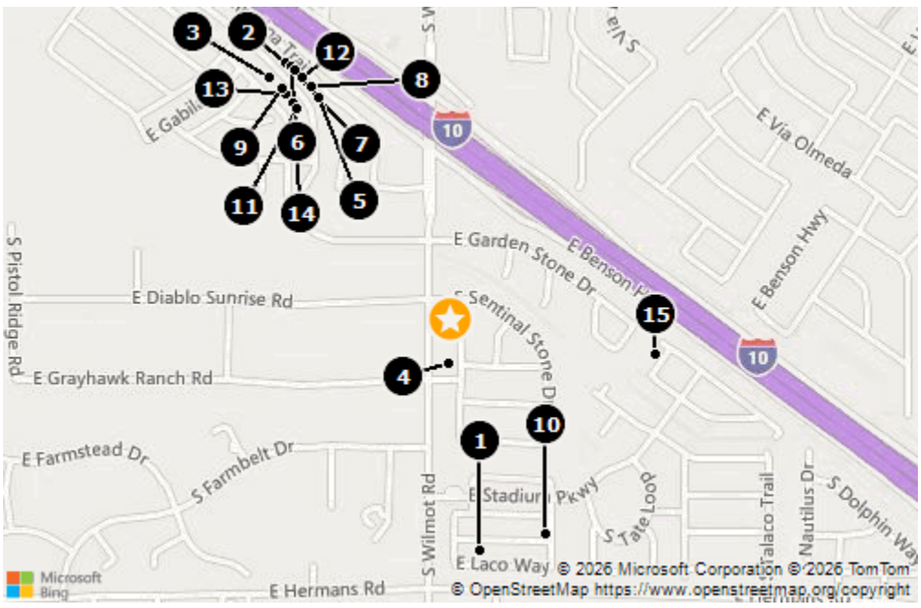
ICE SiteX Report

OrderID: 97938876

SiteX Property Information Report



Subject Property Location

7816 S BAJA STONE AVE, TUCSON, AZ 85756-8478

County:	**PIMA AZ**	Census Tract:	040190041.321018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	141-09-4740	Thomas Bros Pg-Grid:	1793-6J

Valuation

Value:	**$284,000**	FSD:	4	Common Confidence Score:	98
Value Range:	$272,640 - $295,360	ICE Confidence Score:	96		

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:	$1,853
Total Assessed Value:	$22,568	Total Assessor Market Value:	$225,682	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 District: SANTA RITA F Subdivision: DESERT STONE Map Ref: PLAT: 48 Sec/Twnship/Range: SEC 19 TWN 15S RNG 15E

Abbreviated Description:	DESERT STONE LOT 3
City/Muni/Twp:	SYCAMORE PARK VILLAGE

Property Characteristics

Lot Size:	4,400 SF	Bedrooms:		Pool:	
Building Area:	1446 SF	Baths:	2	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	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:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/20/2026	Sales Price:	N/A
Document #:	20261100590 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/27/2025	Loan Amount:	N/A
Document #:	20251780665 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2065	Type Finance:	

Legal Description:

Lot: 3 Subdivision: VISTA DEL NORTE

Mortgage Record

Recording Date:	11/27/2024	Loan Amount:	N/A
Document #:	20243320069 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:

Lot: 3 Subdivision: DESERT STONE

Mortgage Record

Recording Date:	03/18/2024	Loan Amount:	N/A
Document #:	20240780084 BK-PG -	Loan Type:	FHA

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TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Lot: 3 Subdivision: DESERT STONE

Mortgage Record

Recording Date:	07/24/2023	Loan Amount:	N/A
Document #:	20232050002 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Lot: 3 Subdivision: DESERT STONE

Prior Transfer

Recording Date:	05/06/2019	Sales Price:	$91,000
Document #:	20191260102 BK-PG 20142-0001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/11/2019	Sales Price:	N/A
Document #:	20191010647 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/10/2019		
Document Type:			

Legal Description:
Lot: 3 Subdivision: DESERT STONE Map Ref: MB 60 PG 48

Mortgage Record

Recording Date:	04/11/2019	Loan Amount:	N/A
Document #:	20191010645 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2049	Type Finance:	

Legal Description:
Lot: 3 Subdivision: DESERT STONE

Prior Transfer

Recording Date:	04/11/2019	Sales Price:	N/A
Document #:	20191010644 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/09/2019		
Document Type:			

Legal Description:
Lot: 3 Subdivision: DESERT STONE Map Ref: MB 60 PG 48

Prior Transfer

Recording Date:	04/11/2019	Sales Price:	$175,000
Document #:	20191010643 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/09/2019		
Document Type:			

Legal Description:
Lot: 3 Subdivision: DESERT STONE Map Ref: MB 60 PG 48

Prior Transfer

Recording Date:	04/11/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 District: SANTA RITA F Subdivision: DESERT STONE Map Ref: PLAT: 48 Sec/Twnship/Range: SEC 19 TWN 15S RNG 15E
Abbreviated Description: DESERT STONE LOT 3
City/Muni/Twp: SYCAMORE PARK VILLAGE

Prior Transfer

Recording Date:	11/12/2014	Sales Price:	$135,365
Document #:	20143160205 BK-PG 12901-4067	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/24/2014	Sales Price:	$130,000
Document #:	20142970589 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/29/2014		
Document Type:			

Legal Description:
Lot: 3 Subdivision: DESERT STONE Map Ref: MAP60 PG48

Prior Transfer

Recording Date:	10/02/2006	Sales Price:	$169,207
Document #:	20061900784 BK-PG 12901-4064	Type of Sale:	Verified Sale Price
Contract Date:	09/11/2006		
Document Type:			

Legal Description:
Lot: 3 Subdivision: DESERT STONE Map Ref: MAP60 PG38

Prior Transfer

Recording Date:	10/02/2006	Sales Price:	N/A
Document #:	20061900783 BK-PG 12901-4061	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/26/2006		
Document Type:			

Legal Description:
Lot: 3 Subdivision: DESERT STONE Map Ref: MAP60 PG48

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Area Sales Analysis

Total Area Sales	$5,049,400	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2006
Price Range - 2 Yrs	$190,000 to $412,000	Age Range	17 years to 20 years
Median Value	$339,900	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**6358 E KOUFAX LN** **TUCSON, AZ 85756-8427**	07/06/2026	$190,000	$134	1412	5//2	2007	4,741 SF	
		APN: 141-09-4270 Document #: 20261870246 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 315 Subdivision: VISTA MONTANA ESTATES Phase No: 2 MapRef: MB 60 PG 3 Abbreviated Description: Lot:315 Subdivision:VISTA MONTANA ESTATES Phase No:2 Map Ref:MB 60 PG 3								
2	.4Mi.	**6151 E CAMPOLINA TRL** **TUCSON, AZ 85756-0194**	06/30/2026	$339,900			//		SF	
		APN: 140-44-2730 Document #: 20261810801 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Subdivision: BLACKHAWK MapRef: DOC 2024-1640462 Abbreviated Description: Lot:25 Subdivision:BLACKHAWK Map Ref:DOC 2024-1640462								
3	.41Mi.	**6144 E CAMPOLINA TRL** **TUCSON, AZ 85756-0193**	06/30/2026	$344,900			//		SF	
		APN: 140-44-3330 Document #: 20261810919 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 85 Subdivision: BLACKHAWK MapRef: DOC 2024-1640462 Abbreviated Description: Lot:85 Subdivision:BLACKHAWK Map Ref:DOC 2024-1640462								
4	.06Mi.	**7876 S BAJA STONE AVE** **TUCSON, AZ 85756-8478**	06/30/2026	$275,000	$176	1556	7//2	2006	4,400 SF	
		APN: 141-09-4820 Document #: 20261810500 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Subdivision: DESERT STONE MapRef: MB 60 PG 48 Abbreviated Description: Lot:11 Subdivision:DESERT STONE Map Ref:MB 60 PG 48								
5	.35Mi.	**6175 E CAMPOLINA TRL** **TUCSON, AZ 85756-0194**	06/29/2026	$328,900			//		SF	
		APN: 140-44-2670 Document #: 20261800610 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: BLACKHAWK MapRef: DOC 2022-0980683 Abbreviated Description: Lot:19 Subdivision:BLACKHAWK Map Ref:DOC 2022-0980683								
6	.41Mi.	**6147 E CAMPOLINA TRL** **TUCSON, AZ 85756-0194**	06/25/2026	$412,000			//		SF	
		APN: 140-44-2740 Document #: 20261760356 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Subdivision: BLACKHAWK MapRef: DOC 2022-0980683 Abbreviated Description: Lot:26 Subdivision:BLACKHAWK Map Ref:DOC 2022-0980683								
7	.42Mi.	**6143 E CAMPOLINA TRL** **TUCSON, AZ 85756-0194**	06/24/2026	$395,000			//		SF	
		APN: 140-44-2750 Document #: 20261750467 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27 Subdivision: BLACKHAWK MapRef: DOC 2024-1640462 Abbreviated Description: Lot:27 Subdivision:BLACKHAWK Map Ref:DOC 2024-1640462								
8	.37Mi.	**6167 E CAMPOLINA TRL** **TUCSON, AZ 85756-0194**	06/15/2026	$339,000			//		SF	
		APN: 140-44-2690 Document #: 20261660494 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: BLACKHAWK MapRef: DOC 2024-1640162 Abbreviated Description: Lot:21 Subdivision:BLACKHAWK Map Ref:DOC 2024-1640162								
9	.39Mi.	**6156 E CAMPOLINA TRL** **TUCSON, AZ 85756-0193**	05/29/2026	$402,900			//		SF	
		APN: 140-44-3360 Document #: 20261490464 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 88 Subdivision: BLACKHAWK MapRef: DOC 2022-0980683 Abbreviated Description: Lot:88 Subdivision:BLACKHAWK Map Ref:DOC 2022-0980683								
10	.33Mi.	**6421 E KOUFAX LN** **TUCSON, AZ 85756-8426**	05/21/2026	$315,000	$199	1580	6//2	2009	5,894 SF	
		APN: 141-09-4360 Document #: 20261410442 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 324 Subdivision: VISTA MONTANA ESTATES PHASE TWO MapRef: MB 60 PG 3 Abbreviated Description: Lot:324 Subdivision:VISTA MONTANA ESTATES PHASE TWO Map Ref:MB 60 PG 3								
11	.36Mi.	**6172 E CAMPOLINA TRL** **TUCSON, AZ 85756-0193**	05/13/2026	$334,900			//		SF	
		APN: 140-44-3400 Document #: 20261330485 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 92 Subdivision: BLACKHAWK Abbreviated Description: Lot:92 Subdivision:BLACKHAWK								
12	.39Mi.	**6159 E CAMPOLINA TRL** **TUCSON, AZ 85756-0194**	05/01/2026	$390,000			//		SF	
		APN: 140-44-2710 Document #: 20261210117 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: BLACKHAWK MapRef: DOC 2022-0980683 Abbreviated Description: Lot:23 Subdivision:BLACKHAWK Map Ref:DOC 2022-0980683								
13	.38Mi.	**6160 E CAMPOLINA TRL** **TUCSON, AZ 85756-0193**	05/01/2026	$405,900			//		SF	
		APN: 140-44-3370 Document #: 20261210433								

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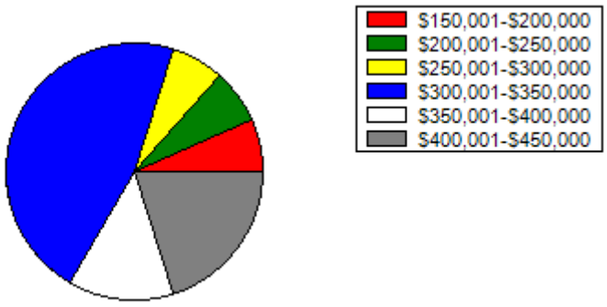
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: BLACKHAWK MapRef: DOC 2022-0980683 Abbreviated Description: Lot:89 Subdivision:BLACKHAWK Map Ref:DOC 2022-0980683

14 .37Mi. **6168 E CAMPOLINA TRL** 04/30/2026 $346,000 // SF
TUCSON, AZ 85756-0193
APN: 140-44-3390 Document #: 20261200530
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 91 Subdivision: BLACKHAWK MapRef: DOC 2022-0980683 Abbreviated Description: Lot:91 Subdivision:BLACKHAWK Map Ref:DOC 2022-0980683

15 .29Mi. **7838 S SPLINTER WAY** 04/28/2026 $230,000 $166 1385 7//2 2006 5,288 SF
TUCSON, AZ 85756-8446
APN: 141-09-2360 Document #: 20261180183
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 155 Subdivision: VISTA MONTANA ESTATES MapRef: MB 58 PG 96 Abbreviated Description: Lot:155 Subdivision:VISTA MONTANA ESTATES Map Ref:MB 58 PG 96

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.	**7816 S BAJA STONE AVE**	**04/11/2019**	$225,682	$22,568	1,446	7//2	2006	4,400 SF	
.01Mi.	**7824 S BAJA STONE AVE**	**01/30/2012**	$235,010	$23,501	1,556	7//2	2006	4,399 SF	
.01Mi.	**7808 S BAJA STONE AVE**	**09/26/2014**	$226,719	$22,672	1,446	7//2	2007	4,400 SF	
.02Mi.	**7800 S BAJA STONE AVE**	**06/21/2024**	$212,882	$21,288	1,284	6//2	2007	4,793 SF	
.02Mi.	**7840 S BAJA STONE AVE**	**09/28/2006**	$260,099	$26,010	2,179	8//2	2006	4,400 SF	
.03Mi.	**7848 S BAJA STONE AVE**	**06/05/2020**	$225,726	$22,573	1,446	7//2	2006	4,400 SF	
.03Mi.	**7817 S BAJA STONE AVE**	**04/20/2020**	$249,759	$24,976	1,904	9//2	2006	4,698 SF	
.03Mi.	**7809 S BAJA STONE AVE**	**06/21/2024**	$234,488	$23,449	1,446	7//2	2006	4,949 SF	
.03Mi.	**7825 S BAJA STONE AVE**	**09/26/2008**	$272,551	$27,255	2,179	8//2	2008	4,404 SF	
.03Mi.	**7801 S BAJA STONE AVE**	**05/26/2017**	$222,315	$22,232	1,284	6//2	2008	5,331 SF	
.04Mi.	**7833 S BAJA STONE AVE**	**08/21/2015**	$235,602	$23,560	1,446	7//2	2007	4,403 SF	
.04Mi.	**7856 S BAJA STONE AVE**	**04/26/2024**	$225,726	$22,573	1,446	7//2	2006	4,399 SF	
.04Mi.	**7841 S BAJA STONE AVE**	**11/03/2016**	$265,966	$26,597	1,446	7//2	2007	4,405 SF	Yes
.04Mi.	**7849 S BAJA STONE AVE**	**06/25/2007**	$221,351	$22,135	1,284	6//2	2007	4,402 SF	
.05Mi.	**7864 S BAJA STONE AVE**	**05/23/2014**	$260,099	$26,010	2,179	8//2	2006	4,399 SF	
.05Mi.	**7780 S SENTINAL STONE DR**	**01/08/2015**	$272,691	$27,269	2,199	8//2	2007	6,499 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	36.9 years old	Households:	11,058
Median Household Income:	$62,381	Households w/Family:	75%
Household Income Per Capita:	$28,782	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Vail Unified District	Students:	15,011
Number of Schools:	24	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.75Mi.	**Cienega High School**	B+	Public	9 - 12

Number of Students: 1,881

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Student-Teacher Ratio: 18.24
Advanced Placement: Yes

4.38Mi. **Desert Sky Middle School** Number of Students: 743 Student-Teacher Ratio: 20.33	B+	Public	6 - 8
4.67Mi. **Cottonwood Elementary School** Number of Students: 570 Student-Teacher Ratio: 17.8	A	Public	KG - 5
7.95Mi. **Andrada Polytechnic High School** Number of Students: 836 Student-Teacher Ratio: 19.3 Advanced Placement: Yes	A	Public	9 - 12
5.64Mi. **Empire High School** Number of Students: 886 Student-Teacher Ratio: 21.84 Advanced Placement: Yes	A-	Public	9 - 12
5.67Mi. **Vail Innovation Center** Number of Students: 61 Student-Teacher Ratio: 6.07	B-	Public	9 - 12

Flood Report

The Subject Property of **7816 S BAJA STONE AVE, TUCSON, AZ 85756-8478** 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	77%	NOTABLY LOWER
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	63%	NOTABLY LOWER
AGGRAVATED ASSAULT	36%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	76%	NOTABLY LOWER
MURDER	67%	NOTABLY LOWER
OVERALL	62%	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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