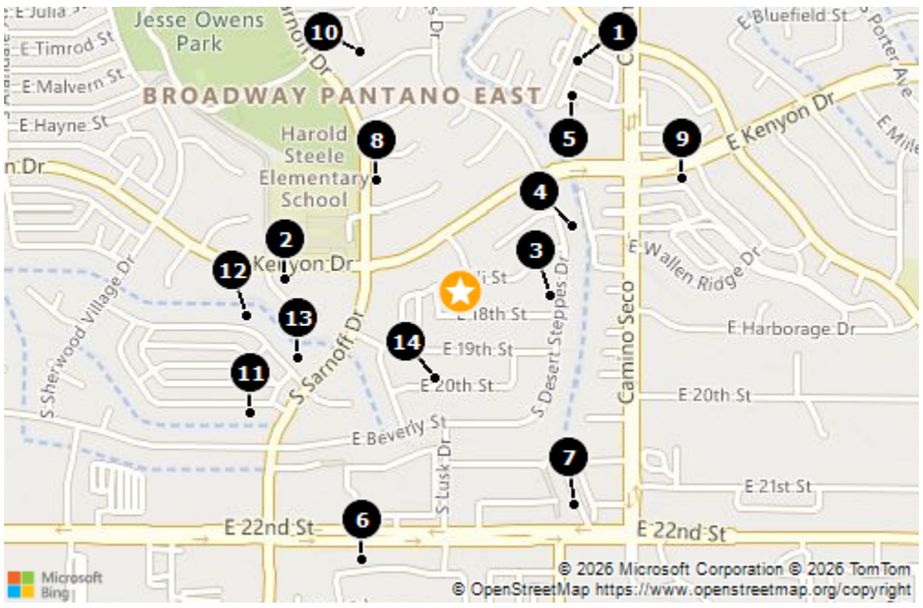
ICE SiteX Report

OrderID: 98738582

SiteX Property Information Report



Subject Property Location

8508 E ELI ST, TUCSON, AZ 85710-5949

County:	**PIMA AZ**	Census Tract:	040190040.702006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	134-08-0360	Thomas Bros Pg-Grid:	1714-6F

Valuation

Value:	**$314,000**	FSD:	9	Common Confidence Score:	64
Value Range:	$285,740 - $342,260	ICE Confidence Score:	91		

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:	$2,137
Total Assessed Value:	$24,367	Total Assessor Market Value:	$243,671	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 230 District: FAR EAST Subdivision: DESERT STEPPES ESTATES Map Ref: PLAT: 1 Sec/Twnship/Range: SEC 16 TWN 14S RNG 15E

Abbreviated Description:	DESERT STEPPES ESTATES LOT 230
City/Muni/Twp:	DESERT STEPPES

Property Characteristics

Lot Size:	7,764 SF	Bedrooms:		Pool:	
Building Area:	1474 SF	Baths:	2	Fireplace:	
Year Built:	1963	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/16/2022	Sales Price:	$295,000
Document #:	20222590292 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/12/2022		
Document Type:			

Legal Description:
Lot: 230 Subdivision: DESERT STEPPES ESTATES Map Ref: MB 16 PG 1

Prior Transfer

Recording Date:	09/16/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 230 District: FAR EAST Subdivision: DESERT STEPPES ESTATES Map Ref: PLAT: 1 Sec/Twnship/Range: SEC 16 TWN 14S RNG 15E
Abbreviated Description: DESERT STEPPES ESTATES LOT 230
City/Muni/Twp: DESERT STEPPES

Prior Transfer

Recording Date:	05/31/2022	Sales Price:	$105,587
Document #:	20221510992 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	05/03/2022	Sales Price:	$289,200
Document #:	20221230071 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/29/2022		
Document Type:			

Legal Description:
Lot: 230 Subdivision: DESERT STEPPES ESTATES Map Ref: MB 16 PG 1

Prior Transfer

Recording Date:	02/07/2012	Sales Price:	$120,379
Document #:	20120380182 BK-PG 12040-7342	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/09/2012	Loan Amount:	N/A
Document #:	20120090407 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:
Lot: 230 Subdivision: DESERT STEPPES ESTATES

Mortgage Record

Recording Date:	04/30/2003	Loan Amount:	N/A
Document #:	20030831398 BK-PG 12040-7342	Loan Type:	FHA
TD Due Date:	05/01/2033	Type Finance:	

Legal Description:
Lot: 230 Subdivision: DESERT STEPPES ESTATES

Prior Transfer

Recording Date:	04/06/2001	Sales Price:	$121,500
Document #:	20010670834 BK-PG 11522-3606	Type of Sale:	Verified Sale Price
Contract Date:	04/05/2001		
Document Type:			

Legal Description:
Lot: 230 Subdivision: DESERT STEPPES ESTATES Map Ref: MAP16 PG1

Area Sales Analysis

Total Area Sales	$4,337,419	Median # of Bedrooms	
Median Lot Size	8,190 SF	Median # of Baths	2
Median Living Area	1,607 SF	Median Year Built	1968
Price Range - 2 Yrs	$205,000 to $355,000	Age Range	6 years to 66 years
Median Value	$315,500	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**440 S CONTEMPO DR** **TUCSON, AZ 85710-0007**	09/24/2026	$355,000	$202	1750	7//	2020	SF	
		APN: 134-09-1960 Document #: 20262670190 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Subdivision: CAMINO MODERN MapRef: DOC 20180120608 Abbreviated Description: Lot:5 Subdivision:CAMINO MODERN Map Ref:DOC 20180120608								
2	.25Mi.	**8302 E KENYON DR** **TUCSON, AZ 85710-4228**	07/31/2026	$305,000	$212	1434	6//2	1961	12,627 SF	
		APN: 134-11-3310 Document #: 20262120118 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 561 Subdivision: SHERWOOD VILLAGE TERRACE MapRef: MB 15 PG 78 Abbreviated Description: Lot:561 Subdivision:SHERWOOD VILLAGE TERRACE Map Ref:MB 15 PG 78								
3	.13Mi.	**736 S DESERT STEPPES DR** **TUCSON, AZ 85710-5942**	07/31/2026	$305,000	$191	1595	8//2	1968	7,226 SF	Yes
		APN: 134-08-0810 Document #: 20262120544 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 275 Subdivision: DESERT STEPPES ESTATES MapRef: MB F PG 93 Abbreviated Description: Lot:275 Subdivision:DESERT STEPPES ESTATES Map Ref:MB F PG 93								
4	.18Mi.	**633 S DESERT STEPPES DR** **TUCSON, AZ 85710-5940**	07/13/2026	$315,000	$187	1677	7//2	1963	8,706 SF	Yes
		APN: 134-08-1000 Document #: 20261940394 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 294 Subdivision: DESERT STEPPES ESTATES SUBDIVISION MapRef: MB 16 PG 1 Abbreviated Description: Lot:294 Subdivision:DESERT STEPPES ESTATES SUBDIVISION Map Ref:MB 16 PG 1								
5	.31Mi.	**8626 E INNOVATIVE DR** **TUCSON, AZ 85710-0002**	06/22/2026	$306,000	$188	1624	5//	2019	SF	
		APN: 134-09-2060 Document #: 20261730381 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: CAMINO MODERN SUBDIVISION MapRef: DOC 20180120608 Abbreviated Description: Lot:15 Subdivision:CAMINO MODERN SUBDIVISION Map Ref:DOC 20180120608								
6	.39Mi.	**8403 E SARNOFF RIDGE LOOP** **TUCSON, AZ 85710-8592**	06/12/2026	$316,000	$239	1318	6//2	2002	5,680 SF	
		APN: 136-03-2220 Document #: 20261630543 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 98 Subdivision: SARNOFF RIDGE II MapRef: MB 54 PG 67 Abbreviated Description: Lot:98 Subdivision:SARNOFF RIDGE II Map Ref:MB 54 PG 67								
7	.33Mi.	**8669 E SEABURY CT** **TUCSON, AZ 85710-6595**	06/08/2026	$322,000	$219	1465	5//	2020	SF	
		APN: 134-08-5520 Document #: 20261590406								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: ARROYO RESERVE MapRef: DOC 2019-2210846 Abbreviated Description: Lot:35 Subdivision:ARROYO RESERVE Map Ref:DOC 2019-2210846

8	.19Mi.	**609 S SARNOFF DR** **TUCSON, AZ 85710-4246**	05/07/2026	$320,000	$193	1650	7//2	1962	8,117 SF	

APN: 134-07-1600 Document #: 20261270420
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 159 Subdivision: DESERT STEPPES ESTATES MapRef: MB 15 PG 79 Abbreviated Description: Lot:159 Subdivision:DESERT STEPPES ESTATES Map Ref:MB 15 PG 79

9	.34Mi.	**8724 E KENYON DR** **TUCSON, AZ 85710-4417**	04/24/2026	$325,000	$171	1890	6//2	1969	8,959 SF	

APN: 134-04-1010 Document #: 20261140424
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: BLUE RIDGE ESTATES MapRef: MB 17 PG 54 Abbreviated Description: Lot:65 Subdivision:BLUE RIDGE ESTATES Map Ref:MB 17 PG 54

10	.35Mi.	**8338 E JULIA ST** **TUCSON, AZ 85710-4218**	04/14/2026	$330,000	$235	1401	5//2	1960	12,522 SF	Yes

APN: 134-07-0780 Document #: 20261040149
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: DESERT STEPPES ESTATES MapRef: MB 14 PG 23 Abbreviated Description: Lot:78 Subdivision:DESERT STEPPES ESTATES Map Ref:MB 14 PG 23

11	.33Mi.	**8250 E 20TH ST** **TUCSON, AZ 85710-5924**	04/10/2026	$288,019	$177	1619	7//2	1962	8,262 SF	Yes

APN: 134-11-2390 Document #: 20261000442
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 469 Subdivision: SHERWOOD VILLAGE TERRACE MapRef: MB 14 PG 81 Abbreviated Description: Lot:469 Subdivision:SHERWOOD VILLAGE TERRACE Map Ref:MB 14 PG 81

12	.29Mi.	**8261 E 18TH ST** **TUCSON, AZ 85710-5908**	04/09/2026	$205,000	$101	2014	9//2	1969	9,038 SF	Yes

APN: 134-11-2050 Document #: 20260990495
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 434 Subdivision: SHERWOOD VILLAGE TERRACE MapRef: MB 14 PG 81 Abbreviated Description: Lot:434 Subdivision:SHERWOOD VILLAGE TERRACE Map Ref:MB 14 PG 81

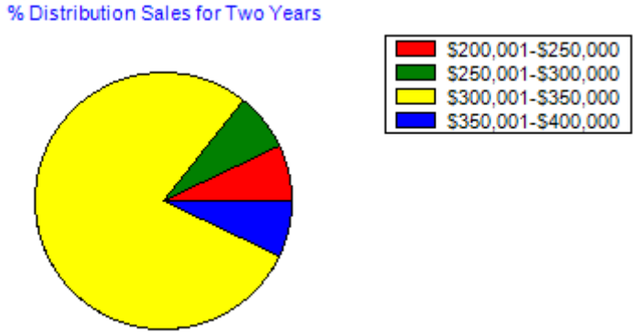
13	.24Mi.	**8325 E 18TH ST** **TUCSON, AZ 85710-5910**	03/09/2026	$304,900	$219	1386	7//2	1962	13,143 SF	Yes

APN: 134-11-3460 Document #: 20260680545
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 576 Subdivision: SHERWOOD VILLAGE TERRACE MapRef: MB 16 PG 3 Abbreviated Description: Lot:576 Subdivision:SHERWOOD VILLAGE TERRACE Map Ref:MB 16 PG 3

14	.12Mi.	**8443 E 20TH ST** **TUCSON, AZ 85710-5925**	03/02/2026	$340,500	$230	1476	6//2	1969	7,871 SF	

APN: 134-08-1880 Document #: 20260610574
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 382 Subdivision: DESERT STEPPES ESTATES MapRef: MB 16 PG 1 Abbreviated Description: Lot:382 Subdivision:DESERT STEPPES ESTATES Map Ref:MB 16 PG 1

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.

ICE SiteX Report

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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.	**8508 E ELI ST**	**09/16/2022**	$243,671	$24,367	1,474	7//2	1963	7,764 SF	
.02Mi.	**8516 E ELI ST**	**03/23/2020**	$244,095	$24,410	1,480	6//2	1968	7,808 SF	
.02Mi.	**8500 E ELI ST**	**12/10/2021**	$261,776	$26,178	1,588	7//2	1962	7,989 SF	
.02Mi.	**8509 E 18TH ST**	**12/30/2022**	$291,562	$29,156	2,163	9//2	1963	7,988 SF	
.03Mi.	**8517 E 18TH ST**	**08/28/1967**	$253,461	$25,346	1,613	7//2	1963	7,503 SF	
.03Mi.	**722 S KENYON CT**	**04/25/1978**	$251,679	$25,168	1,703	8//2	1962	8,885 SF	
.03Mi.	**8501 E 18TH ST**	**05/29/2014**	$263,724	$26,372	1,913	8//2	1963	7,738 SF	
.03Mi.	**8524 E ELI ST**	**03/29/2019**	$251,706	$25,171	1,588	7//2	1962	7,755 SF	
.04Mi.	**8521 E ELI ST**	**06/05/2009**	$264,825	$26,483	1,930	7//2	1962	8,961 SF	
.04Mi.	**8525 E 18TH ST**	**07/06/1977**	$252,399	$25,240	1,714	8//2	1963	7,062 SF	
.04Mi.	**8463 E ELI ST**	**10/19/2001**	$275,766	$27,577	1,582	7//2	1962	8,874 SF	Yes
.04Mi.	**712 S KENYON CT**	**07/18/2024**	$355,430	$35,543	2,807	8//3	1963	10,188 SF	Yes
.05Mi.	**8452 E 18TH ST**	**08/10/2020**	$302,559	$30,256	2,110	8//2	1962	9,602 SF	Yes
.05Mi.	**717 S KENYON CT**	**11/25/1996**	$273,527	$27,353	1,663	7//2	1962	7,872 SF	Yes
.05Mi.	**8532 E ELI ST**	**02/25/1969**	$241,063	$24,106	1,479	7//2	1968	7,628 SF	
.05Mi.	**8508 E 18TH ST**	**11/08/1974**	$268,666	$26,867	1,900	8//2	1962	6,992 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	42.8 years old	Households:	26,438
Median Household Income:	$56,331	Households w/Family:	50%
Household Income Per Capita:	$32,760	Households w/Family Married:	32%
Most Common Education Level:	Some College	Households w/Family Children:	21%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.21Mi.	**Harold Steele Elementary School** Number of Students: 245 Student-Teacher Ratio: 11.39	D	Public	PK - 6
6.53Mi.	**Tucson Unified Virtual Academy** Number of Students: 1,184 Student-Teacher Ratio: 18.65	D+	Public	KG - 12
4.78Mi.	**University High School** Number of Students: 982 Student-Teacher Ratio: 23.16 Advanced Placement: Yes	A+	Public	8 - 12
8.17Mi.	**Miles-Exploratory Learning Center** Number of Students: 285 Student-Teacher Ratio: 9.43	B-	Public	PK - 8
1.06Mi.	**Sahuaro High School** Number of Students: 1,250 Student-Teacher Ratio: 19.29 Advanced Placement: Yes	C	Public	8 - 12
1.23Mi.	**Gridley Middle School** Number of Students: 501 Student-Teacher Ratio: 14.56	C+	Public	6 - 8

Flood Report

The Subject Property of **8508 E ELI ST, TUCSON, AZ 85710-5949** 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	132%	NOTABLY HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	78%	LOWER
MURDER	113%	HIGHER
OVERALL	109%	SIMILAR

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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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