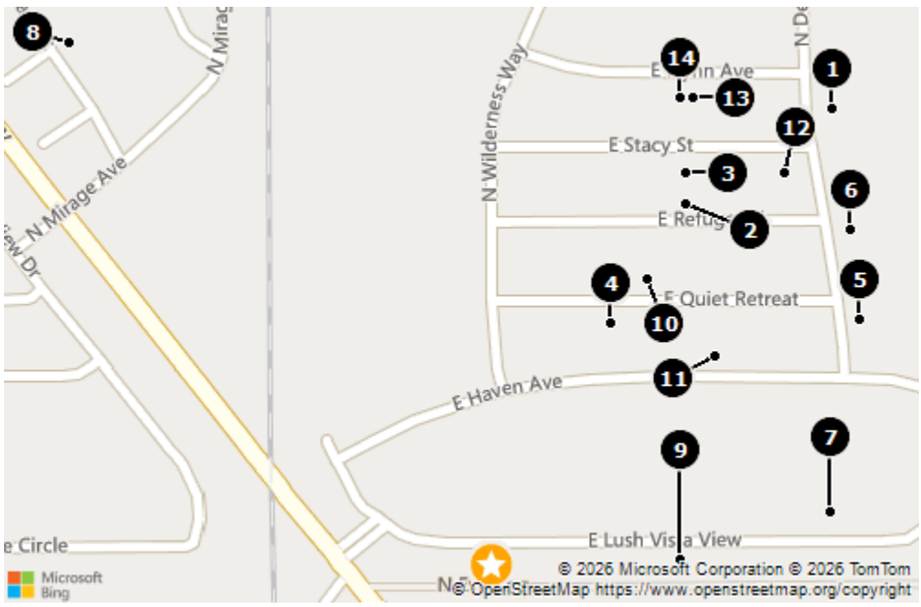
ICE SiteX Report

OrderID: 98692468

SiteX Property Information Report



Subject Property Location

6465 E LUSH VISTA VW, FLORENCE, AZ 85132-7902

County:	**PINAL AZ**	Census Tract:	040210008.053012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	200-75-0070	Thomas Bros Pg-Grid:	

Valuation

Value:	**$271,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$233,060 - $308,940	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	0103
Assd Land Value:	$1,045	Market Land Value:	$10,454	Tax Year:	2026
Assd Improvement:	$21,885	Market Improvment Value:	$218,850	Total Taxable Value:	$1,285
Total Assessed Value:	$22,930	Total Assessor Market Value:	$229,304	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Subdivision: THE OASIS AT MAGIC RANCH UNIT 1 Legal Unit: 1 Map Ref: PM-750 Sec/Twnship/Range: SEC 11 TWN 04S RNG 08E
Abbreviated Description: THE OASIS AT MAGIC RANCH UNIT 1 LOT 7 SEC 11-4S-8E 5093 SQ FT .12 AC

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:		Pool:	
Building Area:	2220 SF	Baths:		Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Built-in	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Tile
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/22/2026	Sales Price:	$281,801
Document #:	2026-061051 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/05/2026	Sales Price:	N/A
Document #:	2026-017559 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/06/2025	Sales Price:	N/A
Document #:	2025-080815 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/25/2025	Sales Price:	$287,000
Document #:	5077785 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 7 Subdivision: THE OASIS AT MAGIC RANCH UNIT 1 Legal Unit: 1 Map Ref: PM-750 Sec/Twnship/Range: SEC 11 TWN 04S RNG 08E
Abbreviated Description: THE OASIS AT MAGIC RANCH UNIT 1 LOT 7 SEC 11-4S-8E 5093 SQ FT .12 AC

Prior Transfer

Recording Date:	09/25/2025	Sales Price:	$287,000
Document #:	2025-077785 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/15/2025		
Document Type:			

Legal Description:
Lot: 7 Subdivision: THE OASIS AT MAGIC RANCH UNIT 1 Map Ref: CAB D SL 52

Prior Transfer

Recording Date:	01/03/2022	Sales Price:	$181,649
Document #:	2022-000633 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/20/2021	Loan Amount:	N/A
Document #:	2021-160341 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 7 Subdivision: THE OASIS AT MAGIC RANCH UNIT 1

Prior Transfer

Recording Date:	03/12/2020	Sales Price:	$185,000
Document #:	2020-023233 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/09/2020		
Document Type:			

Legal Description:
Lot: 7 Subdivision: THE OASIS AT MAGIC RANCH UNIT 1 Map Ref: CAB D SL 52

Prior Transfer

Recording Date:	12/09/2013	Sales Price:	N/A
Document #:	2013-094410 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/09/2013		
Document Type:			

Legal Description:
Lot: 7 Subdivision: THE OASIS AT MAGIC RANCH Legal Unit: 1 Map Ref: CAB D SL52

Prior Transfer

Recording Date:	12/06/2013	Sales Price:	N/A
Document #:	2013-094025 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/05/2013		
Document Type:			

Legal Description:
Lot: 7 Subdivision: THE OASIS AT MAGIC RANCH Legal Unit: 1 Map Ref: CAB D SL52

Prior Transfer

Recording Date:	06/15/2010	Sales Price:	$59,500
Document #:	2010-056599 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/25/2010		
Document Type:			

Legal Description:
Lot: 7 Subdivision: OASIS AT MAGIC RANCH UNIT 1 Map Ref: CAB D SL52

Prior Transfer

Recording Date:	06/15/2010	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2010-056598 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/27/2010		
Document Type:			

Legal Description:
Lot: 9 Block: K Subdivision: TOLTEC/ARIZONA VALLEY UNIT 25

Mortgage Record

Recording Date:	05/28/2004	Loan Amount:	N/A
Document #:	2004-039827 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2034	Type Finance:	

Legal Description:
Lot: 7 Subdivision: THE OASIS AT MAGIC RANCH UNIT 1

Prior Transfer

Recording Date:	05/28/2004	Sales Price:	$116,619
Document #:	2004-039825 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/26/2004		
Document Type:			

Legal Description:
Lot: 7 Subdivision: THE OASIS AT MAGIC RANCH UNIT 1 Map Ref: MB D PG052

Area Sales Analysis

Total Area Sales	$3,811,500	Median # of Bedrooms	
Median Lot Size	4,792 SF	Median # of Baths	
Median Living Area	1,870 SF	Median Year Built	2005
Price Range - 2 Yrs	$170,000 to $365,000	Age Range	18 years to 24 years
Median Value	$273,000	Median Age	21 years

ICE SiteX Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**23649 N DESERT DR** **FLORENCE, AZ 85132-5100**	07/02/2026	$313,000	$140	2220	//	2006	4,792 SF	
		APN: 200-75-4970 Document #: 2026-055846 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 496 Subdivision: OASIS AT MAGIC RANCH UNIT II MapRef: CAB F SL 129 Abbreviated Description: Lot:496 Subdivision:OASIS AT MAGIC RANCH UNIT II Map Ref:CAB F SL 129								
2	.28Mi.	**6678 E REFUGE RD** **FLORENCE, AZ 85132-5118**	06/26/2026	$170,000	$132	1280	//	2006	4,792 SF	
		APN: 200-75-4510 Document #: 2026-053942 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 450 Subdivision: OASIS AT MAGIC RANCH UNIT II MapRef: CAB F SL 129 Abbreviated Description: Lot:450 Subdivision:OASIS AT MAGIC RANCH UNIT II Map Ref:CAB F SL 129								
3	.3Mi.	**6679 E STACY ST** **FLORENCE, AZ 85132-5113**	06/04/2026	$287,000	$188	1520	//	2006	4,792 SF	
		APN: 200-75-4330 Document #: 2026-047361 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 432 Subdivision: OASIS AT MAGIC RANCH UNIT II MapRef: CAB F SL 129 Abbreviated Description: Lot:432 Subdivision:OASIS AT MAGIC RANCH UNIT II Map Ref:CAB F SL 129								
4	.18Mi.	**6593 E QUIET RETREAT** **FLORENCE, AZ 85132-7943**	05/29/2026	$225,000	$175	1280	//	2003	4,792 SF	
		APN: 200-75-2150 Document #: 2026-045618 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 215 Subdivision: OASIS AT MAGIC RANCH UNIT 1 MapRef: CAB D SL 52 Abbreviated Description: Lot:215 Subdivision:OASIS AT MAGIC RANCH UNIT 1 Map Ref:CAB D SL 52								
5	.3Mi.	**23429 N DESERT DR** **FLORENCE, AZ 85132-7937**	05/19/2026	$365,000	$164	2220	//	2004	4,792 SF	
		APN: 200-75-1720 Document #: 2026-042008 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 172 Subdivision: THE OASIS AT MAGIC RANCH UNIT I MapRef: CAB D SL 52 Abbreviated Description: Lot:172 Subdivision:THE OASIS AT MAGIC RANCH UNIT I Map Ref:CAB D SL 52								
6	.33Mi.	**23527 N DESERT DR** **FLORENCE, AZ 85132-7938**	05/12/2026	$286,500	$129	2220	//	2004	4,792 SF	
		APN: 200-75-1790 Document #: 2026-039691 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 179 Subdivision: THE OASIS AT MAGIC RANCH UNIT 1 MapRef: CAB D SL 52 Abbreviated Description: Lot:179 Subdivision:THE OASIS AT MAGIC RANCH UNIT 1 Map Ref:CAB D SL 52								
7	.26Mi.	**6880 E LUSH VISTA VW** **FLORENCE, AZ 85132-7911**	05/05/2026	$233,500	$182	1280	//	2002	4,792 SF	
		APN: 200-75-1020 Document #: 2026-037601 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 102 Subdivision: THE OASIS AT MAGIC RANCH UNIT I MapRef: CAB D SL 52 Abbreviated Description: Lot:102 Subdivision:THE OASIS AT MAGIC RANCH UNIT I Map Ref:CAB D SL 52								
8	.46Mi.	**23717 N DESERT AGAVE ST** **FLORENCE, AZ 85132-6508**	04/06/2026	$259,500	$116	2220	//	2008	3,049 SF	
		APN: 200-11-6760 Document #: 2026-028166 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 254 Subdivision: MAGIC RANCH PARCELS B AND C MapRef: CAB H SL 45 Abbreviated Description: Lot:254 Subdivision:MAGIC RANCH PARCELS B AND C Map Ref:CAB H SL 45								
9	.15Mi.	**6717 E LUSH VISTA VW** **FLORENCE, AZ 85132-7908**	03/20/2026	$240,000	$187	1280	//	2002	5,227 SF	
		APN: 200-75-0250 Document #: 2026-022574 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Subdivision: THE OASIS AT MAGIC RANCH UNIT I MapRef: CAB D SL 52 Abbreviated Description: Lot:25 Subdivision:THE OASIS AT MAGIC RANCH UNIT I Map Ref:CAB D SL 52								
10	.22Mi.	**6636 E QUIET RETREAT** **FLORENCE, AZ 85132-7942**	03/02/2026	$312,000	$140	2220	//	2004	4,792 SF	
		APN: 200-75-1950 Document #: 2026-016677 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 195 Subdivision: THE OASIS AT MAGIC RANCH UNIT I MapRef: CAB D SL 52 Abbreviated Description: Lot:195 Subdivision:THE OASIS AT MAGIC RANCH UNIT I Map Ref:CAB D SL 52								
11	.21Mi.	**6712 E HAVEN AVE** **FLORENCE, AZ 85132-7929**	02/23/2026	$250,000	$195	1280	//	2003	4,792 SF	
		APN: 200-75-2420 Document #: 2026-014003 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 242 Subdivision: OASIS AT MAGIC RANCH UNIT 1 MapRef: CAB D SL 52 Abbreviated Description: Lot:242 Subdivision:OASIS AT MAGIC RANCH UNIT 1 Map Ref:CAB D SL 52								
12	.33Mi.	**6785 E STACY ST** **FLORENCE, AZ 85132-5114**	02/02/2026	$294,000	$132	2220	//	2006	6,098 SF	
		APN: 200-75-4400 Document #: 2026-008249 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 439 Subdivision: OASIS AT MAGIC RANCH UNIT II MapRef: CAB F SL 129 Abbreviated Description: Lot:439 Subdivision:OASIS AT MAGIC RANCH UNIT II Map Ref:CAB F SL 129								
13	.34Mi.	**6691 E FLYNN AVE** **FLORENCE, AZ 85132-5109**	01/16/2026	$320,000	$144	2220	//	2006	4,792 SF	
		APN: 200-75-3870 Document #: 2026-003920 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 386 Subdivision: OASIS AT MAGIC RANCH UNIT II MapRef: CAB F SL 129 Abbreviated Description: Lot:386 Subdivision:OASIS AT MAGIC RANCH UNIT II Map Ref:CAB F SL 129								
14	.34Mi.	**6677 E FLYNN AVE** **FLORENCE, AZ 85132-5109**	12/10/2025	$256,000	$200	1280	//	2006	4,792 SF	

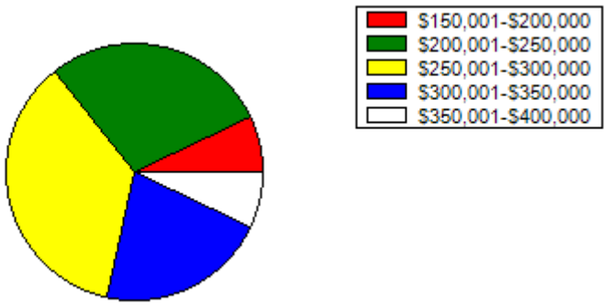
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APN: 200-75-3860 Document #: 2025-099408
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 385 Subdivision: OASIS AT MAGIC RANCH Phase No: II MapRef: CAB F SL 129 Abbreviated Description: Lot:385 Subdivision:OASIS AT MAGIC RANCH Phase No:II Map Ref:CAB F SL 129

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.

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.	**6465 E LUSH VISTA VW**	**09/25/2025**	$229,304	$22,930	2,220		2003	5,227 SF	
.01Mi.	**6451 E LUSH VISTA VW**	**11/01/2007**	$181,603	$18,160	1,280		2007	5,227 SF	
.01Mi.	**6479 E LUSH VISTA VW**	**05/30/2003**	$164,573	$16,457	1,280		2003	5,227 SF	
.02Mi.	**6493 E LUSH VISTA VW**	**03/17/2009**	$220,336	$22,033	2,220		2003	5,227 SF	
.02Mi.	**6437 E LUSH VISTA VW**	**11/01/2007**	$181,603	$18,160	1,280		2007	5,227 SF	
.03Mi.	**6507 E LUSH VISTA VW**	**04/16/2010**	$136,915	$13,691	940		2002	5,227 SF	
.03Mi.	**6423 E LUSH VISTA VW**	**07/09/2025**	$181,603	$18,160	1,280		2007	5,227 SF	
.03Mi.	**6460 E LUSH VISTA VW**	**05/07/2009**	$202,452	$20,245	1,280		2008	4,792 SF	
.03Mi.	**6474 E LUSH VISTA VW**	**02/25/2005**	$235,242	$23,524	2,220		2004	4,792 SF	
.03Mi.	**6446 E LUSH VISTA VW**	**12/31/2008**	$183,350	$18,335	1,280		2008	4,792 SF	
.03Mi.	**6521 E LUSH VISTA VW**	**03/03/2003**	$176,108	$17,610	1,575		2003	5,227 SF	
.03Mi.	**6409 E LUSH VISTA VW**	**12/26/2007**	$244,468	$24,446	2,010		2007	5,227 SF	
.03Mi.	**6488 E LUSH VISTA VW**	**10/11/2005**	$167,345	$16,734	2,422		2004	4,792 SF	
.04Mi.	**6432 E LUSH VISTA VW**	**10/03/2008**	$231,233	$23,123	2,220		2002	4,792 SF	
.04Mi.	**6502 E LUSH VISTA VW**	**05/28/2010**	$232,283	$23,228	2,220		2004	4,792 SF	
.04Mi.	**6418 E LUSH VISTA VW**	**10/01/2008**	$171,762	$17,176	1,280		2002	5,227 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	43.6 years old	Households:	11,024
Median Household Income:	$74,531	Households w/Family:	70%
Household Income Per Capita:	$36,711	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Florence Unified School District	Students:	8,731
Number of Schools:	14	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.80Mi.	**Florence High School** Number of Students: 857 Student-Teacher Ratio: 20.9 Advanced Placement: Yes	C	Public	9 - 12
2.52Mi.	**Anthem K-8 School** Number of Students: 722 Student-Teacher Ratio: 16.22	C+	Public	KG - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	41%	SIGNIFICANTLY LOWER
BURGLARY	55%	NOTABLY LOWER
MOTOR VEHICLE THEFT	20%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	34%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	40%	SIGNIFICANTLY LOWER
MURDER	28%	SIGNIFICANTLY LOWER
OVERALL	43%	SIGNIFICANTLY LOWER

Disaster Alerts

5/21/2025 - Cody Fire

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