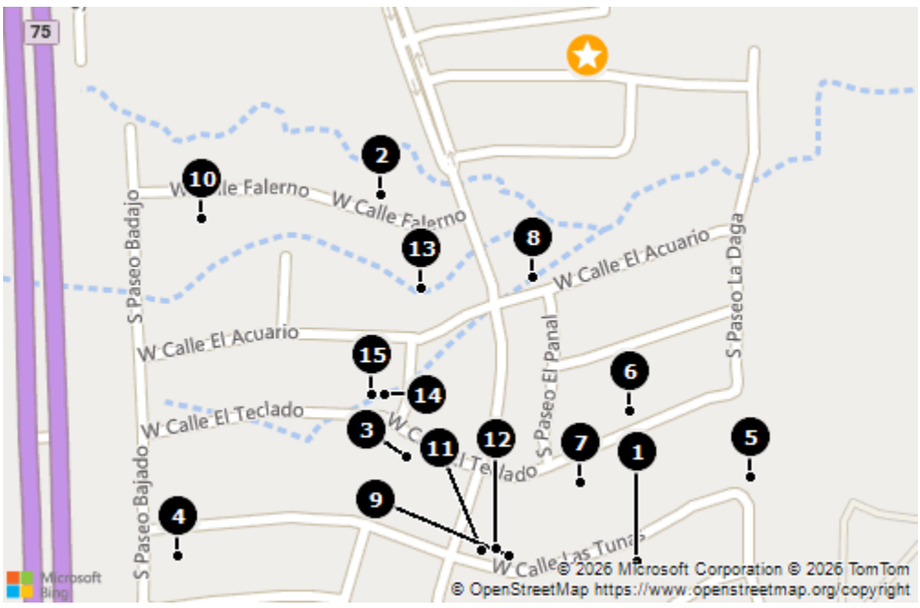
ICE SiteX Report

OrderID: 98345430

SiteX Property Information Report



Subject Property Location

712 W CALLE ESPADERO, SAHUARITA, AZ 85629-1191

County:	**PIMA AZ**	Census Tract:	040190043.263002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	303-80-0960	Thomas Bros Pg-Grid:	

Valuation

Value:	**$381,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$350,520 - $411,480	ICE Confidence Score:	92		

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:	$738
Total Assessed Value:	$32,215	Total Assessor Market Value:	$322,147	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 District: GREEN VALLEY Sec/Twnship/Range: SEC 14 TWN 17S RNG 13E
Abbreviated Description: ENTRADA LA CORAZA SQ20203530108 LOT 14
City/Muni/Twp: LOS ARROYOS

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2245 SF	Baths:		Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/27/2026	Sales Price:	N/A
Document #:	20260270190 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/24/2025	Sales Price:	N/A
Document #:	20252050024 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/14/2025	Loan Amount:	N/A
Document #:	20251950424 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2055	Type Finance:	
Legal Description:			

Lot: 14 Subdivision: ENTRADA LA CORAZA

Prior Transfer

Recording Date:	08/30/2024	Sales Price:	N/A
Document #:	20242430840 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/15/2024		

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OrderID: 98345430

Document Type:
Legal Description:
Lot: 14 Subdivision: ENTRADA LA CORAZA Map Ref: DOC 2020-3530108

Prior Transfer

Recording Date:	08/30/2024	Sales Price:	$415,000
Document #:	20242430839 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 District: GREEN VALLEY Sec/Twnship/Range: SEC 14 TWN 17S RNG 13E
Abbreviated Description: ENTRADA LA CORAZA SQ20203530108 LOT 14
City/Muni/Twp: LOS ARROYOS

Prior Transfer

Recording Date:	08/30/2024	Sales Price:	$415,000
Document #:	20242430839 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/30/2024		
Document Type:			

Legal Description:
Lot: 14 Subdivision: ENTRADA LA CORAZA Map Ref: DOC 2020-3530108

Area Sales Analysis

Total Area Sales	$5,150,898	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2023
Price Range - 2 Yrs	$300,000 to $440,000	Age Range	2 years to 4 years
Median Value	$340,990	Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**693 W CALLE LAS VARITAS SAHUARITA, AZ 85629-1241**	09/03/2026	$343,928	$215	1597	6//	2024	SF	
		APN: 303-84-4150 Document #: 20262460039 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 415 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 2021-1200448 Abbreviated Description: Lot:415 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 2021-1200448								
2	.17Mi.	**830 W CALLE FALERNO SAHUARITA, AZ 85629-1044**	08/31/2026	$320,000	$204	1565	6//	2023	SF	
		APN: 303-80-2220 Document #: 20262430309 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 140 Subdivision: ENTRADA LA CORAZA MapRef: DOC 20203530108 Abbreviated Description: Lot:140 Subdivision:ENTRADA LA CORAZA Map Ref:DOC 20203530108								
3	.3Mi.	**829 W CALLE EL TECLADO SAHUARITA, AZ 85629-1214**	08/07/2026	$340,990			//		SF	
		APN: 303-84-0570 Document #: 20262190173 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 57 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 2021-2450179 Abbreviated Description: Lot:57 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 2021-2450179								
4	.44Mi.	**951 W CALLE LAS VARITAS SAHUARITA, AZ 85629-1218**	08/04/2026	$320,000	$199	1602	6//	2024	SF	
		APN: 303-84-3150 Document #: 20262160429 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 315 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 20211200448 Abbreviated Description: Lot:315 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 20211200448								
5	.31Mi.	**630 W CALLE LAS VARITAS SAHUARITA, AZ 85629-1240**	07/06/2026	$355,000	$202	1751	7//	2023	SF	
		APN: 303-84-3520 Document #: 20261870437 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 352 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 2021-1200448 Abbreviated Description: Lot:352 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 2021-1200448								
6	.25Mi.	**686 W CALLE EL TECLADO SAHUARITA, AZ 85629-1094**	06/24/2026	$309,000	$222	1391	4//	2023	SF	
		APN: 303-84-2100 Document #: 20261750324 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 210 Subdivision: ENTRADA DEL PUEBLO SUBDIVISION MapRef: DOC 20211200448 Abbreviated Description: Lot:210 Subdivision:ENTRADA DEL PUEBLO SUBDIVISION Map Ref:DOC 20211200448								
7	.29Mi.	**737 W CALLE EL TECLADO SAHUARITA, AZ 85629-1189**	05/15/2026	$350,000			7//	2023	SF	
		APN: 303-84-1470 Document #: 20261350457 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 147 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 20211200448 Abbreviated Description: Lot:147 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 20211200448								
8	.16Mi.	**784 W CALLE EL ACUARIO SAHUARITA, AZ 85629-1250**	05/04/2026	$309,990			4//	2023	SF	
		APN: 303-84-1070 Document #: 20261240342 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 107 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 2021-1200448 Abbreviated Description: Lot:107 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 2021-1200448								
9	.35Mi.	**782 W CALLE LAS VARITAS SAHUARITA, AZ 85629-1242**	04/30/2026	$440,000			9//	2023	SF	
		APN: 303-84-3330 Document #: 20261200471 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 333 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 2021-1200448 Abbreviated Description: Lot:333 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 2021-1200448

10	.29Mi.	**913 W CALLE FALERNO** **SAHUARITA, AZ 85629-1047**	03/26/2026	$325,000	$207	1565	6//	2022	SF

APN: 303-80-1810 Document #: 20260850248
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: ENTRADA LA CORAZA MapRef: DOC 20203530108 Abbreviated Description: Lot:99 Subdivision:ENTRADA LA CORAZA Map Ref:DOC 20203530108

11	.34Mi.	**798 W CALLE LAS VARITAS** **SAHUARITA, AZ 85629-1242**	03/26/2026	$350,000			//		SF

APN: 303-84-3310 Document #: 20260850451
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 331 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 2021-1200448 Abbreviated Description: Lot:331 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 2021-1200448

12	.35Mi.	**790 W CALLE LAS VARITAS** **SAHUARITA, AZ 85629-1242**	02/26/2026	$410,000			7//	2023	SF

APN: 303-84-3320 Document #: 20260570373
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 332 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 2021-1200448 Abbreviated Description: Lot:332 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 2021-1200448

13	.16Mi.	**812 W CALLE FALERNO** **SAHUARITA, AZ 85629-1044**	02/25/2026	$364,000	$190	1915	8//	2022	SF

APN: 303-80-2250 Document #: 20260560515
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 143 Subdivision: ENTRADA LA CORAZA LOTS 1-144 AND COMMON AREAS B MapRef: DOC 2020-3530108 Abbreviated Description: Lot:143 Subdivision:ENTRADA LA CORAZA LOTS 1-144 AND COMMON AREAS B Map Ref:DOC 2020-3530108

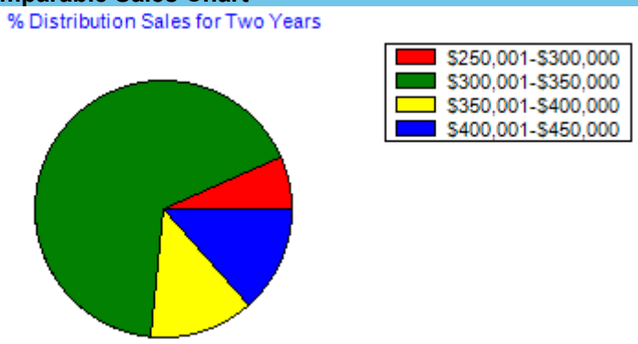
14	.27Mi.	**834 W CALLE EL TECLADO** **SAHUARITA, AZ 85629-1213**	12/19/2025	$312,990			//		SF

APN: 303-84-0610 Document #: 20253530164
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 2021-1200448 Abbreviated Description: Lot:61 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 2021-1200448

15	.28Mi.	**840 W CALLE EL TECLADO** **SAHUARITA, AZ 85629-1213**	12/16/2025	$300,000			//		SF

APN: 303-84-0620 Document #: 20253500299
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: ENTRADA DEL PUEBLO MapRef: DOC 2021-2450179 Abbreviated Description: Lot:62 Subdivision:ENTRADA DEL PUEBLO Map Ref:DOC 2021-2450179

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.

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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.	**712 W CALLE ESPADERO**	**08/30/2024**	$322,147	$32,215	2,245	9//	2024		
.01Mi.	**718 W CALLE ESPADERO**	**08/29/2024**	$344,596	$34,460	2,511	8//	2024		
.01Mi.	**706 W CALLE ESPADERO**	**04/22/2025**	$315,028	$31,503	2,162	7//	2024		
.02Mi.	**700 W CALLE ESPADERO**	**08/30/2023**	$336,948	$33,695	2,601	7//	2023		
.02Mi.	**724 W CALLE ESPADERO**	**10/24/2024**	$322,147	$32,215	2,245	9//	2024		
.02Mi.	**694 W CALLE ESPADERO**		$315,028	$31,503	2,162	7//	2024		
.02Mi.	**730 W CALLE ESPADERO**	**08/30/2024**	$315,028	$31,503	2,162	7//	2024		
.03Mi.	**688 W CALLE ESPADERO**	**05/28/2024**	$352,074	$35,207	2,601	7//	2024		
.03Mi.	**736 W CALLE ESPADERO**	**09/17/2024**	$264,424	$26,442	1,564	7//	2024		
.03Mi.	**723 W CALLE ESPADERO**	**05/23/2024**	$336,948	$33,695	2,601	7//	2023		
.03Mi.	**717 W CALLE ESPADERO**	**06/27/2024**	$284,235	$28,424	1,564	6//	2024		
.03Mi.	**729 W CALLE ESPADERO**	**06/20/2024**	$284,235	$28,424	1,564	6//	2024		
.03Mi.	**711 W CALLE ESPADERO**	**08/22/2023**	$301,761	$30,176	2,162	7//	2023		
.04Mi.	**735 W CALLE ESPADERO**	**10/29/2024**	$322,147	$32,215	2,245	9//	2024		
.04Mi.	**705 W CALLE ESPADERO**	**08/21/2023**	$272,512	$27,251	1,564	6//	2023		
.04Mi.	**742 W CALLE ESPADERO**	**06/10/2025**	$294,187	$29,419	1,688	5//	2024		

Rent vs. Own

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

Demographics & Income

Median Age:	35.1 years old	Households:	10,705
Median Household Income:	$94,727	Households w/Family:	78%
Household Income Per Capita:	$37,125	Households w/Family Married:	67%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Sahuarita Unified District	Students:	6,335
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.59Mi.	**Sahuarita Middle School** Number of Students: 498 Student-Teacher Ratio: 17.29	C	Public	6 - 8
0.46Mi.	**Sahuarita Intermediate School** Number of Students: 324 Student-Teacher Ratio: 17.05	B	Public	3 - 5
0.49Mi.	**Sahuarita Primary School** Number of Students: 305 Student-Teacher Ratio: 14.52	NA	Public	KG - 2
0.60Mi.	**Sahuarita High School** Number of Students: 1,215 Student-Teacher Ratio: 22.09 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **712 W CALLE ESPADERO, SAHUARITA, AZ 85629-1191** 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	33%	SIGNIFICANTLY LOWER
BURGLARY	45%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	45%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	43%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	45%	SIGNIFICANTLY LOWER
OVERALL	44%	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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