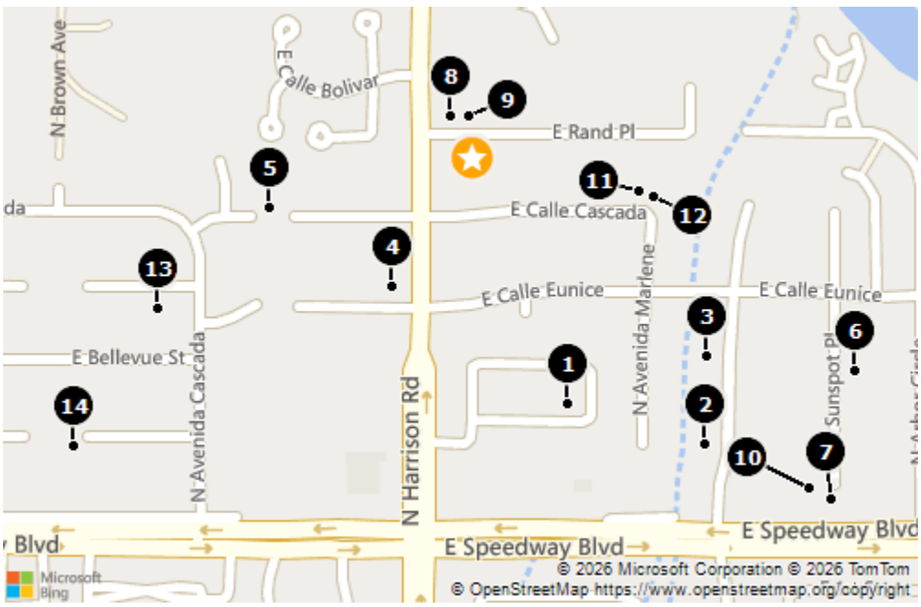
ICE SiteX Report

OrderID: 98161942

SiteX Property Information Report



Subject Property Location

9512 E RAND PL, TUCSON, AZ 85715-5830

County:	**PIMA AZ**	Census Tract:	040190053.001007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	133-03-1930	Thomas Bros Pg-Grid:	1714-2J

Valuation

Value:	**$372,000**	FSD:	15	Common Confidence Score:	43
Value Range:	$316,200 - $427,800	ICE Confidence Score:	85		

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:	$2,474
Total Assessed Value:	$29,652	Total Assessor Market Value:	$296,520	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 90 District: NORTHEAST Subdivision: HIDDEN HILLS Map Ref: PLAT: 80 Sec/Twnship/Range: SEC 02 TWN 14S RNG 15E
Abbreviated Description: HIDDEN HILLS EAST NO 3 LOT 90 (9796/1906 9796/1908 9952/1356 11002/2578)
City/Muni/Twp: LE CEBADILLA

Property Characteristics

Lot Size:	8,651 SF	Bedrooms:		Pool:	Yes
Building Area:	1751 SF	Baths:	2	Fireplace:	
Year Built:	1973	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Evap Cooler
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/28/2012	Sales Price:	$120,000
Document #:	20123630775 BK-PG 12500-1109	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/02/2005	Loan Amount:	N/A
Document #:	20050410323 BK-PG 12500-1109	Loan Type:	Unknown
TD Due Date:	03/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 90 Subdivision: HIDDEN HILLS EAST #3

Prior Transfer

Recording Date:	12/15/1975	Sales Price:	N/A
Document #:	BK-PG 5164 -754	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 90 District: NORTHEAST Subdivision: HIDDEN HILLS Map Ref: PLAT: 80 Sec/Twnship/Range: SEC 02 TWN 14S RNG 15E
Abbreviated Description: HIDDEN HILLS EAST NO 3 LOT 90 (9796/1906 9796/1908 9952/1356 11002/2578)
City/Muni/Twp: LE CEBADILLA

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Area Sales Analysis

Total Area Sales	$5,291,761	Median # of Bedrooms	
Median Lot Size	8,678 SF	Median # of Baths	2
Median Living Area	1,891 SF	Median Year Built	1973
Price Range - 2 Yrs	$233,461 to $460,000	Age Range	16 years to 54 years
Median Value	$397,450	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**9537 E VENTASO CIR** **TUCSON, AZ 85715-5825**	07/24/2026	$419,900	$187	2235	8//3	2010	3,060 SF	
		APN: 133-03-3690 Document #: 20262050146 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: GASIS-HARRISON MapRef: MB 63 PG 32 Abbreviated Description: Lot:15 Subdivision:GASIS-HARRISON Map Ref:MB 63 PG 32								
2	.25Mi.	**1121 N AVENIDA JEANINE** **TUCSON, AZ 85715-5809**	07/24/2026	$325,000	$204	1588	7//2	1973	8,669 SF	
		APN: 133-03-0620 Document #: 20262050413 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 30 Subdivision: HIDDEN HILLS EAST 3 MapRef: MB 23 PG 47 Abbreviated Description: Lot:30 Subdivision:HIDDEN HILLS EAST 3 Map Ref:MB 23 PG 47City/Muni/Twp:TUCSON City/Muni/Twp: TUCSON								
3	.21Mi.	**1221 N AVENIDA JEANINE** **TUCSON, AZ 85715-5811**	06/26/2026	$233,461	$127	1829	6//2	1973	8,360 SF	Yes
		APN: 133-03-0580 Document #: 20261770291 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Subdivision: HIDDEN HILLS EAST NO 3 MapRef: MB 23 PG 47 Abbreviated Description: Lot:26 Subdivision:HIDDEN HILLS EAST NO 3 Map Ref:MB 23 PG 47								
4	.1Mi.	**9481 E CALLE EUNICE** **TUCSON, AZ 85715-5829**	06/22/2026	$460,000	$326	1407	7//2	1972	11,389 SF	
		APN: 133-04-2390 Document #: 20261730304 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 254 Block: 6 Subdivision: FINAL PLAT SAGUARO TRAILS MapRef: DOC 2021-1440564 Abbreviated Description: Lot:254 Block:6 Subdivision:FINAL PLAT SAGUARO TRAILS Map Ref:DOC 2021-1440564								
5	.14Mi.	**9431 E PLACITA CASCADA** **TUCSON, AZ 85715-5718**	04/23/2026	$450,000	$230	1953	8//2	1972	10,097 SF	
		APN: 133-04-2100 Document #: 20261130318 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 175 Subdivision: HIDDEN HILLS EAST MapRef: MB 21 PG 78 Abbreviated Description: Lot:175 Subdivision:HIDDEN HILLS EAST Map Ref:MB 21 PG 78								
6	.3Mi.	**1220 N SUNSPOT PL** **TUCSON, AZ 85715-5835**	04/16/2026	$299,900	$223	1343	6//2	1978	7,873 SF	
		APN: 133-03-1520 Document #: 20261060469 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Subdivision: DESERT ARBORS MapRef: MB 24 PG 53 Abbreviated Description: Lot:32 Subdivision:DESERT ARBORS Map Ref:MB 24 PG 53								
7	.34Mi.	**1101 N SUNSPOT PL** **TUCSON, AZ 85715-5834**	01/29/2026	$280,000	$215	1302	6//2	1976	11,520 SF	Yes
		APN: 133-03-1590 Document #: 20260290152 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Subdivision: DESERT ARBORS MapRef: MB 24 PG 53 Abbreviated Description: Lot:39 Subdivision:DESERT ARBORS Map Ref:MB 24 PG 53								
8	.03Mi.	**9501 E RAND PL** **TUCSON, AZ 85715-5831**	01/08/2026	$423,500	$246	1717	7//2	1973	8,703 SF	Yes
		APN: 133-03-2220 Document #: 20260080461 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 119 Subdivision: HIDDEN HILLS EAST NO 3 MapRef: MB 24 PG 80 Abbreviated Description: Lot:119 Subdivision:HIDDEN HILLS EAST NO 3 Map Ref:MB 24 PG 80								
9	.03Mi.	**9511 E RAND PL** **TUCSON, AZ 85715-5831**	12/05/2025	$445,000	$218	2040	8//3	1975	8,442 SF	Yes
		APN: 133-03-2210 Document #: 20253390634 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 118 Subdivision: HIDDEN HILLS EAST NO 3 MapRef: MB 24 PG 80 Abbreviated Description: Lot:118 Subdivision:HIDDEN HILLS EAST NO 3 Map Ref:MB 24 PG 80								
10	.32Mi.	**1111 N SUNSPOT PL** **TUCSON, AZ 85715-5834**	11/17/2025	$435,000	$213	2035	8//2	1977	10,011 SF	Yes
		APN: 133-03-1600 Document #: 20253210623 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 40 Subdivision: DESERT ARBORS MapRef: MB 24 PG 53 Abbreviated Description: Lot:40 Subdivision:DESERT ARBORS Map Ref:MB 24 PG 53								
11	.12Mi.	**9573 E CALLE CASCADA** **TUCSON, AZ 85715-5819**	10/24/2025	$360,000	$224	1601	6//2	1972	8,687 SF	
		APN: 133-03-0920 Document #: 20252970703 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 61 Subdivision: HIDDEN HILLS EAST NO 3 MapRef: MB 23 PG 47 Abbreviated Description: Lot:61 Subdivision:HIDDEN HILLS EAST NO 3 Map Ref:MB 23 PG 47								
12	.14Mi.	**9581 E CALLE CASCADA** **TUCSON, AZ 85715-5819**	10/03/2025	$375,000	$190	1965	9//3	1973	10,997 SF	Yes
		APN: 133-03-0910 Document #: 20252760314 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 60 Subdivision: HIDDEN HILLS EAST NO 3 MapRef: MB 23 PG 47 Abbreviated Description: Lot:60 Subdivision:HIDDEN HILLS EAST NO 3 Map Ref:MB 23 PG 47								
13	.24Mi.	**9342 E CALLE KUEHN**	08/18/2025	$365,000	$158	2300	9//2	1972	8,158 SF	Yes

ICE SiteX Report

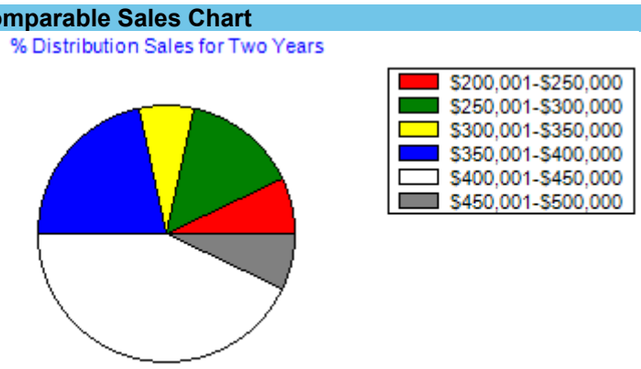
OrderID: 98161942

TUCSON, AZ 85715-5723
APN: 133-04-1850 Document #: 20252300097
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: HIDDEN HILLS EAST MapRef: MB 21 PG 78 Abbreviated Description: Lot:150 Subdivision:HIDDEN HILLS EAST Map Ref:MB 21 PG 78

14	.34Mi.	**9300 E HELEN ST**	07/18/2025	$420,000	$177	2361	9//3	1972	8,591 SF

TUCSON, AZ 85715-5729
APN: 133-04-1650 Document #: 20251990362
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 130 Subdivision: HIDDEN HILLS EAST MapRef: MB 21 PG 78 Abbreviated Description: Lot:130 Subdivision:HIDDEN HILLS EAST Map Ref:MB 21 PG 78

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.	**9512 E RAND PL**	**12/15/1975**	$296,520	$29,652	1,751	7//2	1973	8,651 SF	Yes
.02Mi.	**9522 E RAND PL**	**01/09/2003**	$295,100	$29,510	1,597	6//2	1973	7,687 SF	Yes
.02Mi.	**9502 E RAND PL**	**07/27/1988**	$241,504	$24,150	1,385	7//2	1973	8,973 SF	
.02Mi.	**9509 E CALLE CASCADA**	**12/29/1972**	$259,414	$25,941	1,523	5//2	1972	8,772 SF	
.03Mi.	**9517 E CALLE CASCADA**	**11/21/1989**	$287,128	$28,713	1,864	6//2	1972	8,600 SF	
.03Mi.	**9511 E RAND PL**	**04/25/2025**	$331,496	$33,150	2,040	8//3	1975	8,442 SF	Yes
.03Mi.	**9501 E CALLE CASCADA**	**06/05/2019**	$291,380	$29,138	1,607	6//2	1974	11,366 SF	Yes
.03Mi.	**9532 E RAND PL**	**10/16/1986**	$267,346	$26,735	1,581	7//2	1973	8,075 SF	
.03Mi.	**9521 E RAND PL**	**03/29/2016**	$279,178	$27,918	1,759	7//2	1973	9,257 SF	
.03Mi.	**9501 E RAND PL**	**07/13/2022**	$318,858	$31,886	1,717	7//2	1973	8,703 SF	Yes
.04Mi.	**9525 E CALLE CASCADA**	**05/30/2002**	$309,805	$30,981	1,762	7//2	1972	8,061 SF	Yes
.04Mi.	**9531 E RAND PL**	**08/31/2005**	$285,180	$28,518	1,462	7//2	1973	7,939 SF	Yes
.04Mi.	**9542 E RAND PL**	**07/14/2021**	$254,629	$25,463	1,519	7//2	1973	7,691 SF	
.05Mi.	**9533 E CALLE CASCADA**	**06/02/2015**	$288,524	$28,852	1,506	7//2	1973	8,161 SF	Yes
.05Mi.	**9541 E RAND PL**	**12/03/1980**	$291,446	$29,145	1,601	6//2	1973	8,174 SF	Yes
.06Mi.	**9518 E CALLE CASCADA**	**07/09/2019**	$310,302	$31,030	1,763	6//2	1972	10,234 SF	Yes

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	46.0 years old	Households:	9,958
Median Household Income:	$76,315	Households w/Family:	54%
Household Income Per Capita:	$46,981	Households w/Family Married:	39%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	19%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.38Mi.	**Tucson Unified Virtual Academy** Number of Students: 1,184 Student-Teacher Ratio: 18.65	D	Public	KG - 12
5.97Mi.	**University High School** Number of Students: 982 Student-Teacher Ratio: 23.16	A+	Public	8 - 12

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Advanced Placement: Yes			
9.50Mi. **Miles-Exploratory Learning Center** Number of Students: 285 Student-Teacher Ratio: 9.43	A+	Public	PK - 8
1.42Mi. **Sahuaro High School** Number of Students: 1,250 Student-Teacher Ratio: 19.29 Advanced Placement: Yes	C	Public	8 - 12
1.49Mi. **Magee Middle School** Number of Students: 283 Student-Teacher Ratio: 10.56	C-	Public	6 - 8
0.88Mi. **Anna Henry Elementary School** Number of Students: 275 Student-Teacher Ratio: 12.79	B+	Public	PK - 6

Flood Report

The Subject Property of **9512 E RAND PL, TUCSON, AZ 85715-5830** 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	127%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	96%	SIMILAR
OVERALL	91%	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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