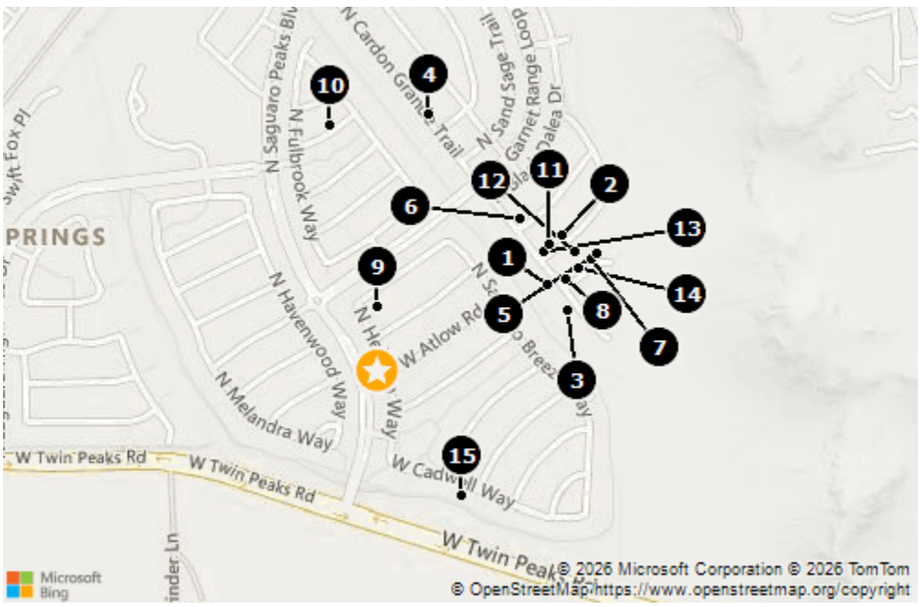
ICE SiteX Report

OrderID: 97537480

SiteX Property Information Report



Subject Property Location

9709 N HEBDEN WAY, MARANA, AZ 85653-8850

County:	**PIMA AZ**	Census Tract:	040190044.362000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	216-40-1790	Thomas Bros Pg-Grid:	

Valuation

Value:	**$407,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$390,720 - $423,280	ICE Confidence Score:	96		

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:	$4,085
Total Assessed Value:	$37,768	Total Assessor Market Value:	$377,680	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 144 Block: 8B District: NORTH TUCSON Subdivision: SAGUARO SPRINGS Map Ref: PLAT: 8 Sec/Twnship/Range: SEC 18 TWN 12S RNG 12E
Abbreviated Description: SAGUARO SPRINGS BLOCK 8B LOT 144 EXC MINERAL RIGHTS BELOW 30-FT
City/Muni/Twp: CONTINENTAL RANCH

Property Characteristics

Lot Size:		Bedrooms:		Pool:	Yes
Building Area:	1844 SF	Baths:	3	Fireplace:	
Year Built:	2015	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:	3	A/C:	Refrig
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/16/2026	Sales Price:	N/A
Document #:	20260160097 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/11/2024	Sales Price:	N/A
Document #:	20242550262 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/26/2024		
Document Type:			

Legal Description:
Lot: 144 Block: 8B Subdivision: SAGUARO SPRINGS Map Ref: MB 62 PG 8

Prior Transfer

Recording Date:	09/10/2024	Sales Price:	N/A
Document #:	20242540144 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 144 Block: 8B District: NORTH TUCSON Subdivision: SAGUARO SPRINGS Map Ref: PLAT: 8 Sec/Twnship/Range: SEC 18 TWN 12S RNG 12E
Abbreviated Description: SAGUARO SPRINGS BLOCK 8B LOT 144 EXC MINERAL RIGHTS BELOW 30-FT
City/Muni/Twp: CONTINENTAL RANCH

ICE SiteX Report

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Prior Transfer

Recording Date:	09/10/2024	Sales Price:	$460,000
Document #:	20242540144 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/09/2024		
Document Type:			

Legal Description:
Lot: 144 Block: 8B Subdivision: SAGUARO SPRINGS Map Ref: MB 62 PG 8

Prior Transfer

Recording Date:	06/10/2022	Sales Price:	N/A
Document #:	20221610648 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/07/2022		
Document Type:			

Legal Description:
Lot: 144 Subdivision: SAGUARO SPRINGS BLOCK 8B Map Ref: MB 62 PG 8

Prior Transfer

Recording Date:	04/06/2022	Sales Price:	$460,000
Document #:	20220960361 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/06/2022		
Document Type:			

Legal Description:
Lot: 144 Subdivision: SAGUARO SPRINGS BLOCK 8B Map Ref: MB 62 PG 8

Prior Transfer

Recording Date:	02/22/2022	Sales Price:	$425,800
Document #:	20220530334 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/17/2022		
Document Type:			

Legal Description:
Lot: 144 Subdivision: SAGUARO SPRINGS BLOCK 8B Map Ref: MB 62 PG 8

Prior Transfer

Recording Date:	02/25/2020	Sales Price:	$259,152
Document #:	20200560398 BK-PG 20152-0001	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/03/2020	Sales Price:	$327,000
Document #:	20200340576 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/24/2020		
Document Type:			

Legal Description:
Lot: 144 Subdivision: SAGUARO SPRINGS Map Ref: MB 62 PG 8

Prior Transfer

Recording Date:	10/02/2015	Sales Price:	$263,933
Document #:	20152750212 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/23/2015		
Document Type:			

Legal Description:
Lot: 273 Subdivision: FORTY NINERS COUNTRY CLUB ESTATES Map Ref: MAP15 PG39

Prior Transfer

Recording Date:	10/02/2015	Sales Price:	$263,933
Document #:	20152750021 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/28/2015		
Document Type:			

Legal Description:
Lot: 144 Block: 8B Subdivision: SAGUARO SPRINGS Map Ref: MAP62 PG8

Area Sales Analysis

Total Area Sales	$7,146,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2018
Price Range - 2 Yrs	$359,000 to $550,000	Age Range	5 years to 12 years
Median Value	$479,900	Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**9793 N HEAVENLY BAMBOO DR MARANA, AZ 85653-1486**	05/05/2026	$544,900			//		SF	
		APN: 216-44-4080 Document #: 20261250397								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 404 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-0210084 Abbreviated Description: Lot:404 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-0210084								
2	.31Mi.	**8682 W PRAIRIE ACACIA DR MARANA, AZ 85653-1490**	04/29/2026	$449,900			//		SF	
		APN: 216-44-4490 Document #: 20261190742								
		Document Type: Price Code: V								
		Land Use: Single Family Residential								
		Legal: Lot: 445 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-0210084 Abbreviated Description: Lot:445 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-0210084								
3	.27Mi.	**9761 N HEAVENLY BAMBOO DR MARANA, AZ 85653-1486**	04/23/2026	$532,900			//		SF	

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APN: 216-44-4110 Document #: 20261130262
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 407 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-0210084 Abbreviated Description: Lot:407 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-0210084

4	.37Mi.	**9976 N CARDON GRANDE TRL** **MARANA, AZ 85653-0469**	04/22/2026	$385,000	$207	1854	6//	2021	SF	

APN: 216-44-1850 Document #: 20261120138
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 185 Subdivision: SAGUARO BLOOM 7A MapRef: DOC 2019-2700513 Abbreviated Description: Lot:185 Subdivision:SAGUARO BLOOM 7A Map Ref:DOC 2019-2700513

5	.34Mi.	**8644 W SOAPTREE YUCCA PL** **MARANA, AZ 85653-1488**	04/20/2026	$479,900			//		SF	

APN: 216-44-4260 Document #: 20261100595
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 422 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-0210084 Abbreviated Description: Lot:422 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-0210084

6	.29Mi.	**8720 W ORANGE JUBILEE DR** **MARANA, AZ 85653-1477**	04/15/2026	$543,900			//		SF	

APN: 216-44-4760 Document #: 20261050546
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 472 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-0210084 Abbreviated Description: Lot:472 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-0210084

7	.33Mi.	**8650 W SOAPTREE YUCCA PL** **MARANA, AZ 85653-1488**	04/15/2026	$482,900			//		SF	

APN: 216-44-4270 Document #: 20261050549
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 423 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-0210084 Abbreviated Description: Lot:423 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-0210084

8	.29Mi.	**8674 W SOAPTREE YUCCA PL** **MARANA, AZ 85653-1488**	04/13/2026	$529,900			//		SF	

APN: 216-44-4310 Document #: 20261030573
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 427 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-0210084 Abbreviated Description: Lot:427 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-0210084

9	.09Mi.	**8881 W IRONGATE RD** **MARANA, AZ 85653-8724**	04/06/2026	$430,000	$191	2241	8//2	2015	SF	

APN: 216-40-2600 Document #: 20260960479
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 223 Block: 88 Subdivision: SAGUARO SPRINGS MapRef: MB 62 PG 8 Abbreviated Description: Lot:223 Block:88 Subdivision:SAGUARO SPRINGS Map Ref:MB 62 PG 8

10	.34Mi.	**8922 W AIRDALE RD** **MARANA, AZ 85653-8994**	03/31/2026	$359,000	$207	1730	6//	2021	43,560 SF	

APN: 216-40-1020 Document #: 20260900449
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 69 Block: 8 Subdivision: SAGUARO SPRINGS BLOCK 8A MapRef: MB 62 PG 7 Abbreviated Description: Lot:69 Block:8 Subdivision:SAGUARO SPRINGS BLOCK 8A Map Ref:MB 62 PG 7

11	.29Mi.	**8694 W PRAIRIE ACACIA DR** **MARANA, AZ 85653-1490**	03/31/2026	$463,900			//		SF	

APN: 216-44-4510 Document #: 20260900821
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 447 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-0210084 Abbreviated Description: Lot:447 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-0210084

12	.32Mi.	**8679 W PRAIRIE ACACIA DR** **MARANA, AZ 85653-1491**	03/31/2026	$498,900			//		SF	

APN: 216-44-4350 Document #: 20260900013
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 431 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-0210084 Abbreviated Description: Lot:431 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-0210084

13	.28Mi.	**8700 W PRAIRIE ACACIA DR** **MARANA, AZ 85653-1492**	03/31/2026	$430,900			//		SF	

APN: 216-44-4520 Document #: 20260900425
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 448 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-0210084 Abbreviated Description: Lot:448 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-0210084

14	.31Mi.	**8662 W SOAPTREE YUCCA PL** **MARANA, AZ 85653-1488**	03/31/2026	$464,000			//		SF	

APN: 216-44-4290 Document #: 20260900764
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 425 Subdivision: SAGUARO BLOOM 7C MapRef: DOC 2022-02100984 Abbreviated Description: Lot:425 Subdivision:SAGUARO BLOOM 7C Map Ref:DOC 2022-02100984

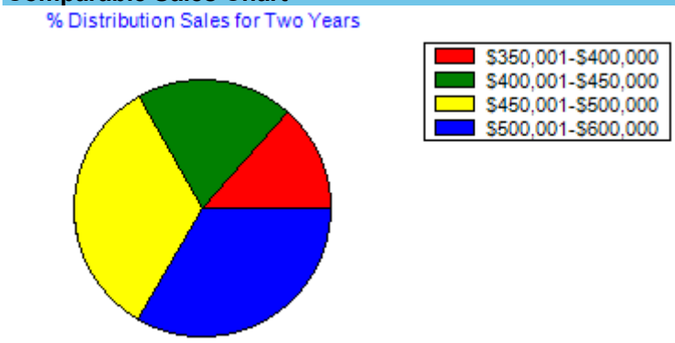
15	.21Mi.	**8783 W CADWELL WAY** **MARANA, AZ 85653-8881**	03/30/2026	$550,000	$172	3185	9//3	2014	SF	Yes

APN: 216-40-1980 Document #: 20260890386
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 162 Block: 8 Subdivision: SAGUARO SPRINGS MapRef: MB 62 PG 8 Abbreviated Description: Lot:162 Block:8 Subdivision:SAGUARO SPRINGS Map Ref:MB 62 PG 8

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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.	**9709 N HEBDEN WAY**	**09/10/2024**	$377,680	$37,768	1,844	7//3	2015		Yes
.01Mi.	**9721 N HEBDEN WAY**	**09/11/2015**	$451,687	$45,169	3,185	9//3	2015		Yes
.01Mi.	**9697 N HEBDEN WAY**	**05/30/2018**	$430,269	$43,027	3,185	9//	2018		
.03Mi.	**9733 N HEBDEN WAY**	**12/15/2015**	$367,180	$36,718	2,241	8//2	2015		
.03Mi.	**9685 N HEBDEN WAY**	**08/20/2019**	$372,150	$37,215	2,241	8//	2018		
.04Mi.	**8845 W ATLOW RD**	**08/24/2015**	$327,911	$32,791	1,850	8//2	2014		
.04Mi.	**9745 N HEBDEN WAY**	**09/25/2015**	$451,687	$45,169	3,185	9//3	2015		Yes
.04Mi.	**9673 N HEBDEN WAY**	**12/17/2020**	$372,150	$37,215	2,241	8//	2018		
.04Mi.	**8836 W ATLOW RD**	**08/29/2014**	$328,905	$32,891	1,850	8//2	2014		
.04Mi.	**8857 W MOON SPRING RD**	**06/24/2015**	$366,185	$36,619	2,241	8//2	2015		
.04Mi.	**8837 W ATLOW RD**	**04/15/2015**	$356,491	$35,649	2,574	9//2	2015		
.04Mi.	**9696 N HAVENWOOD WAY**	**07/07/2020**	$419,096	$41,910	3,185	9//	2016		
.05Mi.	**9708 N HAVENWOOD WAY**	**11/16/2017**	$368,687	$36,869	2,241	8//	2017		
.05Mi.	**9684 N HAVENWOOD WAY**	**08/01/2017**	$368,687	$36,869	2,241	8//	2017		
.05Mi.	**8853 W MOON SPRING RD**	**03/08/2016**	$368,733	$36,873	2,241	8//	2016		
.05Mi.	**8832 W ATLOW RD**	**07/08/2022**	$356,491	$35,649	2,574	9//2	2015		

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	40.0 years old	Households:	7,613
Median Household Income:	$78,787	Households w/Family:	69%
Household Income Per Capita:	$34,693	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Marana Unified District	Students:	12,845
Number of Schools:	20	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.35Mi.	**Twin Peaks K-8 School** Number of Students: 886 Student-Teacher Ratio: 15.33	B	Public	KG - 8
5.76Mi.	**A. C. E.** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	7 - 12
5.66Mi.	**Marana Middle School** Number of Students: 941 Student-Teacher Ratio: 17.43	D	Public	7 - 8
5.83Mi.	**Marana Distance Learning** Number of Students: 42 Student-Teacher Ratio: NA	A	Public	KG - 12
4.01Mi.	**Marana High School** Number of Students: 2,437 Student-Teacher Ratio: 19.76 Advanced Placement: Yes	B-	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **9709 N HEBDEN WAY, MARANA, AZ 85653-8850** 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	56%	NOTABLY LOWER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	108%	SIMILAR
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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