ICE SiteX Report

OrderID: 98768683

SiteX Property Information Report



Subject Property Location

7220 S DRAPER RD, TUCSON, AZ 85757-0085

County:	**PIMA AZ**	Census Tract:	0043.40
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	210-34-4920	Thomas Bros Pg-Grid:	

Valuation

Value:	**$323,000**	FSD:	5	Common Confidence Score:	92
Value Range:	$306,850 - $339,150	ICE Confidence Score:	95		

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:	$2,959
Total Assessed Value:	$26,761	Total Assessor Market Value:	$267,612	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 492 District: MIDVALE DR Subdivision: DIABLO VILLAGE ESTATES Map Ref: PLAT: 33 Sec/Twnship/Range: SEC 16 TWN 15S RNG 12E

Abbreviated Description:	DIABLO VILLAGE ESTATES LOT 492 EXC MINERAL RIGHTS BELOW 30FT
City/Muni/Twp:	STAR VALLEY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1583 SF	Baths:		Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Refrigeration
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/25/2026	Sales Price:	$311,920
Document #:	20262370538 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/30/2022	Loan Amount:	N/A
Document #:	20221811110 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/29/2022		
TD Due Date:	07/01/2052	Type Finance:	
Legal Description:			

Subdivision: DIABLO VILLAGE ESTATES Map Ref: MB 28 PG 33

Prior Transfer

Recording Date:	06/30/2022	Sales Price:	$317,675
Document #:	20221811109 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/29/2022		
Document Type:	Deed		
Legal Description:			

Subdivision: DIABLO VILLAGE ESTATES Map Ref: MB 28 PG 33

ICE SiteX Report

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Prior Transfer

Recording Date:	06/30/2022	Sales Price:	N/A
Document #:	20221811108 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/06/2022		
Document Type:	Deed		

Legal Description:
Subdivision: DIABLO VILLAGE ESTATES Map Ref: MB 28 PG 33

Prior Transfer

Recording Date:	12/03/2020	Sales Price:	$4,640,000 Multiple Parcels Involved in this transaction
Document #:	20203380734 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	12/03/2020		
Document Type:	Deed		

Legal Description:
Subdivision: DIABLO VILLAGE ESTATES Map Ref: MB 28 PG 33

Area Sales Analysis

Total Area Sales	$3,083,686	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,557 SF	Median Year Built	2021
Price Range - 2 Yrs	$262,500 to $349,000	Age Range	4 years to 5 years
Median Value	$310,000	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**7262 S PORTUGAL AVE** **TUCSON, AZ 85757-0051**	06/29/2026	$349,000	$174	2002	8//	2022	SF	
		APN: 210-34-5110 Document #: 20261800479 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 511 Subdivision: DIABLO VILLAGE ESTATES SUBDIVISION MapRef: MB 28 PG 33 Abbreviated Description: Lot:511 Subdivision:DIABLO VILLAGE ESTATES SUBDIVISION Map Ref:MB 28 PG 33								
2	.07Mi.	**7236 S VICTOR DR** **TUCSON, AZ 85757-0040**	06/03/2025	$310,000	$155	2002	8//	2022	SF	
		APN: 210-34-4440 Document #: 20251540003 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 444 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33 Abbreviated Description: Lot:444 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33								
3	.08Mi.	**7173 S DRAPER RD** **TUCSON, AZ 85757-0045**	04/14/2026	$325,000	$184	1766	5//	2022	SF	
		APN: 210-34-4560 Document #: 20261040006 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 456 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33 Abbreviated Description: Lot:456 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33								
4	.08Mi.	**7490 W ELVADO RD** **TUCSON, AZ 85757-0053**	09/30/2025	$399,000	$137	2905	9//	2022	SF	
		APN: 210-34-4820 Document #: 20252731019 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 482 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33 Abbreviated Description: Lot:482 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33								
5	.08Mi.	**7180 S PORTUGAL AVE** **TUCSON, AZ 85757-0050**	06/12/2025	$375,000	$146	2574	9//	2022	SF	
		APN: 210-34-4840 Document #: 20251630162 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 484 Subdivision: DIABLO VILLAGE ESTATES Abbreviated Description: Lot:484 Subdivision:DIABLO VILLAGE ESTATES								
6	.09Mi.	**7170 S PORTUGAL AVE** **TUCSON, AZ 85757-0050**	09/04/2026	$315,000	$178	1766	5//	2022	SF	
		APN: 210-34-4830 Document #: 20262470382 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 483 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33 Abbreviated Description: Lot:483 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33								
7	.12Mi.	**7310 S VICTOR DR** **TUCSON, AZ 85757-0131**	03/04/2025	$45,000			//		37,897 SF	
		APN: 210-41-009B Document #: 20250630238 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Sec/Twnship/Range: E2NE4NE4NW4 S21T15SR12E GSRBM Abbreviated Description: Sec/Twnship/Range:E2NE4NE4NW4 S21T15SR12E GSRBM								
8	.14Mi.	**7320 S VICTOR DR** **TUCSON, AZ 85757-0131**	03/03/2025	$318,000			//		37,897 SF	
		APN: 210-41-009C Document #: 20250620588 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Sec/Twnship/Range: E2NE4NE4NW4 S21T15SR12E GSBM Abbreviated Description: Sec/Twnship/Range:E2NE4NE4NW4 S21T15SR12E GSBM								
9	.19Mi.	**7061 S DRAPER RD** **TUCSON, AZ 85757-0029**	02/17/2026	$300,000	$196	1531	4//	2021	SF	
		APN: 210-34-3080 Document #: 20260480748 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 308 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33 Abbreviated Description: Lot:308 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33								
10	.19Mi.	**7323 W TIMBERLEAF DR** **TUCSON, AZ 85757-8735**	10/16/2025	$410,000	$236	1738	7//2	2001	37,627 SF	
		APN: 210-32-1430 Document #: 20252890514 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98768683

Legal: Lot: 124 Subdivision: STAR VALLEY VILLAGE MapRef: MB 47 PG 26 Abbreviated Description: Lot:124 Subdivision:STAR VALLEY VILLAGE Map Ref:MB 47 PG 26

11	.2Mi.	**7043 S DRAPER RD** **TUCSON, AZ 85757-0029**	04/10/2026	$262,500	$207	1271	4//	2021	SF	

APN: 210-34-3110 Document #: 20261000145
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 311 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33 Abbreviated Description: Lot:311 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33

12	.23Mi.	**7032 S DRAPER RD** **TUCSON, AZ 85757-0028**	02/09/2026	$330,000	$176	1871	5//	2021	SF	

APN: 210-34-3490 Document #: 20260400187
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 349 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33 Abbreviated Description: Lot:349 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33

13	.27Mi.	**7528 W PORTUGAL PL** **TUCSON, AZ 85757-0035**	04/23/2026	$305,000	$199	1531	4//	2021	SF	

APN: 210-34-3680 Document #: 20261130252
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 368 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33 Abbreviated Description: Lot:368 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33

14	.34Mi.	**7286 W MOONMIST PL** **TUCSON, AZ 85757-8731**	06/16/2025	$362,000	$257	1408	5//2	2001	37,695 SF	P

APN: 210-32-1140 Document #: 20251670564
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: STAR VALLEY VILLAGE MapRef: MB 47 PG 26 Abbreviated Description: Lot:95 Subdivision:STAR VALLEY VILLAGE Map Ref:MB 47 PG 26

15	.36Mi.	**7450 W TIERRA RD** **TUCSON, AZ 85757-0036**	07/22/2026	$275,186	$180	1531	4//	2021	SF	

APN: 210-34-3230 Document #: 20262030507
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 323 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33 Abbreviated Description: Lot:323 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33

16	.38Mi.	**7411 W JEFFREY RD** **TUCSON, AZ 85757-0007**	05/08/2025	$349,000	$172	2034	6//	2020	SF	

APN: 210-34-2840 Document #: 20251280429
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 284 Section: 16 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33 Abbreviated Description: Lot:284 Section:16 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33

17	.38Mi.	**7500 W TIERRA RD** **TUCSON, AZ 85757-0025**	04/03/2025	$432,000	$173	2490	6//	2021	SF	P

APN: 210-34-3280 Document #: 20250930130
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 328 Subdivision: DIABLO VILLAGE ESTATE MapRef: MB 28 PG 33 Abbreviated Description: Lot:328 Subdivision:DIABLO VILLAGE ESTATE Map Ref:MB 28 PG 33

18	.42Mi.	**7258 S SMOKEY VALLEY DR** **TUCSON, AZ 85757-8759**	05/05/2025	$395,000	$182	2166	9//2	2001	16,586 SF	P

APN: 210-32-2040 Document #: 20251250618
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 183 Subdivision: STAR VALLEY VILLAGE MapRef: MB 51 PG 87 Abbreviated Description: Lot:183 Subdivision:STAR VALLEY VILLAGE Map Ref:MB 51 PG 87

19	.45Mi.	**7396 W STAR ROCK PL** **TUCSON, AZ 85757-7833**	02/13/2026	$413,250	$214	1928	9//2	2005	38,123 SF	

APN: 210-32-3210 Document #: 20260440581
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: WEST STAR ESTATES MapRef: MB 55 PG 14 Abbreviated Description: Lot:57 Subdivision:WEST STAR ESTATES Map Ref:MB 55 PG 14

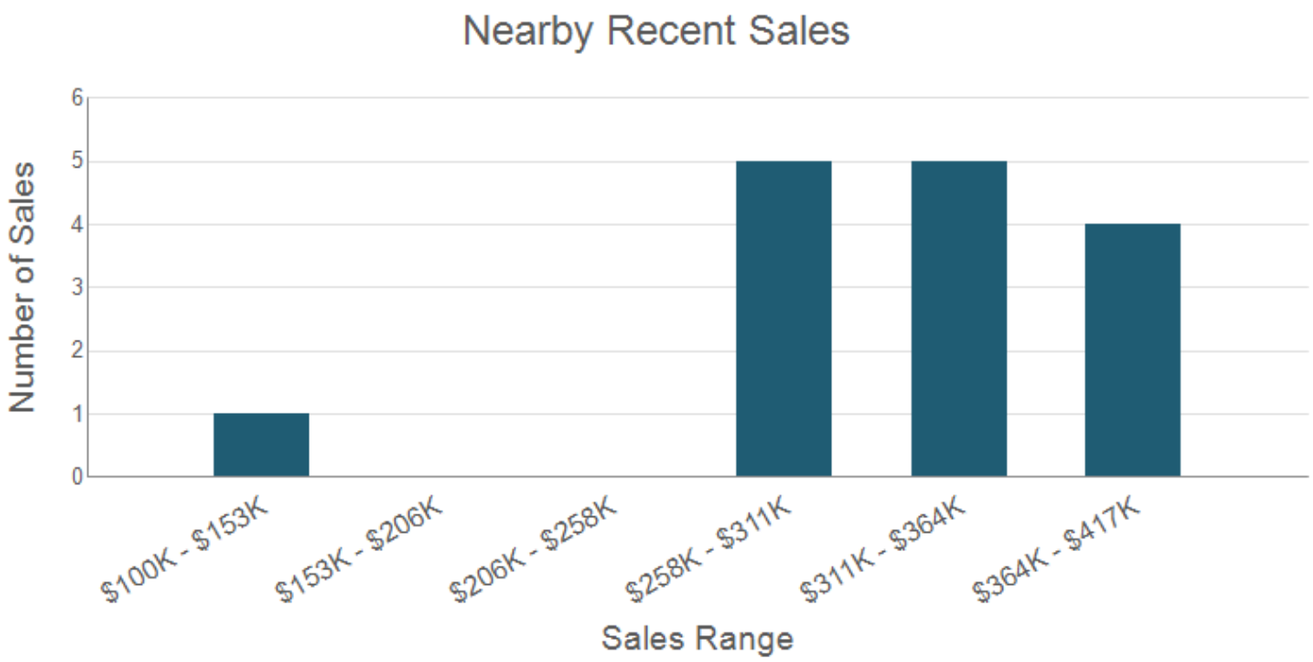
20	.48Mi.	**7470 W CALLE BOCINA** **TUCSON, AZ 85757-0005**	06/03/2025	$325,000	$259	1255	4//	2020	SF	

APN: 210-34-1580 Document #: 20251540240
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: DIABLO VILLAGE ESTATES MapRef: MB 28 PG 33& Abbreviated Description: Lot:158 Subdivision:DIABLO VILLAGE ESTATES Map Ref:MB 28 PG 33&

ICE SiteX Report

OrderID: 98768683

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.	**7220 S DRAPER RD**	**06/30/2022**	$267,612	$26,761	1,583	4//	2022		
.01Mi.	**7222 S DRAPER RD**	**08/12/2022**	$284,445	$28,445	1,823	6//	2022		
.02Mi.	**7225 S PORTUGAL AVE**	**02/25/2022**	$267,612	$26,761	1,583	4//	2022		
.02Mi.	**7218 S DRAPER RD**	**07/14/2022**	$284,445	$28,445	1,823	6//	2022		
.02Mi.	**7237 S PORTUGAL AVE**	**02/28/2022**	$280,486	$28,049	1,766	5//	2022		
.02Mi.	**7224 S DRAPER RD**	**07/14/2022**	$284,445	$28,445	1,823	6//	2022		
.02Mi.	**7213 S PORTUGAL AVE**	**05/05/2023**	$242,759	$24,276	1,255	4//	2022		
.03Mi.	**7216 S DRAPER RD**	**03/07/2022**	$284,445	$28,445	1,823	6//	2022		
.03Mi.	**7249 S PORTUGAL AVE**	**07/19/2022**	$267,612	$26,761	1,583	4//	2022		
.03Mi.	**7250 S DRAPER RD**	**07/12/2022**	$325,382	$32,538	2,431	8//	2022		
.03Mi.	**7214 S DRAPER RD**	**02/01/2022**	$305,421	$30,542	2,002	8//	2022		
.04Mi.	**7201 S PORTUGAL AVE**	**01/18/2022**	$242,759	$24,276	1,255	4//	2022		
.04Mi.	**7261 S PORTUGAL AVE**	**07/27/2022**	$296,729	$29,673	2,002	8//	2022		
.04Mi.	**7262 S DRAPER RD**	**07/28/2022**	$325,382	$32,538	2,431	8//	2022		
.05Mi.	**7461 W ELVADO RD**		$242,759	$24,276	1,255	4//	2022		
.05Mi.	**7471 W ELVADO RD**	**04/29/2022**	$242,759	$24,276	1,255	4//	2022		

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	35.9 years old	Households:	6,490
Median Household Income:	$65,409	Households w/Family:	74%
Household Income Per Capita:	$25,048	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.94Mi.	**Cholla High School**	D	Public	8 - 12
Number of Students: 1,575 Student-Teacher Ratio: 17.42 Advanced Placement: Yes				
14.95Mi.	**Tucson Unified Virtual Academy**	D+	Public	KG - 12
Number of Students: 1,184				

ICE SiteX Report

OrderID: 98768683

Student-Teacher Ratio: 18.65			
15.56Mi. **University High School** Number of Students: 982 Student-Teacher Ratio: 23.16 Advanced Placement: Yes	A+	Public	8 - 12
12.33Mi. **Miles-Exploratory Learning Center** Number of Students: 285 Student-Teacher Ratio: 9.43	B-	Public	PK - 8
4.96Mi. **Valencia Middle School** Number of Students: 520 Student-Teacher Ratio: 14.44	D	Public	6 - 8
4.02Mi. **Vesey Elementary School** Number of Students: 673 Student-Teacher Ratio: 20.08	C	Public	PK - 6

Flood Report

The Subject Property of **7220 S DRAPER RD, TUCSON, AZ 85757-0085** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	90%	LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	73%	NOTABLY LOWER
OVERALL	70%	NOTABLY 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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