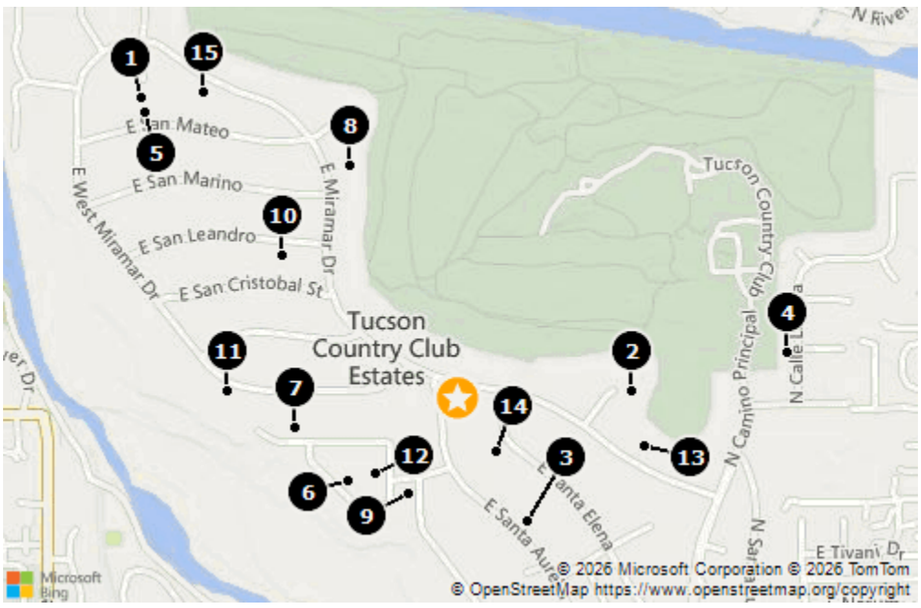
ICE SiteX Report

OrderID: 97835048

SiteX Property Information Report



Subject Property Location

6330 E MIRAMAR DR, TUCSON, AZ 85715-3115

County:	**PIMA AZ**	Census Tract:	040190040.301005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	114-40-0920	Thomas Bros Pg-Grid:	1674-6A

Valuation

Value:	**$1,186,000**	FSD:	17	Common Confidence Score:	42
Value Range:	$984,380 - $1,387,620	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$8,689
Total Assessed Value:	$98,229	Total Assessor Market Value:	$982,287	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Block: 6 District: FAR EAST Subdivision: COUNTRY CLUB ESTATES Map Ref: PLAT: 75 Sec/Twnship/Range: SEC 31 TWN 13S RNG 15E

Abbreviated Description:	COUNTRY CLUB ESTATES LOT 17 BLK 6
City/Muni/Twp:	COUNTRY CLUB

Property Characteristics

Lot Size:	33,667 SF	Bedrooms:		Pool:	Yes
Building Area:	3065 SF	Baths:	3	Fireplace:	
Year Built:	1964	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Wood
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/12/2026	Sales Price:	$522,000
Document #:	20260710144 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/23/2025	Sales Price:	N/A
Document #:	20251430620 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/17/2024	Sales Price:	$22,000
Document #:	20241990048 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/05/2021	Sales Price:	$522,000
Document #:	20210050785 BK-PG 20161-0001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	07/11/2016	Sales Price:	$294,100
Document #:	20161930492 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/20/2016	Sales Price:	$580,000
Document #:	20161720668 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/18/2016		
Document Type:			

Legal Description:
Lot: 17 Block: 6 Subdivision: COUNTRY CLUB ESTATES Map Ref: MAP8 PG75

Prior Transfer

Recording Date:	06/20/2016	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Block: 6 District: FAR EAST Subdivision: COUNTRY CLUB ESTATES Map Ref: PLAT: 75 Sec/Twnship/Range: SEC 31 TWN 13S RNG 15E
Abbreviated Description: COUNTRY CLUB ESTATES LOT 17 BLK 6
City/Muni/Twp: COUNTRY CLUB

Prior Transfer

Recording Date:	12/30/2011	Sales Price:	$300,000
Document #:	20113640091 BK-PG 13500-0606	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/14/2011	Loan Amount:	N/A
Document #:	20113480730 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:
Lot: 17 Block: 6 Subdivision: COUNTRY CLUB ESTATES

Prior Transfer

Recording Date:	03/04/2009	Sales Price:	$300,000
Document #:	20090420182 BK-PG 13060-6686	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2009	Sales Price:	N/A
Document #:	20090350192 BK-PG 13500-0603	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/17/2009		
Document Type:			

Legal Description:
Lot: 17 Block: 6 Subdivision: COUNTRY CLUB ESTATES Map Ref: MAP8 PG75

Prior Transfer

Recording Date:	06/11/2007	Sales Price:	$417,000
Document #:	20071120235 BK-PG 12822-0063	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/22/2007	Loan Amount:	N/A
Document #:	20070991571 BK-PG 13060-6686	Loan Type:	Unknown
TD Due Date:	06/01/2037	Type Finance:	

Legal Description:
Lot: 17 Block: 6 Subdivision: COUNTRY CLUB ESTATES

Prior Transfer

Recording Date:	06/27/2006	Sales Price:	$400,000
Document #:	20061230451 BK-PG 12799-3069	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/09/2006	Sales Price:	$729,000
Document #:	20061110016 BK-PG 12822-0058	Type of Sale:	Verified Sale Price
Contract Date:	06/01/2006		
Document Type:			

Legal Description:
Lot: 17 Block: 6 Subdivision: COUNTRY CLUB ESTATES Map Ref: MAP8 PG75

Prior Transfer

Recording Date:	05/31/2006	Sales Price:	$50,000
Document #:	20061040637 BK-PG 12299-0213	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/08/2006	Loan Amount:	N/A
Document #:	20060880708 BK-PG 12799-3069	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/14/2031	Type Finance:	VAR

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Legal Description:
Lot: 17 Block: 6 Subdivision: COUNTRY CLUB ESTATES

Mortgage Record

Recording Date:	05/11/2004	Loan Amount:	N/A
Document #:	20040910046 BK-PG 12299-0213	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/16/2029	Type Finance:	VAR

Legal Description:
Lot: 17 Block: 6 Subdivision: COUNTRY CLUB ESTATES

Area Sales Analysis

Total Area Sales	$22,868,241	Median # of Bedrooms	
Median Lot Size	26,909 SF	Median # of Baths	3
Median Living Area	3,486 SF	Median Year Built	1970
Price Range - 2 Yrs	$775,000 to $2,782,200	Age Range	29 years to 75 years
Median Value	$1,558,916	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**3151 N SAN REMO PL** **TUCSON, AZ 85715-3021**	06/02/2026	$1,725,000	$437	3942	8//4	1976	25,600 SF	
		APN: 114-40-2550 Document #: 20261530572 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Block: 15 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 8 PG 75 Abbreviated Description: Lot:15 Block:15 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 8 PG 75								
2	.24Mi.	**2850 N SANTA YNEZ PL** **TUCSON, AZ 85715-3141**	05/29/2026	$1,580,000	$296	5323	13//4	1951	46,609 SF	Yes
		APN: 114-40-0380 Document #: 20261490226 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: 3 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 8 PG 75 Abbreviated Description: Lot:9 Block:3 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 8 PG 75								
3	.19Mi.	**6465 E SANTA AURELIA** **TUCSON, AZ 85715-3125**	05/27/2026	$1,512,500	$323	4672	10//4	1997	36,836 SF	Yes
		APN: 114-40-0860 Document #: 20261470257 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Block: 6 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 8 PG 75 Abbreviated Description: Lot:11 Block:6 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 8 PG 75								
4	.46Mi.	**2835 N CALLE LADERA** **TUCSON, AZ 85715-3204**	05/11/2026	$1,700,000	$6,115	278	9//2	1978	18,014 SF	Yes
		APN: 114-39-1740 Document #: 20261310306 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: SUNSET NORTH MapRef: MB 28 PG 14 Abbreviated Description: Lot:3 Subdivision:SUNSET NORTH Map Ref:MB 28 PG 14								
5	.58Mi.	**5991 E SAN MATEO** **TUCSON, AZ 85715-3047**	04/15/2026	$1,558,916	$473	3290	8//2	1959	26,106 SF	
		APN: 114-40-2470 Document #: 20261050307 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: 15 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 8 PG 75 Abbreviated Description: Lot:7 Block:15 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 8 PG 75								
6	.18Mi.	**6211 E PASEO TIERRA ALTA** **TUCSON, AZ 85715-3123**	04/01/2026	$945,000	$261	3612	9//3	1970	30,396 SF	Yes
		APN: 114-40-3110 Document #: 20260910348 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: COUNTRY CLUB ESTATES NO 3 MapRef: MB 18 PG 73 Abbreviated Description: Lot:23 Subdivision:COUNTRY CLUB ESTATES NO 3 Map Ref:MB 18 PG 73								
7	.22Mi.	**6141 E CALLE ALTA VIS** **TUCSON, AZ 85715-3102**	03/30/2026	$1,400,000	$295	4731	12//4	1979	28,669 SF	Yes
		APN: 114-40-3010 Document #: 20260890565 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Subdivision: COUNTRY CLUB ESTATES NO 3 MapRef: MB 18 PG 73 Abbreviated Description: Lot:13 Subdivision:COUNTRY CLUB ESTATES NO 3 Map Ref:MB 18 PG 73								
8	.35Mi.	**6141 E MIRAMAR DR** **TUCSON, AZ 85715-3032**	03/10/2026	$2,782,200	$4,805	579	9//5	1978	50,965 SF	Yes
		APN: 114-40-1290 Document #: 20260690348 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Block: 8 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 8 PG 75 Abbreviated Description: Lot:18 Block:8 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 8 PG 75								
9	.15Mi.	**6290 E PASEO TIERRA ALTA** **TUCSON, AZ 85715-3122**	02/13/2026	$794,625	$294	2698	10//3	1967	24,414 SF	Yes
		APN: 114-40-2890 Document #: 20260440189 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: COUNTRY CLUB ESTATES NO 3 MapRef: MB 18 PG 73 Abbreviated Description: Lot:1 Subdivision:COUNTRY CLUB ESTATES NO 3 Map Ref:MB 18 PG 73								
10	.31Mi.	**6126 E SAN LEANDRO** **TUCSON, AZ 85715-3014**	01/13/2026	$1,610,000	$411	3916	9//3	1959	25,007 SF	Yes
		APN: 114-40-2010 Document #: 20260130201 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Block: 12 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 8 PG 75 Abbreviated Description: Lot:13 Block:12 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 8 PG 75								
11	.32Mi.	**6052 E WEST MIRAMAR DR** **TUCSON, AZ 85715-3001**	11/13/2025	$975,000	$354	2752	7//3	1960	25,705 SF	
		APN: 114-40-1410 Document #: 20253170456 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 10 Block: 9 Subdivision: COUNTRY CLUB ESTATES NO 1 MapRef: MB 8 PG 75 Abbreviated Description: Lot:10 Block:9 Subdivision:COUNTRY CLUB ESTATES NO 1 Map Ref:MB 8 PG 75

12	.15Mi.	**6288 E CALLE ALTA VIS** **TUCSON, AZ 85715-3103**	10/07/2025	$775,000	$353	2191	6//2	1968	23,405 SF	Yes

APN: 114-40-3090 Document #: 20252800401
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: COUNTRY CLUB ESTATES NO 3 MapRef: MB 18 PG 73 Abbreviated Description: Lot:21 Subdivision:COUNTRY CLUB ESTATES NO 3 Map Ref:MB 18 PG 73

13	.27Mi.	**6521 E MIRAMAR DR** **TUCSON, AZ 85715-3120**	09/17/2025	$2,100,000	$572	3665	10//3	1979	40,074 SF	

APN: 114-40-0350 Document #: 20252600194
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 8 PG 75 Abbreviated Description: Lot:6 Block:3 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 8 PG 75

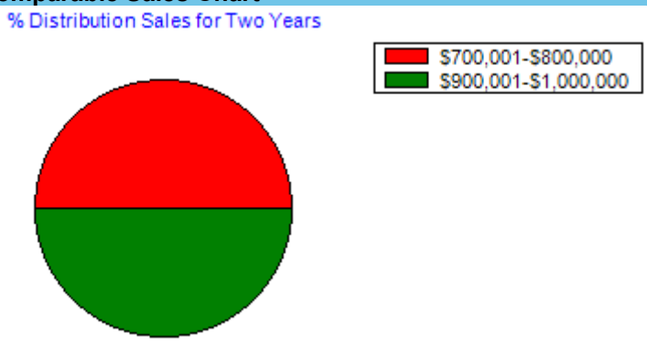
14	.09Mi.	**6426 E SANTA ELENA** **TUCSON, AZ 85715-3129**	09/15/2025	$1,910,000	$547	3486	10//3	1955	39,584 SF	Yes

APN: 114-40-0780 Document #: 20252580270
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Block: 6 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 8 PG 75 Abbreviated Description: Lot:3 Block:6 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 8 PG 75

15	.54Mi.	**6050 E MIRAMAR DR** **TUCSON, AZ 85715-3004**	08/21/2025	$1,500,000	$461	3248	9//4	1973	26,909 SF	Yes

APN: 114-40-260A Document #: 20252330420
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Block: 15 Subdivision: COUNTRY CLUB ESTATES MapRef: MB 8 PG 75 Abbreviated Description: Lot:20 Block:15 Subdivision:COUNTRY CLUB ESTATES Map Ref:MB 8 PG 75

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.	**6330 E MIRAMAR DR**	**06/20/2016**	$982,287	$98,229	3,065	9//3	1964	33,667 SF	Yes
.03Mi.	**6409 E SANTA AURELIA**	**12/15/2005**	$1,157,003	$115,700	5,107	8//5	1988	32,953 SF	
.04Mi.	**6344 E MIRAMAR DR**	**09/16/2021**	$1,407,553	$140,755	4,580	9//5	1962	36,703 SF	Yes
.05Mi.	**6325 E MIRAMAR DR**	**02/16/1995**	$1,526,352	$152,635	6,863	11//3	1957	1 SF	Yes
.05Mi.	**6400 E SANTA AURELIA**	**03/30/2016**	$1,137,042	$113,704	3,648	9//3	1996	27,897 SF	Yes
.06Mi.	**6412 E SANTA ELENA**	**06/21/2013**	$1,385,952	$138,595	6,196	14//5	1960	32,823 SF	Yes
.06Mi.	**6315 E MIRAMAR DR**	**08/17/2001**	$1,341,488	$134,149	4,673	10//5	1972	1 SF	Yes
.06Mi.	**6310 E SANTA AURELIA**	**02/17/2016**	$1,044,837	$104,484	3,935	11//3	1962	32,875 SF	Yes
.06Mi.	**6412 E SANTA AURELIA**	**04/11/1994**	$747,812	$74,781	2,117	7//2	1965	35,370 SF	Yes
.06Mi.	**6345 E MIRAMAR DR**	**04/30/2020**	$1,300,334	$130,033	5,346	10//4	1951	38,150 SF	Yes
.07Mi.	**6417 E SANTA AURELIA**	**09/24/2020**	$1,178,240	$117,824	3,966	10//5	1984	35,021 SF	Yes
.09Mi.	**6265 E MIRAMAR DR**	**05/31/2013**	$1,832,197	$183,220	6,062	12//	2018	33,556 SF	Yes
.09Mi.	**6265 E CALLE ALTA VIS**	**05/29/2013**	$1,158,734	$115,873	3,975	9//4	1980	27,174 SF	Yes
.09Mi.	**6426 E SANTA ELENA**	**09/15/2025**	$1,000,299	$100,030	3,486	10//3	1955	39,584 SF	Yes
.09Mi.	**6311 E CALLE ALTA VIS**	**06/15/2018**	$1,439,111	$143,911	4,106	9//	2019		Yes
.1Mi.	**6425 E SANTA AURELIA**	**09/09/1981**	$1,054,285	$105,429	3,885	9//5	1958	38,545 SF	Yes

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	46.0 years old	Households:	9,958
Median Household Income:	$76,315	Households w/Family:	54%
Household Income Per Capita:	$46,981	Households w/Family Married:	39%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	19%

ICE SiteX Report

OrderID: 97835048

School District

School District Zone:	Tucson Unified District	Students:	40,316
Number of Schools:	90	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.91Mi.	**Sabino High School** Number of Students: 816 Student-Teacher Ratio: 20.15 Advanced Placement: Yes	A	Public	7 - 12
3.54Mi.	**Tucson Unified Virtual Academy** Number of Students: 1,184 Student-Teacher Ratio: 18.65	D	Public	KG - 12
3.17Mi.	**Booth-Fickett Math/Science Magnet School** Number of Students: 299 Student-Teacher Ratio: 12.15	D-	Public	PK - 8
2.89Mi.	**University High School** Number of Students: 982 Student-Teacher Ratio: 23.16 Advanced Placement: Yes	A+	Public	8 - 12
6.03Mi.	**Miles-Exploratory Learning Center** Number of Students: 285 Student-Teacher Ratio: 9.43	A+	Public	PK - 8
1.56Mi.	**Fruchthendler Elementary School** Number of Students: 327 Student-Teacher Ratio: 14.84	A-	Public	PK - 6

Flood Report

The Subject Property of **6330 E MIRAMAR DR, TUCSON, AZ 85715-3115** 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	127%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	96%	SIMILAR
OVERALL	91%	LOWER

Disaster Alerts

No alerts noted

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