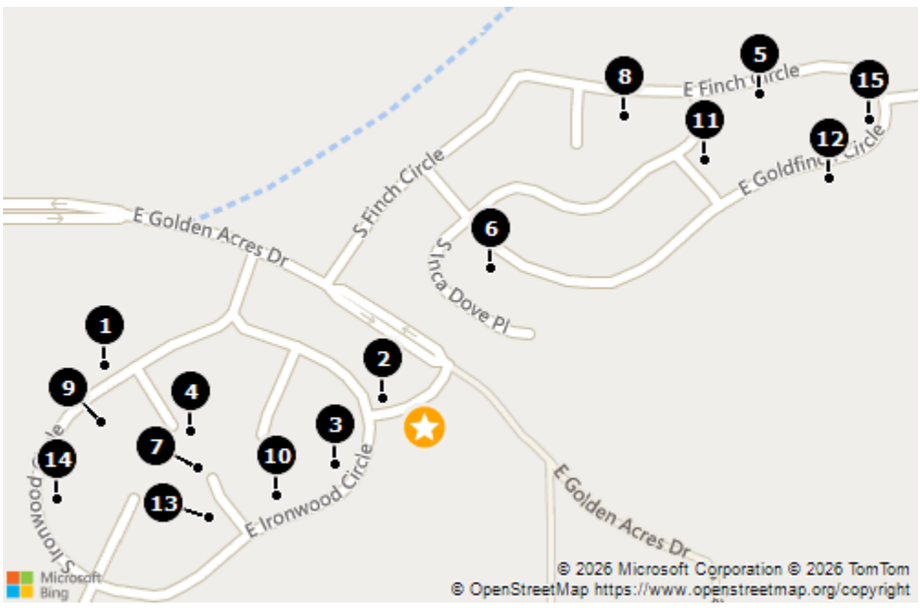
ICE SiteX Report

OrderID: 97938820

SiteX Property Information Report



Subject Property Location

5022 E MANZANITA ST, SIERRA VISTA, AZ 85650-5314

County:	**COCHISE AZ**	Census Tract:	040030020.012020
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	107-71-140	Thomas Bros Pg-Grid:	

Valuation

Value:	**$165,000**	FSD:	28	Common Confidence Score:	24
Value Range:	$118,800 - $211,200	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	6879
Assd Land Value:	$2,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$4,359	Market Improvment Value:	$43,594	Total Taxable Value:	$721
Total Assessed Value:	$6,359	Total Assessor Market Value:	$63,594	Delinquent Year:	
				Tax Account ID:	107-71-14000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK Legal Unit: 61 Map Ref: PM 107-71

Abbreviated Description: GOLDEN ACRES MOBILE HOME PARK LOT 61 AFFIXED/1987 - 1985 FLE ETWOOD SANDALWOOD 24X66 CAFL2A& BF090806364

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1584 SF	Baths:		Fireplace:	
Year Built:	1985	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/24/2025	Sales Price:	N/A
Document #:	2025-07096 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/26/2023	Sales Price:	N/A
Document #:	2023-01428 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/25/2023	Sales Price:	N/A
Document #:	2023-01346 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/24/2023		
Document Type:			
Legal Description:			

Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK Map Ref: MB 7 PG 15

Prior Transfer

Recording Date:	01/25/2023	Sales Price:	$145,000

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Document #:	2023-01345 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/12/2023		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK Map Ref: MB 7 PG 15

Prior Transfer

Recording Date:	12/10/2021	Sales Price:	$100,000
Document #:	2021-32414 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/08/2021		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES

Prior Transfer

Recording Date:	08/07/2019	Sales Price:	N/A
Document #:	2019-15064 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/29/2019		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK UNIT 2 Map Ref: MB 9 PG 22

Prior Transfer

Recording Date:	04/26/2019	Sales Price:	N/A
Document #:	2019-07881 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/26/2019		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK UNIT 2 Map Ref: MB 9 PG 22

Prior Transfer

Recording Date:	04/26/2019	Sales Price:	N/A
Document #:	2019-07870 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/26/2019		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK UNIT 2 Map Ref: MB 9 PG 22

Prior Transfer

Recording Date:	06/27/2017	Sales Price:	N/A
Document #:	2017-12618 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/22/2017		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK Map Ref: MB7 PG15

Prior Transfer

Recording Date:	06/27/2017	Sales Price:	$24,000
Document #:	2017-12617 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/21/2017		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK Map Ref: MAP7 PG15

Prior Transfer

Recording Date:	03/27/2017	Sales Price:	N/A
Document #:	2017-05967 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/20/2017		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK Map Ref: MAP7 PG15

Prior Transfer

Recording Date:	02/24/2017	Sales Price:	$54,633
Document #:	2017-03556 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/22/2017		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK Map Ref: MAP7 PG15

Prior Transfer

Recording Date:	08/27/2012	Sales Price:	N/A
Document #:	2012-18949 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/23/2012		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK Legal Unit: 2 Map Ref: MAP9 PG22

Prior Transfer

Recording Date:	12/05/2006	Sales Price:	$104,000
Document #:	061244862 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/22/2006		
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK Map Ref: MAP7 PG15

Prior Transfer

Recording Date:	05/22/1992	Sales Price:	$49,500

ICE SiteX Report

OrderID: 97938820

Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 61 Subdivision: GOLDEN ACRES MOBILE HOME PARK Legal Unit: 61 Map Ref: PM 107-71
Abbreviated Description: GOLDEN ACRES MOBILE HOME PARK LOT 61 AFFIXED/1987 - 1985 FLE ETWOOD SANDALWOOD 24X66 CAFL2A& BF090806364

Prior Transfer

Recording Date:	12/18/1985	Sales Price:	$15,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,033,314	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,440 SF	Median Year Built	1982
Price Range - 2 Yrs	$25,000 to $194,900	Age Range	36 years to 56 years
Median Value	$149,000	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**3760 S IRONWOOD CIR** **SIERRA VISTA, AZ 85650-5310**	06/22/2026	$180,000	$114	1568	//	1989	SF	
		APN: 107-71-011 Document #: 2026-12586 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 11 Subdivision: GOLDEN ACRES MOBILE HOME PARK MapRef: MB 7 PG 15 Abbreviated Description: Lot:11 Subdivision:GOLDEN ACRES MOBILE HOME PARK Map Ref:MB 7 PG 15								
2	.03Mi.	**5011 E MANZANITA ST** **SIERRA VISTA, AZ 85650-5341**	06/12/2026	$65,000	$52	1248	//	1982	SF	
		APN: 107-71-145 Document #: 2026-11973 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 66 Subdivision: GOLDEN ACRES MOBILE HOME PARK MapRef: MB 7 PG 15 Abbreviated Description: Lot:66 Subdivision:GOLDEN ACRES MOBILE HOME PARK Map Ref:MB 7 PG 15								
3	.07Mi.	**4965 E IRONWOOD CIR** **SIERRA VISTA, AZ 85650-5344**	06/10/2026	$149,000	$133	1120	//	1981	SF	
		APN: 107-71-125 Document #: 2026-11781 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 13 8 Subdivision: GOLDEN ACRES MOBILE HOME PARK MapRef: MB 7 PG 15 Abbreviated Description: Lot:13 8 Subdivision:GOLDEN ACRES MOBILE HOME PARK Map Ref:MB 7 PG 15								
4	.16Mi.	**3781 E HOLLY PL** **SIERRA VISTA, AZ 85650-5301**	06/05/2026	$145,000	$99	1456	//	1984	SF	
		APN: 107-71-027 Document #: 2026-11553 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 88 Subdivision: GOLDEN ACRES MOBILE HOME PARK MapRef: MB 7 PG 15 Abbreviated Description: Lot:88 Subdivision:GOLDEN ACRES MOBILE HOME PARK Map Ref:MB 7 PG 15								
5	.32Mi.	**5236 E FINCH CIR** **SIERRA VISTA, AZ 85650-5322**	04/15/2026	$128,000	$111	1152	//	1983	SF	
		APN: 107-77-168 Document #: 2026-07505 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 109 Subdivision: GOLDEN ACRES MOBILE HOME PARK UNIT 2 MapRef: MB 9 PG 22 Abbreviated Description: Lot:109 Subdivision:GOLDEN ACRES MOBILE HOME PARK UNIT 2 Map Ref:MB 9 PG 22								
6	.12Mi.	**5016 E GOLDFINCH CIR** **SIERRA VISTA, AZ 85650-5353**	01/30/2026	$68,214	$46	1456	//	1983	SF	
		APN: 107-77-058 Document #: 2026-01820 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 47&46 Subdivision: GOLDEN ACRES MOBILE HOME PARK Legal Unit: 2 MapRef: MB 9 PG 22 Abbreviated Description: Lot:47&46 Subdivision:GOLDEN ACRES MOBILE HOME PARK Legal Unit:2 Map Ref:MB 9 PG 22Abbreviated Description:LOT: PORTION OF LOT 46								
7	.16Mi.	**4906 S TUMBLEWEED PL** **SIERRA VISTA, AZ 85650-5316**	12/30/2025	$131,900	$87	1512	//	1972	SF	
		APN: 107-71-090 Document #: 2025-24413 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 127 Subdivision: GOLDEN ACRES MOBILE HOME PARK MapRef: MB 7 PG 15 Abbreviated Description: Lot:127 Subdivision:GOLDEN ACRES MOBILE HOME PARK Map Ref:MB 7 PG 15								
8	.26Mi.	**5126 E FINCH CIR** **SIERRA VISTA, AZ 85650-5303**	11/26/2025	$194,900	$135	1440	//	1982	SF	
		APN: 107-77-118 Document #: 2025-21715 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 141&140 Subdivision: GOLDEN ACRES MOBILE HOME PARK UNIT 2 MapRef: MB 9 PG 22 Abbreviated Description: Lot:141&140 Subdivision:GOLDEN ACRES MOBILE HOME PARK UNIT 2 Map Ref:MB 9 PG 22Abbreviated Description:LOT : PORTION OF LOT 140								
9	.22Mi.	**3807 S IRONWOOD CIR** **SIERRA VISTA, AZ 85650-5326**	11/24/2025	$149,900	$133	1120	//	1987	SF	
		APN: 107-71-019 Document #: 2025-21436 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 96 Subdivision: GOLDEN ACRES MOBILE HOME PARK MapRef: MB 7 PG 15 Abbreviated Description: Lot:96 Subdivision:GOLDEN ACRES MOBILE HOME PARK Map Ref:MB 7 PG 15								
10	.11Mi.	**4937 E IRONWOOD CIR** **SIERRA VISTA, AZ 85650-5344**	11/24/2025	$95,000	$76	1248	//	1970	SF	
		APN: 107-71-130 Document #: 2025-21491 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 133&134 Subdivision: GOLDEN ACRES MOBILE HOME PARK MapRef: MB 7 PG 15 Abbreviated Description: Subdivision:GOLDEN ACRES MOBILE HOME PARK Map Ref:MB 7 PG 15Abbreviated Description:LOT : PORTION OF LOT 133&134								
11	.27Mi.	**3665 S INCA DOVE PL**	08/29/2025	$164,000	$131	1248	//	1977	SF	

ICE SiteX Report

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SIERRA VISTA, AZ 85650-5346
APN: 107-77-173 Document #: 2025-15671
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 114 Subdivision: GOLDEN ACRES MOBILE HOME PARK UNIT 2 MapRef: MB 9 PG 22 Abbreviated Description: Lot:114 Subdivision:GOLDEN ACRES MOBILE HOME PARK UNIT 2 Map Ref:MB 9 PG 22

12	.33Mi.	**5286 E GOLDFINCH CIR**	07/14/2025	$25,000	$31	784	//	1983	SF

SIERRA VISTA, AZ 85650-5342
APN: 107-77-147 Document #: 2025-12488
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 24 Subdivision: GOLDEN ACRES MOBILE HOME PARK UNIT 2 MapRef: MB 9 PG 22 Abbreviated Description: Lot:24 Subdivision:GOLDEN ACRES MOBILE HOME PARK UNIT 2 Map Ref:MB 9 PG 22

13	.16Mi.	**4912 S TUMBLEWEED PL**	07/10/2025	$180,000	$125	1440	//	1979	SF

SIERRA VISTA, AZ 85650-5316
APN: 107-71-093 Document #: 2025-12153
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 124 Subdivision: GOLDEN ACRES MOBILE HOME PARK MapRef: MB 7 PG 15 Abbreviated Description: Lot:124 Subdivision:GOLDEN ACRES MOBILE HOME PARK Map Ref:MB 7 PG 15

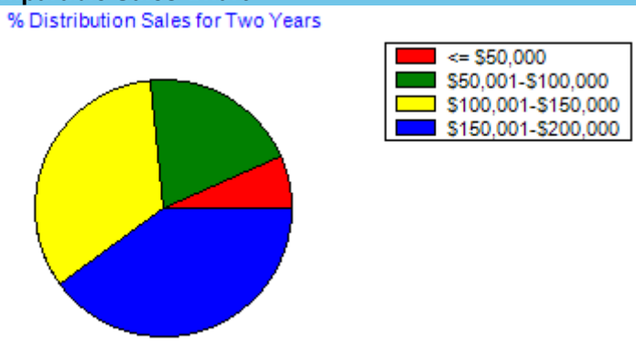
14	.26Mi.	**3843 S IRONWOOD CIR**	06/05/2025	$179,900	$123	1456	//	1990	SF

SIERRA VISTA, AZ 85650-5326
APN: 107-71-115 Document #: 2025-09985
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 102&103 Subdivision: GOLDEN ACRES MOBILE HOME PARK MapRef: MB 7 PG 15 Abbreviated Description: Subdivision:GOLDEN ACRES MOBILE HOME PARK Map Ref:MB 7 PG 15Abbreviated Description:PORTION OF LOTS 102&103

15	.37Mi.	**5329 E GOLDFINCH CIR**	05/27/2025	$177,500	$119	1488	//	1979	SF

SIERRA VISTA, AZ 85650-5307
APN: 107-77-162 Document #: 2025-09274
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 103 Subdivision: GOLDEN ACRES MOBILE HOME PARK UNIT 2 MapRef: MB 9 PG 22 Abbreviated Description: Lot:103 Subdivision:GOLDEN ACRES MOBILE HOME PARK UNIT 2 Map Ref:MB 9 PG 22

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.	**5022 E MANZANITA ST**	**05/22/1992**	$63,594	$6,359	1,584		1985		
.01Mi.	**5018 E MANZANITA ST**	**05/26/2006**	$23,913	$2,391					
.01Mi.	**5026 E MANZANITA ST**	**01/06/1998**	$40,149	$4,015	1,536		1979		
.02Mi.	**5012 E MANZANITA ST**	**05/10/2004**	$43,326	$4,333	1,152		1984		
.02Mi.	**5030 E MANZANITA ST**	**09/28/2023**	$46,445	$4,645	1,296		1970		
.03Mi.	**5008 E IRONWOOD CIR**		$38,555	$3,856	720		1972		
.03Mi.	**5019 E MANZANITA ST**	**08/01/2011**	$83,093	$8,309	1,680		2001		
.03Mi.	**5011 E MANZANITA ST**	**02/05/1998**	$38,073	$3,807	1,248		1982		
.04Mi.	**5006 E IRONWOOD CIR**	**07/17/2014**	$37,605	$3,761	784		1983		
.05Mi.	**5016 E IRONWOOD CIR**	**10/17/2017**	$53,560	$5,356	720		1973		
.05Mi.	**5002 E IRONWOOD CIR**	**03/28/2003**	$50,513	$5,051	1,152		1983		
.05Mi.	**5009 E IRONWOOD CIR**								
.06Mi.	**5013 E IRONWOOD CIR**	**08/30/2002**	$25,655	$2,566	720		1965		
.06Mi.	**5020 E IRONWOOD CIR**	**05/19/1989**	$40,698	$4,070	1,056		1973		
.06Mi.	**5005 E IRONWOOD CIR**		$41,542	$4,154			2017		
.06Mi.	**5015 E IRONWOOD CIR**	**08/27/2004**	$28,042	$2,804	1,120		1980		

Rent vs. Own

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

ICE SiteX Report

OrderID: 97938820

Demographics & Income

Median Age:	49.6 years old	Households:	6,357
Median Household Income:	$84,586	Households w/Family:	62%
Household Income Per Capita:	$43,369	Households w/Family Married:	51%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Sierra Vista Unified District	Students:	4,043
Number of Schools:	11	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.47Mi.	**Village Meadows Elementary School** Number of Students: 338 Student-Teacher Ratio: 18.78	C+	Public	KG - 6
4.88Mi.	**Buena High School** Number of Students: 1,715 Student-Teacher Ratio: 21.88 Advanced Placement: Yes	B-	Public	9 - 12
3.81Mi.	**Joyce Clark Middle School** Number of Students: 462 Student-Teacher Ratio: 18.48	D	Public	7 - 8

Flood Report

The Subject Property of **5022 E MANZANITA ST, SIERRA VISTA, AZ 85650-5314** 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	94%	SIMILAR
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	31%	SIGNIFICANTLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	45%	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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