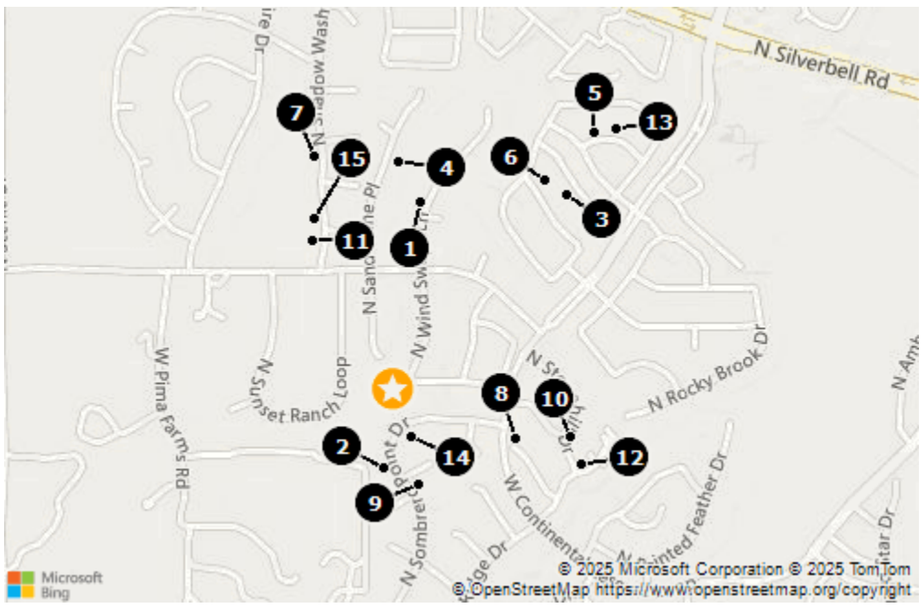
ICE SiteX Report

OrderID: 95975800

SiteX Property Information Report



Subject Property Location

8275 N WIND SWEPT LN, TUCSON, AZ 85743-5264

County:	**PIMA AZ**	Census Tract:	040190044.402008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	221-41-0150	Thomas Bros Pg-Grid:	

Valuation

Value:	**$441,000**	FSD:	9
Value Range:	$401,310 - $480,690	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,799
Total Assessed Value:	$35,786	Total Assessor Market Value:	$357,864	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Block: 8 District: NORTH TUCSON Subdivision: CONTINENTAL RESERVE Map Ref: PLAT: 10 Sec/Twnship/Range: SEC 28 TWN 12S RNG 12E

Abbreviated Description:	CONTINENTAL RESERVE BLK 8 & PTN BLK 7 LOT 15
City/Muni/Twp:	CONTINENTAL RESERVE

Property Characteristics

Lot Size:	13,437 SF	Bedrooms:		Pool:	Yes
Building Area:	2162 SF	Baths:	2	Fireplace:	
Year Built:	2003	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:	05/23/2025	Sales Price:	$455,595
Document #:	20251430021 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/04/2024	Sales Price:	N/A
Document #:	20242480294 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/23/2024	Loan Amount:	N/A
Document #:	20242360408 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2034	Type Finance:	
Legal Description:			

Lot: 15 Block: 8 Subdivision: CONTINENTAL RESERVE

Prior Transfer

Recording Date:	08/23/2024	Sales Price:	$464,000
Document #:	20242360406 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 95975800

Legal Description:
Lot: 15 Block: 8 District: NORTH TUCSON Subdivision: CONTINENTAL RESERVE Map Ref: PLAT: 10 Sec/Twnship/Range: SEC 28 TWN 12S RNG 12E
Abbreviated Description: CONTINENTAL RESERVE BLK 8 & PTN BLK 7 LOT 15
City/Muni/Twp: CONTINENTAL RESERVE

Prior Transfer

Recording Date:	08/23/2024	Sales Price:	$464,000
Document #:	20242360406 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/10/2024		
Document Type:	Warranty Deed		

Legal Description:
Lot: 15 Block: 8 Subdivision: CONTINENTAL RESERVE Map Ref: MB 56 PG 10

Mortgage Record

Recording Date:	06/30/2017	Loan Amount:	N/A
Document #:	20171810833 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Lot: 15 Subdivision: CONTINENTAL RESERVE

Prior Transfer

Recording Date:	06/30/2017	Sales Price:	$285,000
Document #:	20171810832 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/29/2017		
Document Type:	Warranty Deed		

Legal Description:
Lot: 15 Block: 8&A Subdivision: CONTINENTAL RESERVE PORTION OF BLOCK 7 Map Ref: MAP56 PG10

Prior Transfer

Recording Date:	09/27/2011	Sales Price:	$275,000
Document #:	20112700013 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/20/2011		
Document Type:	Cash Sale Deed		

Legal Description:
Lot: 15 Block: 8&7 Subdivision: CONTINENTAL RESERVE Map Ref: MAP56 PG10

Prior Transfer

Recording Date:	02/01/2011	Sales Price:	$237,750
Document #:	20110320467 BK-PG 13245-3346	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/18/2011	Loan Amount:	N/A
Document #:	20110180064 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2041	Type Finance:	

Legal Description:
Lot: 15 Block: 8&7 Subdivision: CONTINENTAL RESERVE
City/Muni/Twp: TUCSON

Prior Transfer

Recording Date:	03/07/2008	Sales Price:	$164,000
Document #:	20080460076 BK-PG 12457-6395	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/19/2008	Loan Amount:	N/A
Document #:	20080330804 BK-PG 13245-3346	Loan Type:	Unknown
TD Due Date:	03/01/2038	Type Finance:	

Legal Description:
Lot: 15
Abbreviated Description: CONTINENTAL RESERVE BLK8 & POR BLK7

Prior Transfer

Recording Date:	11/09/2007	Sales Price:	$50,000
Document #:	20072180350 BK-PG 13069-1147	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/01/2007	Loan Amount:	N/A
Document #:	20072120193 BK-PG 13173-0610	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/11/2037	Type Finance:	VAR

Legal Description:
Lot: 15 Block: 8&7 Subdivision: CONTINENTAL RESERVE
Abbreviated Description: PORTION BLK7

Prior Transfer

Recording Date:	06/19/2007	Sales Price:	$31,700
Document #:	20071180692 BK-PG 12457-6413	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/05/2007	Loan Amount:	N/A
Document #:	20071080464 BK-PG 13069-1147	Loan Type:	Stand Alone Second

ICE SiteX Report

OrderID: 95975800

TD Due Date:	05/15/2027	Type Finance:	

Legal Description:
Lot: 15 Block: 87 Subdivision: FINAL PLAT FOR CONTINENTAL RESERVE

Prior Transfer

Recording Date:	01/18/2005	Sales Price:	$163,210
Document #:	20050110615 BK-PG 12165-4870	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/28/2004	Loan Amount:	N/A
Document #:	20042491147 BK-PG 12457-6413	Loan Type:	Unknown
TD Due Date:	12/27/2024	Type Finance:	

Legal Description:
Lot: 15 Subdivision: FINAL PLAT FOR CONTINENTAL RESERVE BLOCK 8
Abbreviated Description: PORTION BLK7

Mortgage Record

Recording Date:	12/28/2004	Loan Amount:	N/A
Document #:	20042491146 BK-PG 12457-6395	Loan Type:	Unknown
TD Due Date:	01/01/2035	Type Finance:	

Legal Description:
Lot: 15 Subdivision: FINAL PLAT FOR CONTINENTAL RESERVE BLOCK 8
Abbreviated Description: PORTION BLK7

Prior Transfer

Recording Date:	10/28/2003	Sales Price:	$171,810
Document #:	20032080916 BK-PG 12165-4869	Type of Sale:	Verified Sale Price
Contract Date:	10/28/2003		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 15 Block: 8&7 Subdivision: CONTINENTAL RESERVE Map Ref: MAP56 PG10
Abbreviated Description: PORTION BLK7

Prior Transfer

Recording Date:	05/05/2003	Sales Price:	$181,400 Multiple Parcels Involved in this transaction
Document #:	20030861329 BK-PG 12043-6059	Type of Sale:	Verified Sale Price
Contract Date:	05/05/2003		
Document Type:	Cash Sale Deed		

Legal Description:
Lot: 15,16,20 Subdivision: CONTINENTAL RESERVE BLOCKS 8 & A PORTION BLOCK 7 Map Ref: MAP56 PG10
Abbreviated Description: LOTS21&22

Area Sales Analysis

Total Area Sales	$7,083,900	Median # of Bedrooms	
Median Lot Size	7,383 SF	Median # of Baths	2
Median Living Area	1,970 SF	Median Year Built	2003
Price Range - 2 Yrs	$370,000 to $610,000	Age Range	18 years to 23 years
Median Value	$470,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**8475 N WIND SWEPT LN TUCSON, AZ 85743-5267**	10/15/2025	$405,000	$194	2086	7//3	2004	7,783 SF	
		APN: 221-21-8160 Document #: 20252880716 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 35 Block: 7 Subdivision: CONTINENTAL RESERVE MapRef: MB 56 PG 8 Abbreviated Description: Lot:35 Block:7 Subdivision:CONTINENTAL RESERVE Map Ref:MB 56 PG 8								
2	.11Mi.	**8183 N SOMBRERO POINT DR TUCSON, AZ 85743-7401**	09/15/2025	$515,000	$268	1917	6//2	2004	9,538 SF	
		APN: 221-21-8660 Document #: 20252580722 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Block: 10 Subdivision: FINAL PLAT FOR BLOCK 10 CONTINENTAL RESERVE MapRef: MB 56 PG 9 Abbreviated Description: Lot:14 Block:10 Subdivision:FINAL PLAT FOR BLOCK 10 CONTINENTAL RESERVE Map Ref:MB 56 PG 9								
3	.36Mi.	**7569 W PEPPER RIDGE RD TUCSON, AZ 85743-1456**	08/18/2025	$425,000	$235	1805	6//2	2003	5,870 SF	
		APN: 221-21-6080 Document #: 20252300266 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 60 Subdivision: SIERRA CREST MapRef: MB 55 PG 84 Abbreviated Description: Lot:60 Subdivision:SIERRA CREST Map Ref:MB 55 PG 84								
4	.31Mi.	**8524 N SAND DUNE PL TUCSON, AZ 85743-5259**	07/03/2025	$465,000	$222	2086	7//3	2003	6,599 SF	Yes
		APN: 221-21-7990 Document #: 20251840217 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Block: 7 Subdivision: CONTINENTAL RESERVE MapRef: MB 56 PG 8 Abbreviated Description: Lot:18 Block:7 Subdivision:CONTINENTAL RESERVE Map Ref:MB 56 PG 8								
5	.45Mi.	**7574 W SAND RIVER WAY TUCSON, AZ 85743-1461**	06/11/2025	$370,000	$231	1600	7//2	2003	5,846 SF	
		APN: 221-21-6450 Document #: 20251620258 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 97 Subdivision: SIERRA CREST MapRef: MB 55 PG 84 Abbreviated Description: Lot:97 Subdivision:SIERRA CREST Map Ref:MB 55 PG 84								
6	.35Mi.	**7630 W SUGAR RANCH RD TUCSON, AZ 85743-1455**	04/30/2025	$444,900	$225	1970	7//2	2003	7,369 SF	

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APN: 221-21-5860 Document #: 20251200187
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: SIERRA CREST MapRef: MB 55 PG 84 Abbreviated Description: Lot:38 Subdivision:SIERRA CREST Map Ref:MB 55 PG 84

7	.34Mi.	**8523 N SHADOW WASH WAY TUCSON, AZ 85743-7473**	04/22/2025	$418,000	$247	1687	6//2	2007	6,433 SF	

APN: 221-22-0660 Document #: 20251120272
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 161 Subdivision: IRONWOOD RESERVE BLOCK 1 MapRef: MB 58 PG 78 Abbreviated Description: Lot:161 Subdivision:IRONWOOD RESERVE BLOCK 1 Map Ref:MB 58 PG 78

8	.19Mi.	**7636 W GRANITE RIDGE CT TUCSON, AZ 85743-1439**	03/13/2025	$535,000	$215	2481	7//3	2002	11,894 SF	Yes

APN: 221-21-1970 Document #: 20250720673
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: STONERIDGE MapRef: MB 55 PG 69 Abbreviated Description: Lot:64 Subdivision:STONERIDGE Map Ref:MB 55 PG 69

9	.13Mi.	**7749 W VISTA POINT CT TUCSON, AZ 85743-7421**	02/24/2025	$470,000	$245	1917	6//2	2003	11,137 SF	

APN: 221-21-9020 Document #: 20250550571
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 50 Block: 10 Subdivision: CONTINENTAL RESERVE MapRef: MB 56 PG 9 Abbreviated Description: Lot:50 Block:10 Subdivision:CONTINENTAL RESERVE Map Ref:MB 56 PG 9

10	.26Mi.	**8218 N STONEHILL DR TUCSON, AZ 85743-1436**	01/30/2025	$500,000	$201	2481	7//3	2003	10,000 SF	Yes

APN: 221-21-1550 Document #: 20250300494
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: STONERIDGE MapRef: MB 55 PG 69 Abbreviated Description: Lot:22 Subdivision:STONERIDGE Map Ref:MB 55 PG 69

11	.23Mi.	**8431 N SHADOW WASH WAY TUCSON, AZ 85743-7474**	01/28/2025	$520,000	$220	2353	6//2	2006	7,383 SF	

APN: 221-22-0550 Document #: 20250280121
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: IRONWOOD RESERVE BLOCK 1 MapRef: MB 58 PG 78 Abbreviated Description: Lot:150 Subdivision:IRONWOOD RESERVE BLOCK 1 Map Ref:MB 58 PG 78

12	.28Mi.	**8186 N STONEHILL DR TUCSON, AZ 85743-1435**	12/31/2024	$470,000	$189	2481	7//3	2002	8,693 SF	

APN: 221-21-1520 Document #: 20243660323
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: STONERIDGE MapRef: MB 55 PG 69 Abbreviated Description: Lot:19 Subdivision:STONERIDGE Map Ref:MB 55 PG 69

13	.47Mi.	**7552 W SAND RIVER WAY TUCSON, AZ 85743-1461**	12/20/2024	$400,000	$219	1825	7//2	2003	6,531 SF	

APN: 221-21-6480 Document #: 20243550428
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: SIERRA CREST MapRef: MB 55 PG 84 Abbreviated Description: Lot:100 Subdivision:SIERRA CREST Map Ref:MB 55 PG 84

14	.07Mi.	**8214 N SOMBRERO POINT DR TUCSON, AZ 85743-7404**	12/20/2024	$536,000	$279	1917	6//2	2004	11,589 SF	Yes

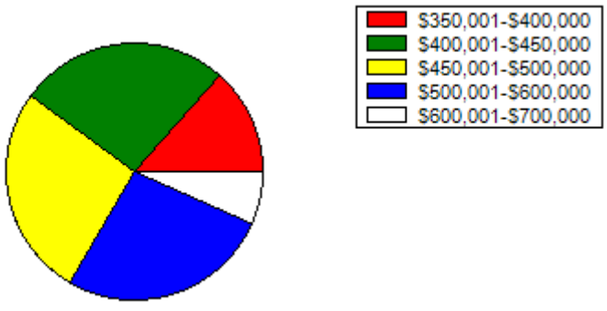
APN: 221-21-9110 Document #: 20243550263
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: CONTINENTAL RESERVE MapRef: MB 56 PG 9 Abbreviated Description: Lot:59 Subdivision:CONTINENTAL RESERVE Map Ref:MB 56 PG 9

15	.26Mi.	**8455 N SHADOW WASH WAY TUCSON, AZ 85743-7474**	12/17/2024	$610,000	$229	2655	9//4	2007	6,582 SF	Yes

APN: 221-22-0580 Document #: 20243520318
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 153 Subdivision: IRONWOOD RESERVE BLOCK 1 MapRef: MB 58 PG 78 Abbreviated Description: Lot:153 Subdivision:IRONWOOD RESERVE BLOCK 1 Map Ref:MB 58 PG 78

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.	**8275 N WIND SWEPT LN**	**08/23/2024**	$357,864	$35,786	2,162	7//2	2003	13,437 SF	Yes
.01Mi.	**7763 W SOMBRERO VIEW LN**	**12/22/2011**	$278,588	$27,859	1,660	7//2	2003	10,823 SF	
.02Mi.	**8281 N WIND SWEPT LN**	**01/03/2022**	$278,588	$27,859	1,660	6//2	2003	6,392 SF	
.03Mi.	**7755 W SOMBRERO VIEW LN**	**10/31/2003**	$248,144	$24,814	1,333	6//2	2003	5,928 SF	
.03Mi.	**8287 N WIND SWEPT LN**	**04/13/2004**	$264,167	$26,417	1,495	6//2	2004	5,107 SF	
.04Mi.	**7747 W SOMBRERO VIEW LN**	**05/28/2004**	$243,544	$24,354	1,285	6//2	2003	4,870 SF	
.04Mi.	**8215 N SOMBRERO POINT DR**	**12/09/2016**	$374,828	$37,483	1,917	6//2	2003	9,204 SF	Yes
.04Mi.	**8217 N SOMBRERO POINT DR**	**08/05/2021**	$376,614	$37,661	2,096	7//2	2003	8,970 SF	Yes
.04Mi.	**8293 N WIND SWEPT LN**	**11/07/2014**	$271,365	$27,137	1,581	7//2	2003	4,903 SF	
.04Mi.	**7739 W SOMBRERO VIEW LN**	**09/26/2003**	$249,655	$24,966	1,297	6//2	2003	5,499 SF	
.04Mi.	**8213 N SOMBRERO POINT DR**	**04/06/2011**	$340,774	$34,077	2,096	7//2	2003	8,900 SF	
.04Mi.	**8219 N SOMBRERO POINT DR**	**06/15/2021**	$313,758	$31,376	1,845	6//2	2004	8,214 SF	
.05Mi.	**8301 N WIND SWEPT LN**	**09/26/2003**	$263,412	$26,341	1,495	6//2	2003	5,003 SF	
.05Mi.	**7742 W SOMBRERO VIEW LN**	**01/07/2021**	$244,697	$24,470	1,297	6//2	2003	7,931 SF	
.05Mi.	**8243 N SUNSET RANCH LOOP**	**12/09/2013**	$472,692	$47,269	2,710	8//3	2001	1 SF	Yes
.05Mi.	**7731 W SOMBRERO VIEW LN**	**11/21/2003**	$244,697	$24,470	1,297	6//2	2003	5,525 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	44.9 years old	Households:	12,297
Median Household Income:	$88,754	Households w/Family:	74%
Household Income Per Capita:	$41,313	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	Marana Unified District	Students:	12,395
Number of Schools:	20	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.30Mi.	**Marana High School** Number of Students: 2,178 Student-Teacher Ratio: 19.62 Advanced Placement: Yes	B+	Public	9 - 12
8.01Mi.	**A. C. E.** Number of Students: 10 Student-Teacher Ratio: 10	NA	Public	7 - 12
7.92Mi.	**Marana Middle School** Number of Students: 1,024 Student-Teacher Ratio: 20.25	C	Public	7 - 8
0.52Mi.	**Rattlesnake Ridge Elementary School** Number of Students: 408 Student-Teacher Ratio: 15.11	C-	Public	KG - 6
8.09Mi.	**Marana Distance Learning** Number of Students: 95 Student-Teacher Ratio: NA	C	Public	KG - 12

Flood Report

The Subject Property of **8275 N WIND SWEPT LN, TUCSON, AZ 85743-5264** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	49%	SIGNIFICANTLY LOWER
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	49%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	36%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	58%	NOTABLY LOWER
OVERALL	54%	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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