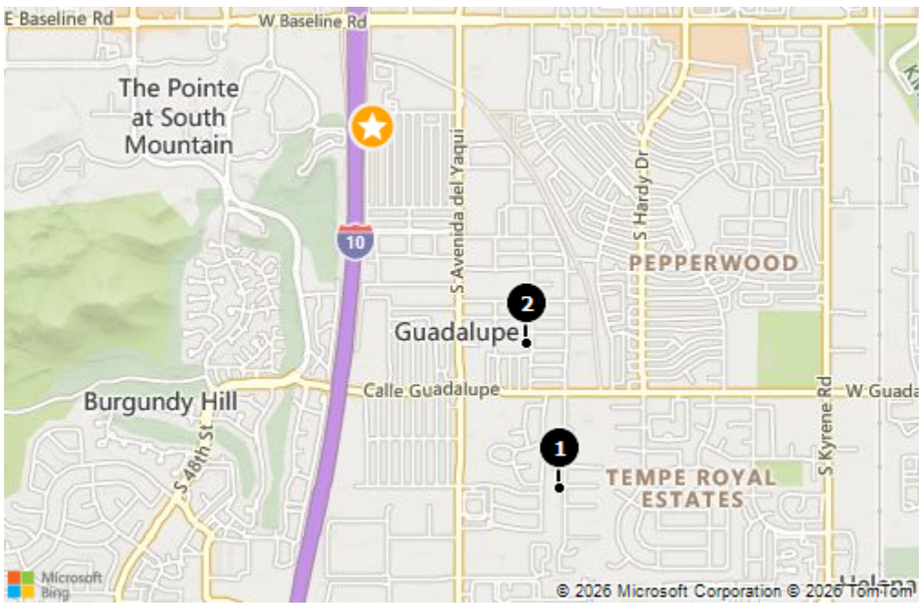
ICE SiteX Report

OrderID: 98485743

SiteX Property Information Report



Subject Property Location

8013 S CALLE BELLA VIS, GUADALUPE, AZ 85283-1004

County:	**MARICOPA AZ**	Census Tract:	040133200.021004
Property Use:	Single Family Residential w/ ADU (Accessory Dwelling Unit)	Zoning:	R-6
Parcel Number:	301-09-251	Thomas Bros Pg-Grid:	

Valuation

Value:	**$361,000**	FSD:	15	Common Confidence Score:	54
Value Range:	$306,850 - $415,150	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	030900
Assd Land Value:		Market Land Value:	$50,200	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$200,900	Total Taxable Value:	$489
Total Assessed Value:	$25,110	Total Assessor Market Value:	$251,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 49 Block: 5 Subdivision: SOLARES ADDITION TO GUADALUPE Map Ref: MB 2844 Sec/Twnship/Range: SEC 5 TWN 1S RNG 4E
Abbreviated Description: SOLARES ADD

Property Characteristics

Lot Size:	5,854 SF	Bedrooms:		Pool:	
Building Area:	960 SF	Baths:	1	Fireplace:	
Year Built:	1969	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Block
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Roll Comp
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/19/2025	Sales Price:	N/A
Document #:	20250476841 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/10/2024	Sales Price:	N/A
Document #:	20240248138 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/26/2024	Loan Amount:	N/A
Document #:	20240221124 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2034	Type Finance:	
Legal Description:			

Lot: 49 Block: 5 Subdivision: SOLARES ADDITION
City/Muni/Twp: GUADALUPE

Prior Transfer

Recording Date:	04/26/2024	Sales Price:	$360,000
Document #:	20240221122 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 49 Block: 5 Subdivision: SOLARES ADDITION TO GUADALUPE Map Ref: MB 2844 Sec/Twnship/Range: SEC 5 TWN 1S RNG 4E
Abbreviated Description: SOLARES ADD

Prior Transfer

Recording Date:	04/26/2024	Sales Price:	$360,000
Document #:	20240221122 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/10/2024		
Document Type:			

Legal Description:
Lot: 49 Block: 5 Subdivision: SOLARES ADDITION Map Ref: MB 28 PG 44
City/Muni/Twp: GUADALUPE

Prior Transfer

Recording Date:	10/12/2020	Sales Price:	N/A
Document #:	20200973287 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/29/2020		
Document Type:			

Legal Description:
Lot: 49 Block: 5 Subdivision: SOLARES ADDITION Map Ref: MB 28 PG 44
City/Muni/Twp: GUADALUPE

Prior Transfer

Recording Date:	03/12/2010	Sales Price:	N/A
Document #:	2010-0208553 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/12/2010		
Document Type:			

Legal Description:
Lot: 49 Block: 5 Subdivision: SOLARES ADDITION TO GUADALUPE Map Ref: MAP28 PG44

Area Sales Analysis

Total Area Sales	$715,000	Median # of Bedrooms	
Median Lot Size	32,468 SF	Median # of Baths	2
Median Living Area	1,464 SF	Median Year Built	1981
Price Range - 2 Yrs	$150,000 to $565,000	Age Range	29 years to 61 years
Median Value	$357,500	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.1Mi.	**9602 S CALLE VAUO NAWI GUADALUPE, AZ 85283-3405**	09/16/2026	$565,000	$395	1428	6//2	1965	53,579 SF	
		APN: 301-44-016 Document #: 20260544437 Document Type: Price Code: V Land Use: Single Family Residential w/ ADU (Accessory Dwelling Unit) Legal: Lot: 13 Subdivision: RANCHITOS PLACE MapRef: MB 31 PG 37 Abbreviated Description: Lot:13 Subdivision:RANCHITOS PLACE Map Ref:MB 31 PG 37								
2	.71Mi.	**8978 S CALLE TOMI GUADALUPE, AZ 85283-**	12/10/2025	$150,000	$100	1500	7//2	1997	11,357 SF	
		APN: 301-06-206 Document #: 20250711495 Document Type: Price Code: V Land Use: Single Family Residential w/ ADU (Accessory Dwelling Unit) Legal: Block: 14 Subdivision: EAST GUADALUPE MapRef: MB 162 PG 35 Abbreviated Description: Block:14 Subdivision:EAST GUADALUPE Map Ref:MB 162 PG 35								

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.	**8013 S CALLE BELLA VIS**	**04/26/2024**	$251,100	$25,110	960	7//1	1969	5,854 SF	
.01Mi.	**8009 S CALLE BELLA VIS**	**10/31/2017**	$241,300	$24,130	888	3//1	1968	6,183 SF	
.1Mi.	**8046 S CALLE SAHUARO**	**10/30/1974**	$178,600	$17,860	450	4//1	1977	5,001 SF	
.17Mi.	**8210 S CALLE AZTECA**	**05/28/2019**	$180,700	$18,070	745	4//1	1954	4,761 SF	
.17Mi.	**8226 S CALLE SAHUARO**	**07/28/2023**	$164,700	$16,470	648	4//1	1959	4,726 SF	
.23Mi.	**8247 S CALLE SAHUARO**	**03/21/2016**	$304,600	$30,460	1,290	//1	1954	10,755 SF	
.24Mi.	**5431 E CALLE SONORA**	**10/03/2022**	$166,000	$16,600	468	3//1	1960	6,251 SF	
.3Mi.	**5514 E CALLE MAGDALENA**	**11/15/2005**	$199,100	$19,910	560	4//2	1952	6,255 SF	
.3Mi.	**5623 E CALLE PITAYA**	**01/23/2012**	$216,000	$21,600	1,140	4//1	1960	6,700 SF	
.3Mi.	**8223 S AVENIDA DEL YAQUI**	**04/05/1977**	$218,100	$21,810	866	4//1	1952	6,673 SF	
.31Mi.	**5622 E CALLE GLORIA**	**10/02/2020**	$209,600	$20,960	809	6//1	1940	6,682 SF	
.36Mi.	**5512 E CALLE SAN ANGELO**	**09/08/2020**	$238,000	$23,800	880	5//1	1986	7,253 SF	
.39Mi.	**5540 E CALLE SAN ANGELO**	**08/03/2018**	$166,500	$16,650	486	3//1	1948	6,504 SF	
.41Mi.	**5441 E CALLE SAN ANGELO**	**05/23/2016**	$155,200	$15,520	432	2//1	1945	4,421 SF	
.41Mi.	**8059 S CALLE BATOUA**	**03/03/2000**	$258,300	$25,830	696	5//1	1983	6,991 SF	
.43Mi.	**5722 E CALLE SONORA**	**06/28/2017**	$236,500	$23,650	1,102	//1	1950	7,105 SF	

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Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	36.0 years old	Households:	18,873
Median Household Income:	$80,104	Households w/Family:	56%
Household Income Per Capita:	$41,293	Households w/Family Married:	39%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Tempe Union High School District	Students:	11,726
Number of Schools:	8	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.70Mi.	**Marcos de Niza High School** Number of Students: 1,408 Student-Teacher Ratio: 18.98 Advanced Placement: Yes	B-	Public	9 - 12
2.70Mi.	**Marcos de Niza High School** Number of Students: 1,408 Student-Teacher Ratio: 18.98 Advanced Placement: Yes	B-	Public	9 - 12
3.07Mi.	**Fees Middle School** Number of Students: 645 Student-Teacher Ratio: 12.65	D+	Public	6 - 8
3.07Mi.	**Fees Middle School** Number of Students: 645 Student-Teacher Ratio: 12.65	D+	Public	6 - 8
0.37Mi.	**Frank Elementary School** Number of Students: 537 Student-Teacher Ratio: 13.85	C-	Public	PK - 5
0.37Mi.	**Frank Elementary School** Number of Students: 537 Student-Teacher Ratio: 13.85	C-	Public	PK - 5

Flood Report

The Subject Property of **8013 S CALLE BELLA VIS, GUADALUPE, AZ 85283-1004** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	140%	NOTABLY HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	130%	NOTABLY HIGHER
OVERALL	111%	HIGHER

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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ICE SiteX Report

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