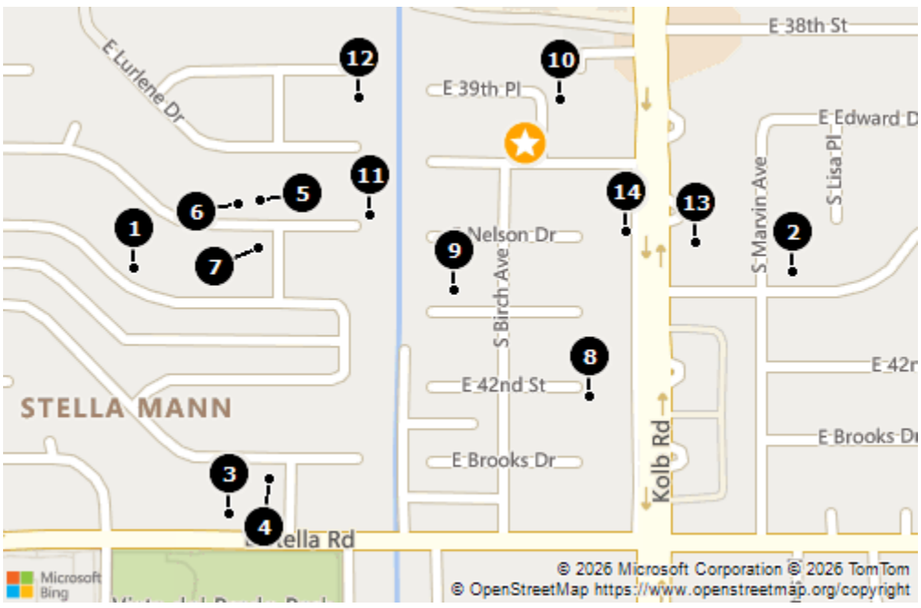
ICE SiteX Report

OrderID: 97525089

SiteX Property Information Report



Subject Property Location

7011 E LURLENE DR, TUCSON, AZ 85730-1711

County:	**PIMA AZ**	Census Tract:	040190040.331000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	136-24-3560	Thomas Bros Pg-Grid:	

Valuation

Value:	**$242,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$200,860 - $283,140	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:	$1,397
Total Assessed Value:	$21,542	Total Assessor Market Value:	$215,422	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 62 District: NEAR EAST Subdivision: VISTA DEL PRADO Map Ref: PLAT: 66 Sec/Twnship/Range: SEC 30 TWN 14S RNG 15E

Abbreviated Description:	VISTA DEL PRADO NO 5 LOT 62 EXC WLY 62.50'
City/Muni/Twp:	VISTA DEL PRADO

Property Characteristics

Lot Size:	5,636 SF	Bedrooms:		Pool:	
Building Area:	1046 SF	Baths:	2	Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/29/2025	Sales Price:	N/A
Document #:	20253020050 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/01/2021	Sales Price:	$169,800
Document #:	20211820369 BK-PG 20193-0001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/23/2021	Loan Amount:	N/A
Document #:	20211740577 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2051	Type Finance:	
Legal Description:			

Lot: 62 Subdivision: VISTA DEL PRADO NO 5

Prior Transfer

Recording Date:	02/12/2020	Sales Price:	$100,000
Document #:	20200430039 BK-PG 20192-0001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	01/21/2020	Sales Price:	$125,000
Document #:	20200210511 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/17/2019	Sales Price:	$169,800
Document #:	20193510787 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/17/2019		
Document Type:			

Legal Description:
Lot: 62 Subdivision: VISTA DEL PRADO NO 5 Map Ref: MB 20 PG 66
Abbreviated Description: EXCEPT WLY62.50FT LOT62

Prior Transfer

Recording Date:	12/17/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 62 District: NEAR EAST Subdivision: VISTA DEL PRADO Map Ref: PLAT: 66 Sec/Twnship/Range: SEC 30 TWN 14S RNG 15E
Abbreviated Description: VISTA DEL PRADO NO 5 LOT 62 EXC WLY 62.50'
City/Muni/Twp: VISTA DEL PRADO

Mortgage Record

Recording Date:	08/28/2019	Loan Amount:	N/A
Document #:	20192400041 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/18/2020	Type Finance:	

Legal Description:
Lot: 62 Subdivision: VISTA DEL PRADO NO 5
Abbreviated Description: EXCEPT WLY62.50FT LOT62

Prior Transfer

Recording Date:	08/12/2019	Sales Price:	$97,000
Document #:	20192240786 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/08/2019		
Document Type:			

Legal Description:
Lot: 62 Subdivision: VISTA DEL PRADO NO 5 Map Ref: MB 20 PG 66
Abbreviated Description: EXCEPT WLY62.50FT LOT62

Area Sales Analysis

Total Area Sales	$3,510,131	Median # of Bedrooms	
Median Lot Size	7,777 SF	Median # of Baths	2
Median Living Area	1,350 SF	Median Year Built	1971
Price Range - 2 Yrs	$135,000 to $342,000	Age Range	36 years to 65 years
Median Value	$239,500	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**6815 E MARY DR** **TUCSON, AZ 85730-1654**	04/16/2026	$175,000	$128	1358	5//2	1961	7,639 SF	
		APN: 136-24-1170 Document #: 20261060570 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 116 Subdivision: WARWICK VILLAGE MapRef: MB 15 PG 36 Abbreviated Description: Lot:116 Subdivision:WARWICK VILLAGE Map Ref:MB 15 PG 36								
2	.2Mi.	**7141 E TAMARA DR** **TUCSON, AZ 85730-1777**	04/07/2026	$295,000	$217	1356	6//2	1990	9,745 SF	
		APN: 136-21-2740 Document #: 20260970375 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 41 Subdivision: VALLEY VIEW EAST NO 3 MapRef: MB 21 PG 8 Abbreviated Description: Lot:41 Subdivision:VALLEY VIEW EAST NO 3 Map Ref:MB 21 PG 8								
3	.33Mi.	**6841 E STELLA RD** **TUCSON, AZ 85730-2203**	03/30/2026	$224,488	$167	1342	7//2	1969	7,821 SF	
		APN: 136-24-2110 Document #: 20260890203 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 211 Subdivision: WARWICK VILLAGE MapRef: MB 15 PG 36 Abbreviated Description: Lot:211 Subdivision:WARWICK VILLAGE Map Ref:MB 15 PG 36								
4	.29Mi.	**6866 E DAVID DR** **TUCSON, AZ 85730-1640**	03/17/2026	$225,000	$156	1440	6//2	1962	8,240 SF	
		APN: 136-24-1680 Document #: 20260760925 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 168 Subdivision: WARWICK VILLAGE MapRef: MB 15 PG 36 Abbreviated Description: Lot:168 Subdivision:WARWICK VILLAGE Map Ref:MB 15 PG 36								
5	.19Mi.	**6871 E NELSON DR** **TUCSON, AZ 85730-1663**	02/27/2026	$310,769	$122	2539	8//3	1979	7,771 SF	
		APN: 136-24-0890 Document #: 20260580803 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 88 Subdivision: WARWICK VILLAGE Abbreviated Description: Lot:88 Subdivision:WARWICK VILLAGE								
6	.2Mi.	**6863 E NELSON DR** **TUCSON, AZ 85730-1663**	02/27/2026	$225,561	$173	1303	6//2	1961	7,669 SF	
		APN: 136-24-0880 Document #: 20260580802								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: WARWICK VILLAGE Abbreviated Description: Lot:87 Subdivision:WARWICK VILLAGE

7	.2Mi.	**6872 E NELSON DR** **TUCSON, AZ 85730-1664**	02/27/2026	$225,978	$168	1344	5//2	1961	7,865 SF	

APN: 136-24-0900 Document #: 20260580807
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: WARWICK VILLAGE Abbreviated Description: Lot:89 Subdivision:WARWICK VILLAGE

8	.18Mi.	**7042 E 42ND ST** **TUCSON, AZ 85730-1705**	02/19/2026	$293,335	$214	1370	7//2	1979	6,478 SF	

APN: 136-24-2800 Document #: 20260500296
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: VISTA DEL PRADO MapRef: MB 20 PG 66 Abbreviated Description: Lot:25 Subdivision:VISTA DEL PRADO Map Ref:MB 20 PG 66

9	.11Mi.	**6975 E MARY DR** **TUCSON, AZ 85730-1713**	02/06/2026	$235,000	$189	1239	6//2	1970	5,734 SF	

APN: 136-24-3320 Document #: 20260370121
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: VISTA DEL PRADO NO 5 MapRef: MB 20 PG 66 Abbreviated Description: Lot:50 Subdivision:VISTA DEL PRADO NO 5 Map Ref:MB 20 PG 66

10	.04Mi.	**7025 E 39TH PL** **TUCSON, AZ 85730-1702**	01/21/2026	$135,000	$112	1196	6//2	1971	6,873 SF	

APN: 136-24-3720 Document #: 20260210409
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: VISTA DEL PRADO NO 5 MapRef: MB 20 PG 66 Abbreviated Description: Lot:70 Subdivision:VISTA DEL PRADO NO 5 Map Ref:MB 20 PG 66

11	.11Mi.	**6947 E NELSON DR** **TUCSON, AZ 85730-1665**	12/17/2025	$330,000	$297	1111	5//2	1972	9,129 SF	Yes

APN: 136-24-4050 Document #: 20253510452
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: WARWICK VILLAGE ADDITION MapRef: MB 22 PG 52 Abbreviated Description: Lot:27 Subdivision:WARWICK VILLAGE ADDITION Map Ref:MB 22 PG 52

12	.12Mi.	**6932 E 39TH ST** **TUCSON, AZ 85730-1617**	08/29/2025	$244,000	$172	1416	5//2	1972	7,783 SF	

APN: 136-24-3850 Document #: 20252410317
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: WARWICK VILLAGE ADDITION MapRef: MB 22 PG 52 Abbreviated Description: Lot:7 Subdivision:WARWICK VILLAGE ADDITION Map Ref:MB 22 PG 52

13	.13Mi.	**2973 S KOLB RD** **TUCSON, AZ 85730-1747**	08/15/2025	$342,000	$205	1664	8//2	1972	10,882 SF	Yes

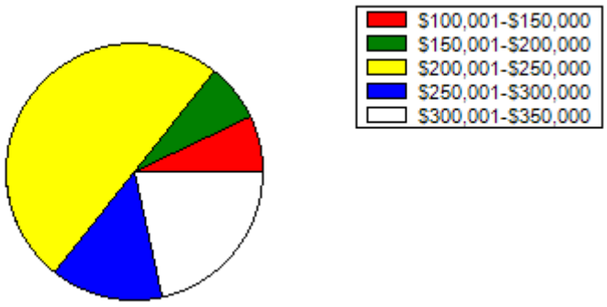
APN: 136-21-2410 Document #: 20252270534
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: VALLEY VIEW EAST NO 3 MapRef: MB 21 PG 8 Abbreviated Description: Lot:8 Subdivision:VALLEY VIEW EAST NO 3 Map Ref:MB 21 PG 8

14	.09Mi.	**2974 S KOLB RD** **TUCSON, AZ 85730-1748**	08/08/2025	$249,000	$212	1172	6//2	1971	5,906 SF	

APN: 136-24-2460 Document #: 20252200441
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: VISTA DEL PRADO NO 5 MapRef: MB 20 PG 66 Abbreviated Description: Lot:9 Subdivision:VISTA DEL PRADO NO 5 Map Ref:MB 20 PG 66

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.

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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.	**7011 E LURLENE DR**	**12/17/2019**	$215,422	$21,542	1,046	5//2	1971	5,636 SF	
.01Mi.	**7001 E LURLENE DR**	**01/26/1989**	$201,114	$20,111	1,046	5//2	1971	5,785 SF	
.02Mi.	**7008 E 39TH PL**	**09/20/2018**	$220,513	$22,051	1,422	7//2	1972	7,098 SF	
.02Mi.	**7021 E LURLENE DR**	**08/04/2023**	$246,162	$24,616	1,047	7//2	1971	5,545 SF	
.02Mi.	**7000 E 39TH PL**	**08/01/2012**	$229,184	$22,918	1,339	6//2	1971	6,954 SF	
.02Mi.	**6995 E LURLENE DR**	**06/23/2023**	$240,354	$24,035	1,595	8//2	1971	6,045 SF	Yes
.03Mi.	**7002 E LURLENE DR**	**02/01/1993**	$220,308	$22,031	1,384	8//2	1971	6,411 SF	
.03Mi.	**7012 E LURLENE DR**	**06/20/2017**	$243,016	$24,302	1,374	7//2	1970	6,474 SF	Yes
.03Mi.	**7033 E 39TH PL**	**05/14/2018**	$216,552	$21,655	1,172	7//2	1971	5,586 SF	
.03Mi.	**6990 E 39TH PL**	**10/08/2021**	$247,916	$24,792	1,595	5//2	1980	7,007 SF	
.03Mi.	**7031 E LURLENE DR**	**12/30/2004**	$211,131	$21,113	1,172	6//2	1971	5,286 SF	
.04Mi.	**7022 E LURLENE DR**	**09/17/1990**	$201,178	$20,118	1,047	5//2	1970	6,497 SF	
.04Mi.	**6985 E LURLENE DR**	**05/09/2022**	$236,048	$23,605	1,236	6//2	1972	5,744 SF	Yes
.04Mi.	**6994 E LURLENE DR**	**12/27/2024**	$209,175	$20,918	1,238	6//2	1972	6,120 SF	
.04Mi.	**7025 E 39TH PL**	**08/25/1992**	$206,567	$20,657	1,196	6//2	1971	6,873 SF	
.04Mi.	**6980 E 39TH PL**	**07/18/2018**	$220,452	$22,045	1,421	7//2	1972	7,233 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	37.7 years old	Households:	16,077
Median Household Income:	$64,629	Households w/Family:	63%
Household Income Per Capita:	$31,499	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.03Mi.	**Secrist Middle School** Number of Students: 248 Student-Teacher Ratio: 12.53	C	Public	6 - 8
0.49Mi.	**Irene Erickson Elementary School** Number of Students: 344 Student-Teacher Ratio: 14.69	C+	Public	PK - 5
5.76Mi.	**Tucson Unified Virtual Academy** Number of Students: 1,184 Student-Teacher Ratio: 18.65	D	Public	KG - 12
3.87Mi.	**University High School** Number of Students: 982 Student-Teacher Ratio: 23.16 Advanced Placement: Yes	A+	Public	8 - 12
6.67Mi.	**Miles-Exploratory Learning Center** Number of Students: 285 Student-Teacher Ratio: 9.43	A+	Public	PK - 8
1.18Mi.	**Palo Verde High Magnet School** Number of Students: 767 Student-Teacher Ratio: 12.83 Advanced Placement: Yes	C+	Public	8 - 12

Flood Report

The Subject Property of **7011 E LURLENE DR, TUCSON, AZ 85730-1711** 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	114%	HIGHER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	82%	LOWER

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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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