ICE SiteX Report

OrderID: 98273994

SiteX Property Information Report



Subject Property Location

8862 W BAJA FAIRY DR, MARANA, AZ 85653-1215

County:	**PIMA AZ**	Census Tract:	040190044.362000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	216-44-3570	Thomas Bros Pg-Grid:	

Valuation

Value:	**$447,000**	FSD:	7	Common Confidence Score:	78
Value Range:	$415,710 - $478,290	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:	$4,925
Total Assessed Value:	$37,453	Total Assessor Market Value:	$374,534	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 354 District: NORTH TUCSON Sec/Twnship/Range: SEC 18 TWN 12S RNG 12E
Abbreviated Description: SAGUARO BLOOM 7B SQ20203530084 LOT 354 EXC MINERAL RIGHTS BELOW 30-FT
City/Muni/Twp: CONTINENTAL RANCH

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2219 SF	Baths:		Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/16/2025	Sales Price:	N/A
Document #:	20250160165 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/12/2023	Sales Price:	$440,900
Document #:	20231630643 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 354 District: NORTH TUCSON Sec/Twnship/Range: SEC 18 TWN 12S RNG 12E
Abbreviated Description: SAGUARO BLOOM 7B SQ20203530084 LOT 354 EXC MINERAL RIGHTS BELOW 30-FT
City/Muni/Twp: CONTINENTAL RANCH

Prior Transfer

Recording Date:	06/12/2023	Sales Price:	$440,900
Document #:	20231630643 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/09/2023		
Document Type:			

Legal Description:
Lot: 354 Subdivision: SAGUARO BLOOM 7B Map Ref: DOC 2020-3530084

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Area Sales Analysis

Total Area Sales	$5,822,200	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2021
Price Range - 2 Yrs	$349,900 to $450,000	Age Range	3 years to 5 years
Median Value	$380,000	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**8806 W WEEPING DALEA DR** **MARANA, AZ 85653-1160**	07/31/2026	$375,000	$168	2219	8//	2023	SF	
		APN: 216-44-3090 Document #: 20262120451 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 306 Subdivision: SAGUARO BLOOM 7B Abbreviated Description: Lot:306 Subdivision:SAGUARO BLOOM 7B								
2	.43Mi.	**10064 N CAMPERI LN** **MARANA, AZ 85653-1670**	07/31/2026	$380,000			//		SF	
		APN: 216-46-0370 Document #: 20262120322 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: SAGUARO BLOOM MapRef: DOC 2024-0330155 Abbreviated Description: Lot:37 Subdivision:SAGUARO BLOOM Map Ref:DOC 2024-0330155								
3	.11Mi.	**8801 W RED SPIKE ICE DR** **MARANA, AZ 85653-1190**	07/29/2026	$445,000	$216	2051	8//	2023	SF	
		APN: 216-44-3230 Document #: 20262100321 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 320 Subdivision: SAGUARO BLOOM 7B MapRef: DOC 2015-2610784 Abbreviated Description: Lot:320 Subdivision:SAGUARO BLOOM 7B Map Ref:DOC 2015-2610784								
4	.35Mi.	**10113 N CAMPERI LN** **MARANA, AZ 85653-1667**	07/09/2026	$374,000			//		SF	
		APN: 216-46-0230 Document #: 20261900129 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: SAGUARO BLOOM BLOCK 6 & 6 MapRef: DOC 2024-0330155 Abbreviated Description: Lot:23 Subdivision:SAGUARO BLOOM BLOCK 6 & 6 Map Ref:DOC 2024-0330155								
5	.36Mi.	**10107 N CAMPERI LN** **MARANA, AZ 85653-1667**	06/30/2026	$349,900			//		SF	
		APN: 216-46-0220 Document #: 20261811034 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Subdivision: SAGUARO BLOOM BLOCK 5 & 6 MapRef: DOC 2024-2610784 Abbreviated Description: Lot:22 Subdivision:SAGUARO BLOOM BLOCK 5 & 6 Map Ref:DOC 2024-2610784								
6	.38Mi.	**10095 N CAMPERI LN** **MARANA, AZ 85653-1668**	06/30/2026	$357,000			//		SF	
		APN: 216-46-0200 Document #: 20261810486 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Block: 5 Subdivision: SAGUARO BLOOM BLOCK 5 & 6 MapRef: DOC 2024-033015 Abbreviated Description: Lot:20 Block:5 Subdivision:SAGUARO BLOOM BLOCK 5 & 6 Map Ref:DOC 2024-033015								
7	.37Mi.	**10100 N CAMPERI LN** **MARANA, AZ 85653-1669**	06/30/2026	$375,000			//		SF	
		APN: 216-46-0310 Document #: 20261810730 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 31 Block: 5 Subdivision: SAGUARO BLOOM BLOCK 5 & 6 MapRef: DOC 2024-0330155 Abbreviated Description: Lot:31 Block:5 Subdivision:SAGUARO BLOOM BLOCK 5 & 6 Map Ref:DOC 2024-0330155								
8	.39Mi.	**10088 N CAMPERI LN** **MARANA, AZ 85653-1670**	06/30/2026	$372,900			//		SF	
		APN: 216-46-0330 Document #: 20261810506 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 33 Block: 5 Subdivision: SAGUARO BLOOM BLOCK 5 & 6 MapRef: DOC 2024-0330155 Abbreviated Description: Lot:33 Block:5 Subdivision:SAGUARO BLOOM BLOCK 5 & 6 Map Ref:DOC 2024-0330155								
9	.01Mi.	**8852 W BAJA FAIRY DR** **MARANA, AZ 85653-1215**	06/26/2026	$420,000	$207	2027	7//	2023	SF	
		APN: 216-44-3580 Document #: 20261770266 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 355 Subdivision: SAGUARO BLOOM 7B MapRef: DOC 20203530084 Abbreviated Description: Lot:355 Subdivision:SAGUARO BLOOM 7B Map Ref:DOC 20203530084								
10	.38Mi.	**10094 N CAMPERI LN** **MARANA, AZ 85653-1670**	06/26/2026	$358,500			//		SF	
		APN: 216-46-0320 Document #: 20261770521 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Subdivision: SAGUARO BLOOM BLOCK 5 & 6 MapRef: DOC 2024-0330155 Abbreviated Description: Lot:32 Subdivision:SAGUARO BLOOM BLOCK 5 & 6 Map Ref:DOC 2024-0330155								
11	.24Mi.	**10132 N SAND SAGE TRL** **MARANA, AZ 85653-0436**	06/23/2026	$450,000	$174	2577	8//	2021	SF	
		APN: 216-44-0130 Document #: 20261740190 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Subdivision: SAGUARO BLOOM 7A MapRef: DOC 20192700513 Abbreviated Description: Lot:5 Subdivision:SAGUARO BLOOM 7A Map Ref:DOC 20192700513								
12	.35Mi.	**10026 N RUBY RANGE TRL** **MARANA, AZ 85653-0465**	06/22/2026	$385,000	$173	2219	8//	2021	SF	
		APN: 216-44-1480 Document #: 20261730656 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 148 Subdivision: SAGUARO BLOOM 7A MapRef: DOC 2015-2610784 Abbreviated Description: Lot:148 Subdivision:SAGUARO BLOOM 7A Map Ref:DOC 2015-2610784								
13	.31Mi.	**10091 N SMOOTH AGAVE LOOP** **MARANA, AZ 85653-0447**	06/12/2026	$405,000	$182	2219	8//	2021	SF	

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APN: 216-44-1400 Document #: 20261630169
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 140 Subdivision: SAGUARO BLOOM MapRef: DOC 2019-2700513 Abbreviated Description: Lot:140 Subdivision:SAGUARO BLOOM Map Ref:DOC 2019-2700513

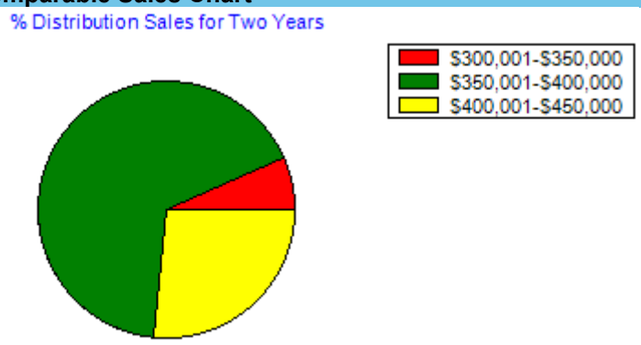
14	.36Mi.	**10029 N RUBY RANGE TRL** **MARANA, AZ 85653-0467**	06/04/2026	$390,000	$210	1854	6//	2021	SF

APN: 216-44-1660 Document #: 20261550446
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 166 Subdivision: SAGUARO BLOOM 7A Abbreviated Description: Lot:166 Subdivision:SAGUARO BLOOM 7A

15	.39Mi.	**10089 N CAMPERI LN** **MARANA, AZ 85653-1668**	05/27/2026	$384,900			//		SF

APN: 216-46-0190 Document #: 20261470596
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: SAGUARO BLOOM BLOCK 5 & 6 MapRef: DOC 2024-0330155 Abbreviated Description: Lot:19 Subdivision:SAGUARO BLOOM BLOCK 5 & 6 Map Ref:DOC 2024-0330155

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.	**8862 W BAJA FAIRY DR**	**06/12/2023**	$374,534	$37,453	2,219	8//	2023		
.01Mi.	**8852 W BAJA FAIRY DR**	**08/22/2023**	$355,489	$35,549	2,027	7//	2023		
.02Mi.	**8855 W LADY BANKS DR**	**01/27/2023**	$374,534	$37,453	2,219	8//	2023		
.02Mi.	**8842 W BAJA FAIRY DR**	**07/31/2023**	$340,520	$34,052	1,823	6//	2023		
.03Mi.	**8845 W LADY BANKS DR**	**09/19/2023**	$337,982	$33,798	1,854	6//	2023		
.03Mi.	**10331 N PINK TRUMPET DR**	**03/31/2023**	$409,106	$40,911	2,577	8//	2023		
.03Mi.	**8869 W BAJA FAIRY DR**	**07/31/2023**	$355,489	$35,549	2,027	7//	2023		
.03Mi.	**8859 W BAJA FAIRY DR**	**04/28/2023**	$444,669	$44,467	3,207	11//	2023		
.03Mi.	**10341 N PINK TRUMPET DR**	**06/09/2023**	$394,107	$39,411	2,253	8//	2023		
.03Mi.	**8837 W LADY BANKS DR**	**10/06/2023**	$355,489	$35,549	2,027	7//	2023		
.03Mi.	**8849 W BAJA FAIRY DR**	**06/20/2024**	$337,982	$33,798	1,854	6//	2023		
.04Mi.	**8832 W BAJA FAIRY DR**	**06/30/2023**	$337,982	$33,798	1,854	6//	2023		
.04Mi.	**10351 N PINK TRUMPET DR**	**01/10/2023**	$426,962	$42,696	2,534	8//	2023		
.04Mi.	**10311 N PINK TRUMPET DR**	**06/15/2023**	$426,962	$42,696	2,534	8//	2023		
.04Mi.	**8839 W BAJA FAIRY DR**	**05/31/2024**	$374,534	$37,453	2,219	8//	2023		
.04Mi.	**8835 W LADY BANKS DR**	**01/31/2024**	$444,669	$44,467	3,207	11//	2023		

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

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Flood Report

The Subject Property of **8862 W BAJA FAIRY DR, MARANA, AZ 85653-1215** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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