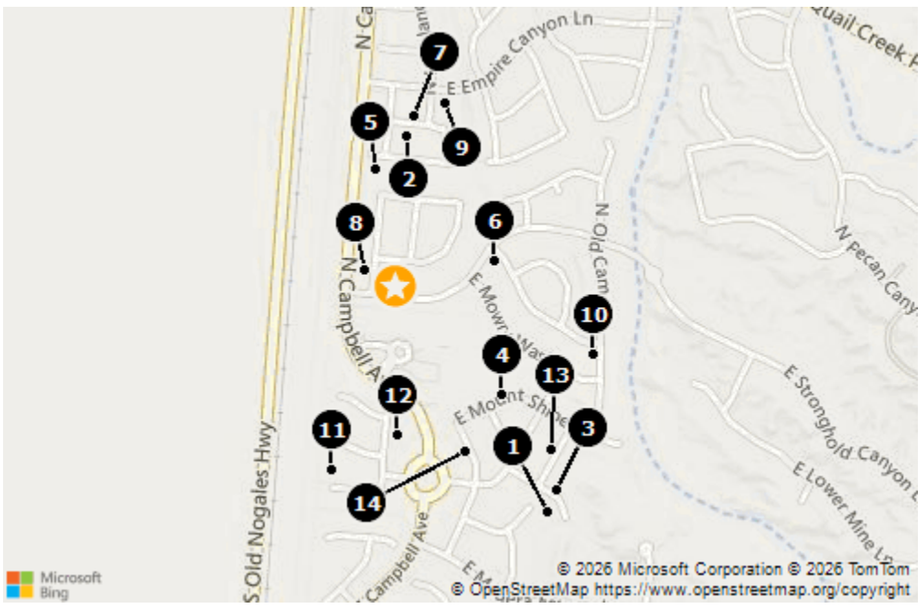
ICE SiteX Report

OrderID: 97841588

SiteX Property Information Report



Subject Property Location

885 E STRONGHOLD CANYON LN, SAHUARITA, AZ 85629-6689

County:	**PIMA AZ**	Census Tract:	040190041.282013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	304-31-0840	Thomas Bros Pg-Grid:	1992-3E

Valuation

Value:	**$287,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$266,910 - $307,090	ICE Confidence Score:	93		

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:	$1,845
Total Assessed Value:	$23,173	Total Assessor Market Value:	$231,733	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 52 Block: 11 District: SANTA RITA F Subdivision: MADERA HIGHLANDS VILLAGE 11 Map Ref: PLAT: 65 Sec/Twnship/Range: SEC 12 TWN 18S RNG 13E

Abbreviated Description:	MADERA HIGHLANDS VILLAGE 11 LOT 52
City/Muni/Twp:	QUAIL CREEK

Property Characteristics

Lot Size:	4,952 SF	Bedrooms:		Pool:	
Building Area:	1385 SF	Baths:	2	Fireplace:	
Year Built:	2008	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
Mortgage Record

Recording Date:	03/19/2024	Loan Amount:	N/A
Document #:	20240790499 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 52 Subdivision: MADERA HIGHLANDS VILLAGE 11

Prior Transfer

Recording Date:	02/06/2024	Sales Price:	$152,625
Document #:	20240370325 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2022	Sales Price:	$315,000
Document #:	20221990763 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 52 Block: 11 District: SANTA RITA F Subdivision: MADERA HIGHLANDS VILLAGE 11 Map Ref: PLAT: 65 Sec/Twnship/Range: SEC 12 TWN 18S RNG 13E
Abbreviated Description: MADERA HIGHLANDS VILLAGE 11 LOT 52
City/Muni/Twp: QUAIL CREEK

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Prior Transfer

Recording Date:	07/18/2022	Sales Price:	$315,000
Document #:	20221990763 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/13/2022		
Document Type:			

Legal Description:
Lot: 52 Subdivision: MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 THR Map Ref: MB 59 PG 65

Prior Transfer

Recording Date:	03/31/2008	Sales Price:	$152,000
Document #:	20080621004 BK-PG 13274-4692	Type of Sale:	Verified Sale Price
Contract Date:	03/25/2008		
Document Type:			

Legal Description:
Lot: 52 Map Ref: MAP59 PG65
Abbreviated Description: VILLAGE11 FINAL MADERA HIGHLANDS VILLAGES11-14&16-23

Area Sales Analysis

Total Area Sales	$4,353,100	Median # of Bedrooms	
Median Lot Size	5,114 SF	Median # of Baths	2
Median Living Area	1,962 SF	Median Year Built	2008
Price Range - 2 Yrs	$264,200 to $380,000	Age Range	7 years to 19 years
Median Value	$302,500	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**1090 E LYLE CANYON DR** **SAHUARITA, AZ 85629-6665**	06/05/2026	$380,000	$161	2350	9//3	2009	6,981 SF	
		APN: 304-31-3960 Document #: 20261560096 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Subdivision: VILLAGE 18 OF THE FINAL PLAT FOR MADERA HIGHLANDS MapRef: MB 59 PG 65 Abbreviated Description: Lot:10 Subdivision:VILLAGE 18 OF THE FINAL PLAT FOR MADERA HIGHLANDS Map Ref:MB 59 PG 65								
2	.21Mi.	**902 E PRAIRIE FIELD LN** **SAHUARITA, AZ 85629-6927**	05/15/2026	$355,000	$151	2343	9//	2019	SF	
		APN: 304-74-5060 Document #: 20261350471 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Subdivision: MADERA HIGHANDS VILLAGES 110 AND 15 MapRef: MB 62 PG 62 Abbreviated Description: Lot:39 Subdivision:MADERA HIGHANDS VILLAGES 110 AND 15 Map Ref:MB 62 PG 62								
3	.36Mi.	**1067 E LYLE CANYON DR** **SAHUARITA, AZ 85629-6665**	05/06/2026	$264,200	$233	1131	6//2	2008	4,407 SF	
		APN: 304-31-4030 Document #: 20261260392 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 TH MapRef: MB 59 PG 65 Abbreviated Description: Lot:17 Subdivision:MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 TH Map Ref:MB 59 PG 65								
4	.2Mi.	**1007 E MOUNT SHIBELL DR** **SAHUARITA, AZ 85629-7939**	05/04/2026	$317,900	$170	1865	9//3	2007	4,976 SF	
		APN: 304-31-3470 Document #: 20261240377 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Subdivision: MADERA HIGHLANDS MapRef: MB 59 PG 65 Abbreviated Description: Lot:20 Subdivision:MADERA HIGHLANDS Map Ref:MB 59 PG 65								
5	.16Mi.	**852 E BOTTOMLANDS LN** **SAHUARITA, AZ 85629-6931**	04/28/2026	$293,000	$197	1480	6//	2018	SF	
		APN: 304-74-4780 Document #: 20261180423 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Subdivision: MADERA HIGHANDS VILLAGES 110 AND 15 MapRef: MB 62 PG 62 Abbreviated Description: Lot:11 Subdivision:MADERA HIGHANDS VILLAGES 110 AND 15 Map Ref:MB 62 PG 62								
6	.14Mi.	**984 E STRONGHOLD CANYON LN** **SAHUARITA, AZ 85629-6678**	04/06/2026	$345,000	$156	2198	9//2	2009	8,489 SF	
		APN: 304-31-2360 Document #: 20260960462 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 61 Subdivision: MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 TH Legal Unit: 14 MapRef: MB 59 PG 65 Abbreviated Description: Lot:61 Subdivision:MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 TH Legal Unit:14 Map Ref:MB 59 PG 65								
7	.24Mi.	**911 E PRAIRIE FIELD LN** **SAHUARITA, AZ 85629-6929**	03/19/2026	$350,000	$149	2343	9//	2019	SF	
		APN: 304-74-5230 Document #: 20260780165 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 56 Subdivision: MADERA HIGHLANDS VILLAGES 110 AND 15 Legal Unit: 8 MapRef: MB 62 PG 62 Abbreviated Description: Lot:56 Subdivision:MADERA HIGHLANDS VILLAGES 110 AND 15 Legal Unit:8 Map Ref:MB 62 PG 62								
8	.05Mi.	**321 N ROCK STATION DR** **SAHUARITA, AZ 85629-6671**	03/19/2026	$275,000	$207	1328	6//2	2008	5,456 SF	
		APN: 304-31-0350 Document #: 20260780711 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 TH Legal Unit: 11 MapRef: MB 59 PG 65 Abbreviated Description: Lot:3 Subdivision:MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 TH Map Ref:MB 59 PG 65Abbreviated Description:VILLAGE 11								
9	.26Mi.	**952 E EMPIRE CANYON LN** **SAHUARITA, AZ 85629-6627**	03/12/2026	$305,000	$146	2077	8//	2018	SF	
		APN: 304-74-5340 Document #: 20260710411 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 67 Subdivision: MADERA HIGHANDS VILLAGES 110 AND 15 Legal Unit: 8 MapRef: MB 62 PG 62 Abbreviated Description: Lot:67 Subdivision:MADERA HIGHANDS VILLAGES 110 AND 15 Legal Unit:8 Map Ref:MB 62 PG 62								
10	.29Mi.	**1102 E MUD SPRING CANYON LN** **SAHUARITA, AZ 85629-7947**	02/27/2026	$265,000	$127	2086	8//3	2007	8,172 SF	

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APN: 304-31-2530 Document #: 20260580341
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: VILLAGE 14 OF THE FINAL PLAT FOR MADERA HIGHLANDS MapRef: MB 59 PG 65 Abbreviated Description: Lot:78 Subdivision:VILLAGE 14 OF THE FINAL PLAT FOR MADERA HIGHLANDS Map Ref:MB 59 PG 65

11	.27Mi.	**817 E DEER SPRING CANYON PL SAHUARITA, AZ 85629-7925**	02/13/2026	$300,000	$170	1756	7//2	2008	6,573 SF	Yes

APN: 304-31-2850 Document #: 20260440533
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 TH MapRef: MB 59 PG 65 Abbreviated Description: Lot:11 Subdivision:MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 TH Map Ref:MB 59 PG 65

12	.2Mi.	**100 N HAYFIELD DRAW LN SAHUARITA, AZ 85629-6674**	01/28/2026	$337,000	$163	2058	7//2	2008	6,602 SF	

APN: 304-31-3220 Document #: 20260280311
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: VILLAGE 16 OF THE FINAL PLAT FOR MADERA HIGHLANDS MapRef: MB 59 PG 65 Abbreviated Description: Lot:48 Subdivision:VILLAGE 16 OF THE FINAL PLAT FOR MADERA HIGHLANDS Map Ref:MB 59 PG 65

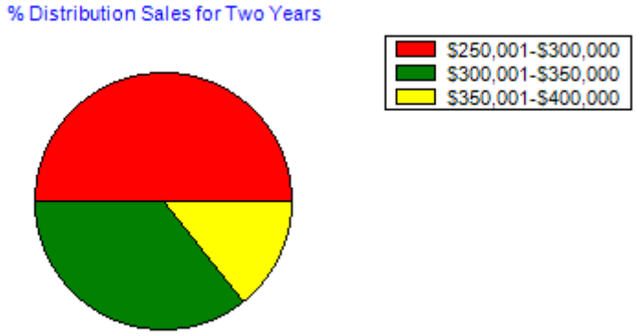
13	.31Mi.	**77 N MAIL STATION LN SAHUARITA, AZ 85629-6666**	01/23/2026	$295,000	$158	1865	9//3	2008	4,401 SF	

APN: 304-31-4500 Document #: 20260230425
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: MADERA HIGHLANDS VILLAGE 18 MapRef: MB 59 PG 65 Abbreviated Description: Lot:64 Subdivision:MADERA HIGHLANDS VILLAGE 18 Map Ref:MB 59 PG 65

14	.25Mi.	**75 N LOOKOUT KNOB DR SAHUARITA, AZ 85629-6660**	01/15/2026	$271,000	$239	1131	6//2	2008	5,251 SF	

APN: 304-31-3310 Document #: 20260150446
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 THR MapRef: MB 59 PG 65 Abbreviated Description: Lot:14 Subdivision:MADERA HIGHLANDS VILLAGES 11 THROUGH 14 AND 16 THR Map Ref:MB 59 PG 65

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.	**885 E STRONGHOLD CANYON LN**	**07/18/2022**	$231,733	$23,173	1,385	7//2	2008	4,952 SF	
.01Mi.	**891 E STRONGHOLD CANYON LN**	**12/29/2006**	$230,671	$23,067	1,385	7//2	2007	4,952 SF	
.01Mi.	**302 N ROCK STATION DR**	**11/12/2020**	$249,522	$24,952	1,601	6//2	2007	5,492 SF	
.02Mi.	**310 N ROCK STATION DR**	**06/05/2008**	$231,733	$23,173	1,385	7//2	2008	4,950 SF	
.02Mi.	**897 E STRONGHOLD CANYON LN**	**05/04/2021**	$254,643	$25,464	1,660	8//2	2007	4,948 SF	
.02Mi.	**318 N ROCK STATION DR**	**06/04/2008**	$255,811	$25,581	1,660	9//2	2008	4,948 SF	
.02Mi.	**888 E SHERIFFS DRAW LN**	**03/28/2008**	$255,811	$25,581	1,660	9//2	2008	4,951 SF	
.02Mi.	**894 E SHERIFFS DRAW LN**	**11/21/2007**	$230,624	$23,062	1,385	7//2	2007	4,948 SF	
.03Mi.	**903 E STRONGHOLD CANYON LN**	**12/21/2006**	$230,716	$23,072	1,385	7//2	2007	4,948 SF	
.03Mi.	**900 E SHERIFFS DRAW LN**	**10/31/2007**	$230,671	$23,067	1,385	7//2	2007	4,948 SF	
.03Mi.	**326 N ROCK STATION DR**	**10/02/2017**	$230,624	$23,062	1,385	7//2	2007	7,018 SF	
.03Mi.	**906 E SHERIFFS DRAW LN**	**05/20/2014**	$220,120	$22,012	1,265	6//2	2007	4,952 SF	
.03Mi.	**915 E STRONGHOLD CANYON LN**	**12/21/2006**	$240,339	$24,034	1,495	8//2	2007	5,397 SF	
.04Mi.	**912 E SHERIFFS DRAW LN**	**08/19/2022**	$230,671	$23,067	1,385	7//2	2007	5,503 SF	
.04Mi.	**923 E STRONGHOLD CANYON LN**	**08/31/2022**	$220,165	$22,017	1,265	6//2	2007	5,501 SF	
.04Mi.	**305 N ROCK STATION DR**	**05/23/2014**	$231,687	$23,169	1,385	7//2	2008	5,411 SF	

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Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	35.1 years old	Households:	10,705
Median Household Income:	$94,727	Households w/Family:	78%
Household Income Per Capita:	$37,125	Households w/Family Married:	67%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Continental Elementary District	Students:	643
Number of Schools:	2	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.29Mi.	**Continental Elementary School** Number of Students: 643 Student-Teacher Ratio: 16.92	A-	Public	KG - 8
2.29Mi.	**Continental Elementary School** Number of Students: 643 Student-Teacher Ratio: 16.92	A-	Public	KG - 8

Flood Report

The Subject Property of **885 E STRONGHOLD CANYON LN, SAHUARITA, AZ 85629-6689** 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	33%	SIGNIFICANTLY LOWER
BURGLARY	45%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	45%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	43%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	45%	SIGNIFICANTLY LOWER
OVERALL	44%	SIGNIFICANTLY 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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