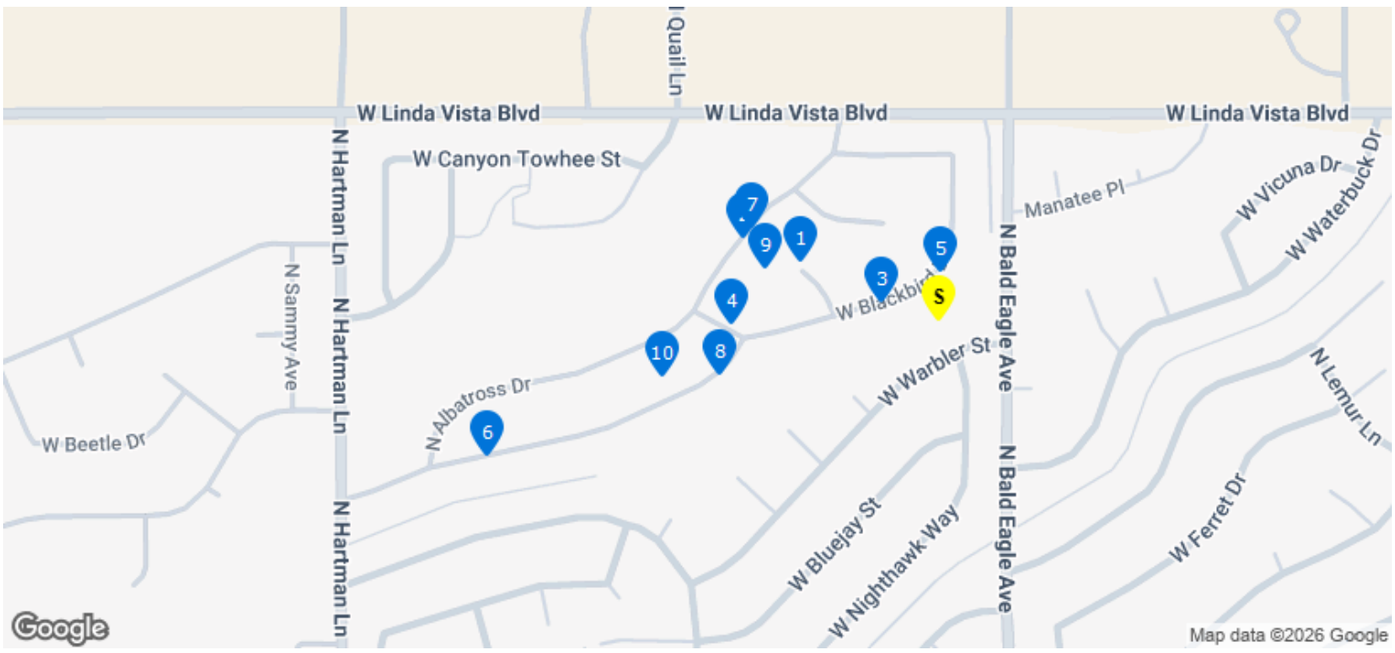
# ICE SiteX Report

**OrderID: 98768714**

## SiteX Property Information Report




## Subject Property Location

### 5059 W BLACKBIRD DR, TUCSON, AZ 85742-5112

| | | | |
|---|---|---|---|
| County: | **PIMA AZ** | Census Tract: | 0046.45 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 221-09-4250 | Thomas Bros Pg-Grid: | 1591-C3 |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$321,000** | FSD: | 7 | Common Confidence Score: | 81 |
| Value Range: | $298,530 - $343,470 | ICE Confidence Score: | 93 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | | Market Land Value: | | Tax Year: | 2026 |
| Assd Improvement: | | Market Improvment Value: | | Total Taxable Value: | $2,768 |
| Total Assessed Value: | $24,487 | Total Assessor Market Value: | $244,866 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 425 District: TORTOLITA FO Subdivision: COUNTRYSIDE VISTA Map Ref: PLAT: 26 Sec/Twnship/Range: SEC 24 TWN 12S RNG 12E

| | |
|---|---|
| Abbreviated Description: | COUNTRYSIDE VISTA LOT 425 |
| City/Muni/Twp: | COUNTRYSIDE |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,081 SF | Bedrooms: | | Pool: | |
| Building Area: | 1724 SF | Baths: | 3 | Fireplace: | |
| Year Built: | 1986 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 7 | Ext Walls: | Wood |
| Number of Units: | | Garage Type: | Garage | Heating: | Forced air unit |
| Number of Stories: | 2 | Number of Cars: | 2 | A/C: | Refrigeration |
| Style: | | Basement: | | Roof Cover: | Tile |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/27/2026 | Sales Price: | N/A |
| Document #: | 20260860850 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/19/2024 | Loan Amount: | N/A |
| Document #: | 20241710045 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 05/31/2024 | | |
| TD Due Date: | 05/01/2053 | Type Finance: | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: 0
City/Muni/Twp: TUCSON

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/13/2023 | Loan Amount: | N/A |
| Document #: | 20231030323 BK-PG - | Loan Type: | Stand Alone Second |
| Contract Date: | 04/12/2023 | | |
| TD Due Date: | 05/01/2033 | Type Finance: | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: 0

# ICE SiteX Report

**OrderID: 98768714**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/13/2023 | Loan Amount: | N/A |
| Document #: | 20231030322 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 04/03/2023 | | |
| TD Due Date: | 05/01/2053 | Type Finance: | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MB 38 PG 26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/13/2023 | Sales Price: | $335,000 |
| Document #: | 20231030321 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 04/03/2023 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MB 38 PG 26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/25/2022 | Sales Price: | $143,467 |
| Document #: | 20222370296 BK-PG 20160-0001 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/08/2022 | Sales Price: | $344,800 |
| Document #: | 20222200648 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 08/04/2022 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MB 38 PG 26

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/29/2016 | Loan Amount: | N/A |
| Document #: | 20160600953 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 02/17/2016 | | |
| TD Due Date: | 03/01/2046 | Type Finance: | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/29/2016 | Sales Price: | $149,000 |
| Document #: | 20160600952 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 02/17/2016 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/21/2011 | Sales Price: | N/A |
| Document #: | 20110800273 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 03/21/2011 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/31/2009 | Sales Price: | N/A |
| Document #: | 20091680234 BK-PG 13633-0946 | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 08/31/2009 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MB38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/12/2005 | Sales Price: | N/A |
| Document #: | 20051560048 BK-PG 12615-0189 | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 08/11/2005 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/08/2005 | Sales Price: | $115,200 |
| Document #: | 20051310582 BK-PG 12118-7023 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/07/2005 | Sales Price: | N/A |
| Document #: | 20051090984 BK-PG 12568-4003 | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 06/06/2005 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/07/2005 | Sales Price: | N/A |
| Document #: | 20051090983 BK-PG 12568-4000 | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 06/06/2005 | | |

# ICE SiteX Report

**OrderID: 98768714**

Document Type: Deed
**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/27/2005 | Loan Amount: | N/A |
| Document #: | 20051031843 BK-PG 12562-12296 | Loan Type: | Conventional |
| Contract Date: | 05/25/2005 | | |
| TD Due Date: | 06/01/2035 | Type Finance: | ADJ |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: 0

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/27/2005 | Sales Price: | N/A |
| Document #: | 20051031842 BK-PG 12562-12294 | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 05/25/2005 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/27/2005 | Sales Price: | $187,000 |
| Document #: | 20051031841 BK-PG 12562-12292 | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 05/24/2005 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/27/2005 | Sales Price: | $33,150 |
| Document #: | 20051031840 BK-PG 12300-0228 | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/12/2004 | Loan Amount: | N/A |
| Document #: | 20040920098 BK-PG 12300-0228 | Loan Type: | Unknown Loan Type |
| Contract Date: | 05/11/2004 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/20/2003 | Loan Amount: | N/A |
| Document #: | 20031611274 BK-PG 12118-7023 | Loan Type: | Unknown Loan Type |
| Contract Date: | 08/15/2003 | | |
| TD Due Date: | 09/01/2033 | Type Finance: | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: 0

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/27/2001 | Loan Amount: | N/A |
| Document #: | 20011450597 BK-PG - | Loan Type: | |
| Contract Date: | 07/24/2001 | | |
| TD Due Date: | 08/01/2031 | Type Finance: | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/27/2001 | Sales Price: | N/A |
| Document #: | 20011450596 BK-PG 11600-2078 | Type of Sale: | Lender Sold |
| Contract Date: | 07/24/2001 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/04/2001 | Sales Price: | N/A |
| Document #: | 20011070250 BK-PG 11562-0807 | Type of Sale: | Lender-to-Lender Transfer |
| Contract Date: | 05/21/2001 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/08/2001 | Sales Price: | $111,437 |
| Document #: | 20010890486 BK-PG 11544-2070 | Type of Sale: | Lender Owned |
| Contract Date: | 05/02/2001 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26
City/Muni/Twp: TUCSON

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/01/1999 | Loan Amount: | N/A |
| Document #: | 19991690367 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 08/30/1999 | | |
| TD Due Date: | 09/01/2029 | Type Finance: | |

# ICE SiteX Report

**OrderID: 98768714**

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/01/1999 | Sales Price: | $102,280 |
| Document #: | 19991690366 BK-PG 11123-0869 | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 08/30/1999 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/30/1998 | Sales Price: | N/A |
| Document #: | 19982090858 BK-PG 10932-2269 | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 11/03/1998 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/30/1994 | Sales Price: | N/A |
| Document #: | 94168524 BK-PG 9867-2115 | Type of Sale: | Non Residential Transfer |
| Contract Date: | 08/23/1994 | | |
| Document Type: | Deed | | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/30/1994 | Loan Amount: | N/A |
| Document #: | BK-PG - | Loan Type: | Seller take-back |
| Contract Date: | 08/23/1994 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Subdivision: COUNTRYSIDE VISTA Map Ref: MAP38 PG26

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,082,000 | Median # of Bedrooms | |
| Median Lot Size | 5,285 SF | Median # of Baths | 3 |
| Median Living Area | 1,723 SF | Median Year Built | 1986 |
| Price Range - 2 Yrs | $280,000 to $349,000 | Age Range | 39 years to 40 years |
| Median Value | $312,000 | Median Age | 40 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .13Mi. | **5072 W BLUEJAY ST**<br>**TUCSON, AZ 85742-9482** | 05/22/2026 | $335,000 | $199 | 1683 | 7//2 | 1988 | 6,321 SF | |
| | | APN: 221-09-1370 Document #: 20261420407<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 137 Subdivision: COUNTRYSIDE VISTA MapRef: MB 37 PG 99 Abbreviated Description: Lot:137 Subdivision:COUNTRYSIDE VISTA Map Ref:MB 37 PG 99 | | | | | | | | |
| 2 | .15Mi. | **9419 N WARBLER PL**<br>**TUCSON, AZ 85742-9312** | 06/30/2026 | $330,000 | $255 | 1294 | 6//2 | 1992 | 5,576 SF | |
| | | APN: 221-09-1980 Document #: 20261810301<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 198 Subdivision: COUNTRYSIDE VISTA MapRef: MB 37 PG 99 Abbreviated Description: Lot:198 Subdivision:COUNTRYSIDE VISTA Map Ref:MB 37 PG 99 | | | | | | | | |
| 3 | .15Mi. | **9500 N ALBATROSS DR**<br>**TUCSON, AZ 85742-5120** | 06/08/2026 | $310,000 | $180 | 1724 | 7//3 | 1986 | 5,278 SF | |
| | | APN: 221-09-4850 Document #: 20261590283<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 485 Subdivision: COUNTRYSIDE VISTA MapRef: MB 38 PG 26 Abbreviated Description: Lot:485 Subdivision:COUNTRYSIDE VISTA Map Ref:MB 38 PG 26 | | | | | | | | |
| 4 | .15Mi. | **9543 N ALBATROSS DR**<br>**TUCSON, AZ 85742-5119** | 04/17/2026 | $282,000 | $214 | 1317 | 6//2 | 1986 | 5,291 SF | |
| | | APN: 221-09-5200 Document #: 20261070733<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 520 Subdivision: COUNTRYSIDE VISTA MapRef: MB 38 PG 26 Abbreviated Description: Lot:520 Subdivision:COUNTRYSIDE VISTA Map Ref:MB 38 PG 26 | | | | | | | | |
| 5 | .16Mi. | **9537 N ALBATROSS DR**<br>**TUCSON, AZ 85742-5119** | 09/03/2026 | $314,000 | $182 | 1724 | 7//3 | 1986 | 5,174 SF | |
| | | APN: 221-09-5210 Document #: 20262460260<br>Document Type: Special Warranty Deed Price Code: A<br>Land Use: Single Family Residential<br>Legal: Lot: 521 Subdivision: COUNTRYSIDE VISTA MapRef: MB F PG 93 Abbreviated Description: Lot:521 Subdivision:COUNTRYSIDE VISTA Map Ref:MB F PG 93 | | | | | | | | |
| 6 | .19Mi. | **4980 W SPOONBILL DR**<br>**TUCSON, AZ 85742-9548** | 06/25/2026 | $302,000 | $207 | 1459 | 8//2 | 1983 | 8,040 SF | P |
| | | APN: 221-08-2990 Document #: 20261760348<br>Document Type: Warranty Deed Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 286 MapRef: MB 32 PG 83 Abbreviated Description: Lot:286 Map Ref:MB 32 PG 83 | | | | | | | | |
| 7 | .22Mi. | **9344 N EAGLESTONE LOOP**<br>**TUCSON, AZ 85742-9305** | 10/02/2026 | $499,000 | $215 | 2326 | 9//4 | 1993 | 12,637 SF | P |
| | | APN: 221-09-2210 Document #: 20262750406<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98768714**

Legal: Lot: 221 Subdivision: COUNTRYSIDE VISTA MapRef: MB 37 PG 99 Abbreviated Description: Lot:221 Subdivision:COUNTRYSIDE VISTA Map Ref:MB 37 PG 99

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | .25Mi. | **4840 W WATERBUCK DR**<br>**TUCSON, AZ 85742-9628** | 10/13/2026 | $335,000 | $235 | 1427 | 6//2 | 1983 | 9,896 SF | |

APN: 221-08-2680 Document #: 20262860498
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 255 Subdivision: COUNTRYSIDE MapRef: MB 32 PG 83 Abbreviated Description: Lot:255 Subdivision:COUNTRYSIDE Map Ref:MB 32 PG 83

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 9 | .25Mi. | **9288 N THRUSH CT**<br>**TUCSON, AZ 85742-9463** | 06/02/2026 | $435,000 | $182 | 2392 | 9//3 | 1985 | 5,528 SF | P |

APN: 221-09-0280 Document #: 20261530602
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: COUNTRYSIDE VISTA MapRef: MB 37 PG 99 Abbreviated Description: Lot:26 Subdivision:COUNTRYSIDE VISTA Map Ref:MB 37 PG 99

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | .26Mi. | **9620 N QUAIL LN**<br>**TUCSON, AZ 85742-8250** | 06/02/2026 | $865,000 | $279 | 3105 | 8//2 | 1978 | 255,262 SF | P |

APN: 216-30-019E Document #: 20261530575
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S2W2SE4SW4 S13T12SR12E GSRBM Abbreviated Description: Sec/Twnship/Range:S2W2SE4SW4 S13T12SR12E GSRBM

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 11 | .27Mi. | **5242 W CANYON TOWHEE ST**<br>**TUCSON, AZ 85742-8416** | 08/10/2026 | $267,500 | $261 | 1024 | 5//2 | 2003 | 5,593 SF | |

APN: 221-10-0780 Document #: 20262220301
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 74 Subdivision: COUNTRYSIDE RIDGE MapRef: MB 55 PG 68 Abbreviated Description: Lot:74 Subdivision:COUNTRYSIDE RIDGE Map Ref:MB 55 PG 68

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | .27Mi. | **5253 W CANYON TOWHEE ST**<br>**TUCSON, AZ 85742-8413** | 03/27/2026 | $350,000 | $211 | 1660 | 7//2 | 2002 | 5,373 SF | |

APN: 221-10-0310 Document #: 20260860530
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: COUNTRYSIDE RIDGE MapRef: MB 175 PG 590 Abbreviated Description: Lot:27 Subdivision:COUNTRYSIDE RIDGE Map Ref:MB 175 PG 590

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 13 | .27Mi. | **5232 W EAGLESTONE LOOP**<br>**TUCSON, AZ 85742-9486** | 03/12/2026 | $265,000 | $134 | 1981 | 7//3 | 1986 | 6,219 SF | |

APN: 221-09-3850 Document #: 20260710402
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 385 Subdivision: COUNTRYSIDE VISTA MapRef: MB 175 PG 590 Abbreviated Description: Lot:385 Subdivision:COUNTRYSIDE VISTA Map Ref:MB 175 PG 590

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | .3Mi. | **5241 W EAGLESTONE LOOP**<br>**TUCSON, AZ 85742-9485** | 04/13/2026 | $320,000 | $248 | 1291 | 5//2 | 1986 | 6,509 SF | |

APN: 221-09-3510 Document #: 20261030623
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 351 Subdivision: COUNTRYSIDE VISTA MapRef: MB 37 PG 99 Abbreviated Description: Lot:351 Subdivision:COUNTRYSIDE VISTA Map Ref:MB 37 PG 99

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 15 | .3Mi. | **4802 W FERRET DR**<br>**TUCSON, AZ 85742-9640** | 03/20/2026 | $380,000 | $250 | 1517 | 8//2 | 1983 | 9,587 SF | |

APN: 221-08-3490 Document #: 20260790522
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 336 Subdivision: COUNTRYSIDE MapRef: MB 32 PG 83 Abbreviated Description: Lot:336 Subdivision:COUNTRYSIDE Map Ref:MB 32 PG 83

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 16 | .31Mi. | **4801 W WATERBUCK DR**<br>**TUCSON, AZ 85742-9628** | 07/01/2026 | $360,000 | $237 | 1517 | 8//2 | 1983 | 8,326 SF | |

APN: 221-08-2780 Document #: 20261820282
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 265 Subdivision: COUNTRYSIDE SUBDIVISION MapRef: MB 32 PG 83 Abbreviated Description: Lot:265 Subdivision:COUNTRYSIDE SUBDIVISION Map Ref:MB 32 PG 83

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 17 | .34Mi. | **5115 W SUMTER DR**<br>**TUCSON, AZ 85742-8247** | 04/06/2026 | $575,000 | $241 | 2382 | 9//3 | 2007 | 143,748 SF | |

APN: 216-30-019C Document #: 20260960276
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: B MapRef: MB 41 PG 21 Sec/Twnship/Range: NW4SE4SW4 S13T12SR12E GSRBM Abbreviated Description: Lot:B Map Ref:MB 41 PG 21Sec/Twnship/Range:NW4SE4SW4 S13T12SR12E GSRBM

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 18 | .35Mi. | **4941 W CONDOR DR**<br>**TUCSON, AZ 85742-9631** | 06/23/2026 | $280,000 | $181 | 1544 | 6//2 | 1987 | 8,354 SF | P |

APN: 221-08-4590 Document #: 20261740300
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 446 Subdivision: COUNTRYSIDE SUBDIVISION MapRef: MB 32 PG 83 Abbreviated Description: Lot:446 Subdivision:COUNTRYSIDE SUBDIVISION Map Ref:MB 32 PG 83

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 19 | .35Mi. | **5312 W WOOD OWL DR**<br>**TUCSON, AZ 85742-5132** | 06/12/2026 | $294,000 | $171 | 1722 | 7//3 | 1987 | 5,392 SF | |

APN: 221-09-6020 Document #: 20261630332
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 602 Subdivision: COUNTRYSIDE VISTA MapRef: MB 38 PG 26 Abbreviated Description: Lot:602 Subdivision:COUNTRYSIDE VISTA Map Ref:MB 38 PG 26City/Muni/Twp:PIMA City/Muni/Twp: PIMA

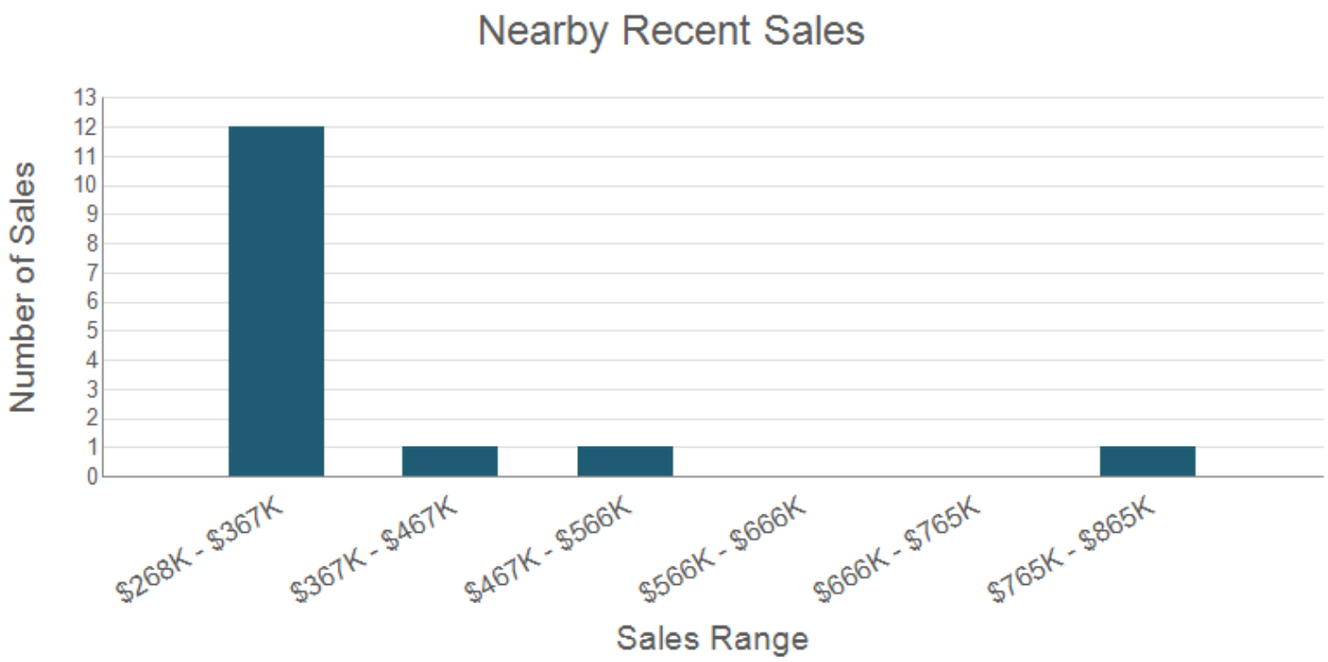
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 20 | .38Mi. | **5191 W NIGHTHAWK WAY**<br>**TUCSON, AZ 85742-9306** | 06/18/2026 | $294,229 | $194 | 1513 | 6//1 | 1986 | 7,023 SF | |

APN: 221-09-2260 Document #: 20261690368
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 226 Subdivision: COUNTRYSIDE VISTA MapRef: MB 37 PG 99 Abbreviated Description: Lot:226 Subdivision:COUNTRYSIDE VISTA Map Ref:MB 37 PG 99

# ICE SiteX Report

**OrderID: 98768714**

## 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. | **5059 W BLACKBIRD DR** | **04/13/2023** | $244,866 | $24,487 | 1,724 | 7//3 | 1986 | 5,081 SF | |
| .01Mi. | **5057 W BLACKBIRD DR** | **07/26/1996** | $237,037 | $23,704 | 1,317 | 6//2 | 1986 | 5,538 SF | |
| .01Mi. | **5061 W BLACKBIRD DR** | **12/30/2020** | $267,814 | $26,781 | 1,930 | 8//3 | 1986 | 5,257 SF | |
| .02Mi. | **5067 W BLACKBIRD DR** | **05/29/2015** | $237,008 | $23,701 | 1,317 | 6//3 | 1986 | 4,751 SF | |
| .02Mi. | **5055 W BLACKBIRD DR** | **08/23/1994** | $244,876 | $24,488 | 1,724 | 7//3 | 1986 | 6,074 SF | |
| .03Mi. | **5060 W BLACKBIRD DR** | **11/17/2017** | $237,027 | $23,703 | 1,317 | 6//2 | 1986 | 5,682 SF | |
| .03Mi. | **5024 W WARBLER ST** | **08/29/2007** | $275,625 | $27,563 | 1,998 | 9//3 | 1988 | 4,919 SF | |
| .03Mi. | **5056 W BLACKBIRD DR** | **04/17/2023** | $244,876 | $24,488 | 1,724 | 7//3 | 1986 | 5,867 SF | |
| .03Mi. | **5073 W BLACKBIRD DR** | **08/28/1998** | $267,797 | $26,780 | 1,930 | 8//3 | 1986 | 4,694 SF | |
| .03Mi. | **5066 W BLACKBIRD DR** | **01/15/2020** | $250,074 | $25,007 | 1,724 | 7//3 | 1986 | 5,572 SF | |
| .03Mi. | **5032 W WARBLER ST** | **09/29/2000** | $301,938 | $30,194 | 1,963 | 8//3 | 1988 | 6,819 SF | P |
| .03Mi. | **5053 W BLACKBIRD DR** | **03/14/2005** | $293,332 | $29,333 | 1,930 | 8//3 | 1986 | 6,272 SF | P |
| .03Mi. | **5016 W WARBLER ST** | **12/30/1991** | $266,135 | $26,614 | 1,794 | 7//2 | 1988 | 6,582 SF | |
| .04Mi. | **5040 W WARBLER ST** | **10/22/2024** | $310,225 | $31,023 | 1,732 | 6//2 | 1993 | 6,260 SF | P |
| .04Mi. | **5052 W BLACKBIRD DR** | **02/13/2025** | $263,107 | $26,311 | 1,930 | 8//3 | 1986 | 5,921 SF | |
| .04Mi. | **5072 W BLACKBIRD DR** | **09/30/2020** | $237,013 | $23,701 | 1,317 | 6//3 | 1986 | 4,879 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 20% | Households Occupied by Owners: | 76% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 41.2 years old | Households: | 11,953 |
| Median Household Income: | $98,599 | Households w/Family: | 68% |
| Household Income Per Capita: | $48,144 | Households w/Family Married: | 52% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 27% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Marana Unified District | Students: | 12,845 |
| Number of Schools: | 20 | Rating: | B+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 9.45Mi. | **Marana Distance Learning** | C+ | Public | KG - 12 |
| Number of Students: 42 | | | | |
| Student-Teacher Ratio: NA | | | | |
| 9.38Mi. | **A. C. E.** | F | Public | 7 - 12 |
| Number of Students: NA | | | | |
| Student-Teacher Ratio: 0 | | | | |

# ICE SiteX Report

**OrderID: 98768714**

| | | | | |
|---|---|---|---|---|
| 0.40Mi. **DeGrazia Elementary School**<br>Number of Students: 396<br>Student-Teacher Ratio: 12.77 | B | Public | EE - 6 |
| 1.43Mi. **Mountain View High School**<br>Number of Students: 1,827<br>Student-Teacher Ratio: 19.86<br>Advanced Placement: Yes | B+ | Public | 9 - 12 |
| 1.48Mi. **Tortolita Middle School**<br>Number of Students: 512<br>Student-Teacher Ratio: 15.75 | C+ | Public | 7 - 8 |

## Flood Report

The Subject Property of **5059 W BLACKBIRD DR, TUCSON, AZ 85742-5112** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

**AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.**
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** | 79% | LOWER |
| **BURGLARY** | 53% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 75% | NOTABLY LOWER |
| **FORCIBLE ROBBERY** | 95% | SIMILAR |
| **AGGRAVATED ASSAULT** | 39% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 82% | LOWER |
| **MURDER** | 80% | LOWER |
| **OVERALL** | 62% | NOTABLY LOWER |

## Disaster Alerts

No alerts noted

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