350

County:	**YUMA AZ**	Census Tract:	040270115.062020
Property Use:	Single Family Residential	Zoning:	R-1-6
Parcel Number:	752-32-138	Thomas Bros Pg-Grid:	

Valuation

Value:	**$385,000**	FSD:	29	Common Confidence Score:	23
Value Range:	$273,350 - $496,650	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1164
Assd Land Value:	$2,974	Market Land Value:	$38,000	Tax Year:	2026
Assd Improvement:	$17,446	Market Improvment Value:	$222,896	Total Taxable Value:	$1,947
Total Assessed Value:	$20,420	Total Assessor Market Value:	$260,896	Delinquent Year:	
				Tax Account ID:	R0084798
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 138 Subdivision: VALLE DEL SOL 2 Sec/Twnship/Range: SEC 03 TWN 10S RNG 24W
Abbreviated Description: SUBDIVISION: VALLE DEL SOL 2 LOT: 138 SECTION: 03 TOWNSHIP: 10S RANGE: 24W

Property Characteristics

Lot Size:	6,743 SF	Bedrooms:	3	Pool:	
Building Area:	1542 SF	Baths:	2	Fireplace:	
Year Built:	2012	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

Prior Transfer

Recording Date:	11/19/2024	Sales Price:	N/A
Document #:	2024-27733 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/02/2021	Sales Price:	N/A
Document #:	2021-12504 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/15/2017	Sales Price:	$162,244
Document #:	2017-03906 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/31/2017	Loan Amount:	N/A
Document #:	2017-02572 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2047	Type Finance:	
Legal Description:			

Lot: 138 Subdivision: VALLE DEL SOL Phase No: 2

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Prior Transfer

Recording Date:	01/31/2017	Sales Price:	N/A
Document #:	2017-02571 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/27/2017		
Document Type:			

Legal Description:
Lot: 138 Subdivision: VALLE DEL SOL Phase No: 2 Map Ref: MB24 PG4&5

Prior Transfer

Recording Date:	01/31/2017	Sales Price:	$175,000
Document #:	2017-02570 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/27/2017		
Document Type:			

Legal Description:
Lot: 138 Subdivision: VALLE DEL SOL Phase No: 2 Map Ref: MB24 PG4&5

Prior Transfer

Recording Date:	01/27/2017	Sales Price:	$175,000
Document #:	2017-02570 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 138 Subdivision: VALLE DEL SOL 2 Sec/Twnship/Range: SEC 03 TWN 10S RNG 24W
Abbreviated Description: SUBDIVISION: VALLE DEL SOL 2 LOT: 138 SECTION: 03 TOWNSHIP: 10S RANGE: 24W

Prior Transfer

Recording Date:	08/10/2012	Sales Price:	$159,000
Document #:	2012-20391 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/25/2012		
Document Type:			

Legal Description:
Lot: 138 Subdivision: VALLE DEL SOL Phase No: 2 Map Ref: MB24 PG4&5

Prior Transfer

Recording Date:	08/02/2012	Sales Price:	$38,000
Document #:	2012-19621 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/09/2012		
Document Type:			

Legal Description:
Lot: 138 Subdivision: VALLE DEL SOL Phase No: 2 Map Ref: MB24 PG4&5

Prior Transfer

Recording Date:	07/09/2012	Sales Price:	$38,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,844,000	Median # of Bedrooms	3
Median Lot Size	6,637 SF	Median # of Baths	2
Median Living Area	1,483 SF	Median Year Built	2013
Price Range - 2 Yrs	$292,000 to $360,000	Age Range	1 years to 25 years
Median Value	$322,000	Median Age	13 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**517 E 13TH PL** **SOMERTON, AZ 85350-**	08/12/2026	$332,000	$202	1642	/4/2	2013	6,637 SF	
		APN: 752-32-180 Document #: 2026-20248 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 180 Subdivision: VALLE DEL SOL PHASE 2 MapRef: MB 24 PG 4&5 Abbreviated Description: Lot:180 Subdivision:VALLE DEL SOL PHASE 2 Map Ref:MB 24 PG 4&5								
2	.33Mi.	**1274 S MUSGROVE AVE** **SOMERTON, AZ 85350-**	07/07/2026	$315,000	$191	1643	/4/2	2012	7,121 SF	
		APN: 752-31-110 Document #: 2026-17045 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 110 Subdivision: VALLE DEL SOL PHASE 1 MapRef: MB 22 PG 82&83 Abbreviated Description: Lot:110 Subdivision:VALLE DEL SOL PHASE 1 Map Ref:MB 22 PG 82&83								
3	.19Mi.	**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								
4	.19Mi.	**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								
5	.21Mi.	**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								

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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

6	.3Mi.	**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	.15Mi.	**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	.3Mi.	**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	.26Mi.	**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	.3Mi.	**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

11	.13Mi.	**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

12	.28Mi.	**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

13	.18Mi.	**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

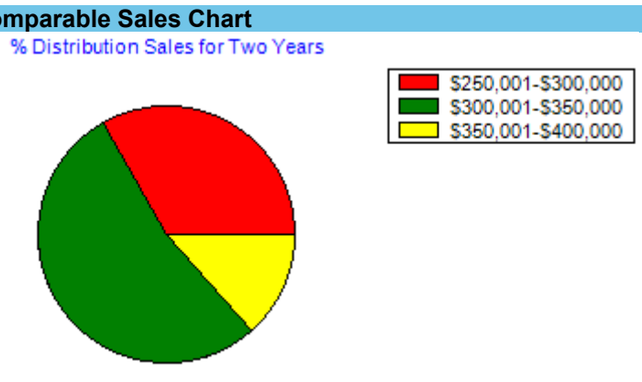
14	.09Mi.	**444 E 13TH PL** **SOMERTON, AZ 85350-**	06/20/2025	$300,000	$184	1626	/4/2	2015	6,637 SF

APN: 752-32-185 Document #: 2025-15232
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 185 Subdivision: VALLE DEL SOL Phase No: 2 MapRef: MB 24 PG 4&5 Abbreviated Description: Lot:185 Subdivision:VALLE DEL SOL Phase No:2 Map Ref:MB 24 PG 4&5

15	.2Mi.	**663 E 12TH ST** **SOMERTON, AZ 85350-2513**	06/18/2025	$343,000	$224	1526	/4/2	2025	6,051 SF

APN: 752-32-264 Document #: 2025-15032
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: VALLE DE SOL Phase No: 3 MapRef: MB 32 PG 81&82 Abbreviated Description: Lot:14 Subdivision:VALLE DE SOL Phase No: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.

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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.	**499 E 14TH ST**	**01/27/2017**	$260,896	$20,420	1,542	/3/2	2012	6,743 SF	
.01Mi.	**481 E 14TH ST**	**03/28/2013**	$272,376	$21,181	1,642	/4/2	2012	6,452 SF	
.02Mi.	**583 E 14TH ST**	**12/26/2019**	$243,641	$16,089	1,300	/3/2	2019	6,535 SF	
.03Mi.	**463 E 14TH ST**	**08/17/2020**	$227,616	$17,985	1,255	/3/2	2012	6,452 SF	
.03Mi.	**518 E 14TH ST**	**11/12/2015**	$282,368	$21,341	1,642	/4/2	2013	6,857 SF	
.03Mi.	**500 E 14TH ST**	**03/25/2015**	$231,597	$17,855	1,230	/3/2	2015	6,637 SF	
.04Mi.	**601 E 14TH ST**	**04/16/2020**	$236,737	$15,662	1,261	/4/2	2019	6,232 SF	
.04Mi.	**578 E 14TH ST**	**02/20/2020**	$229,866	$15,231	1,160	/3/2	2019	6,524 SF	
.04Mi.	**445 E 14TH ST**	**03/23/2016**	$247,018	$19,389	1,475	/3/2	2011	6,452 SF	
.04Mi.	**482 E 14TH ST**	**02/05/2015**	$275,803	$21,408	1,632	/4/2	2013	6,637 SF	
.05Mi.	**517 E 13TH PL**	**12/09/2013**	$274,811	$21,341	1,642	/4/2	2013	6,637 SF	
.05Mi.	**596 E 14TH ST**	**02/10/2020**	$224,006	$15,012	1,160	/3/2	2019	6,520 SF	
.05Mi.	**464 E 14TH ST**	**09/08/2015**	$258,347	$19,742	1,478	/3/2	2015	6,637 SF	
.05Mi.	**499 E 13TH PL**	**08/31/2015**	$234,291	$18,489	1,278	/3/2	2014	6,637 SF	
.05Mi.	**619 E 14TH ST**	**09/02/2021**	$236,737	$15,662	1,261	/4/2	2019	6,232 SF	
.05Mi.	**427 E 14TH ST**	**11/18/2013**	$224,857	$17,449	1,230	/3/2	2011	6,452 SF	

Rent vs. Own

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

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:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.39Mi.	**Encanto Learning Center** Number of Students: 403 Student-Teacher Ratio: 19.19	C+	Public	KG - 6
1.39Mi.	**Encanto Learning Center** Number of Students: 403 Student-Teacher Ratio: 19.19	C+	Public	KG - 6
1.59Mi.	**Somerton Middle School** Number of Students: 697 Student-Teacher Ratio: 22.48	C	Public	7 - 8
1.59Mi.	**Somerton Middle School** Number of Students: 697 Student-Teacher Ratio: 22.48	C	Public	7 - 8
0.46Mi.	**Tierra Del Sol Elementary School** Number of Students: 579 Student-Teacher Ratio: 18.68	C+	Public	KG - 6
0.46Mi.	**Tierra Del Sol Elementary School** Number of Students: 579 Student-Teacher Ratio: 18.68	C+	Public	KG - 6
7.32Mi.	**Yuma Online Distance Academy** Number of Students: 53 Student-Teacher Ratio: NA	B+	Public	9 - 12
7.32Mi.	**Yuma Online Distance Academy** Number of Students: 53 Student-Teacher Ratio: NA	B+	Public	9 - 12
7.49Mi.	**Kofa High School** Number of Students: 1,976 Student-Teacher Ratio: 22.51 Advanced Placement: Yes	C-	Public	9 - 12
7.49Mi.	**Kofa High School** Number of Students: 1,976 Student-Teacher Ratio: 22.51 Advanced Placement: Yes	C-	Public	9 - 12

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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

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