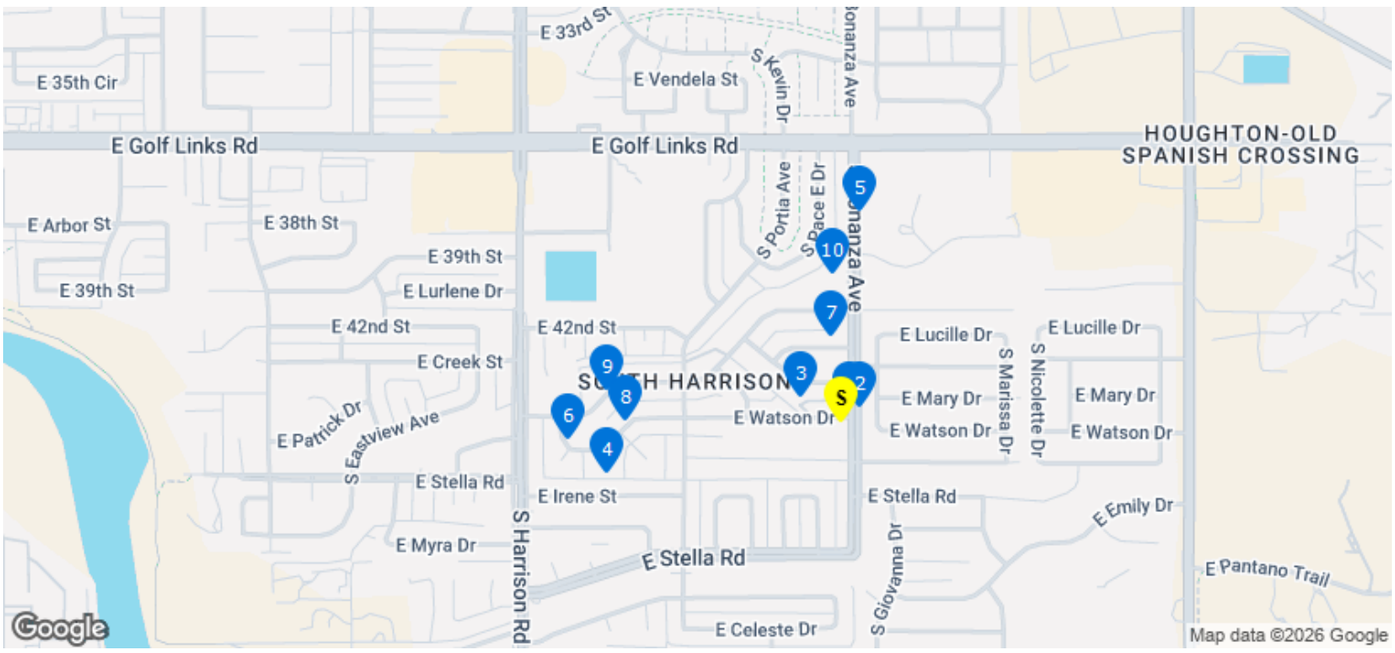
ICE SiteX Report

OrderID: 98775484

SiteX Property Information Report



Subject Property Location

9851 E WATSON DR, TUCSON, AZ 85730-1437

County:	**PIMA AZ**	Census Tract:	0040.57
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	136-12-5560	Thomas Bros Pg-Grid:	1754-J2

Valuation

Value:	**$385,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$358,050 - $411,950	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:	2026
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,617
Total Assessed Value:	$28,344	Total Assessor Market Value:	$283,444	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 136 District: FAR EAST Subdivision: HEARTHSTONE HILLS Map Ref: PLAT: 2 Sec/Twnship/Range: SEC 26 TWN 14S RNG 15E

Abbreviated Description:	HEARTHSTONE HILLS NO 5 LOT 136
City/Muni/Twp:	RIDGELAND PARK

Property Characteristics

Lot Size:	7,928 SF	Bedrooms:		Pool:	Pool (yes)
Building Area:	1975 SF	Baths:	2	Fireplace:	
Year Built:	1975	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Evaporative Cooler
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/26/2026	Sales Price:	$382,936
Document #:	20262380244 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/16/2022	Loan Amount:	N/A
Document #:	20221670396 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/06/2022		
TD Due Date:	07/01/2052	Type Finance:	
Legal Description:			

Subdivision: HEARTHSTONE HILLS NO 5 Map Ref: MB 25 PG 2

Prior Transfer

Recording Date:	06/16/2022	Sales Price:	$390,000
Document #:	20221670395 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/06/2022		
Document Type:	Deed		
Legal Description:			

Subdivision: HEARTHSTONE HILLS NO 5 Map Ref: MB 25 PG 2

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Prior Transfer

Recording Date:	12/30/2021	Sales Price:	$358,000
Document #:	20213640714 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/06/2021		
Document Type:	Deed		

Legal Description:
Subdivision: HEARTHSTONE HILLS NO 5 Map Ref: MB 25 PG 2

Prior Transfer

Recording Date:	12/30/2021	Sales Price:	N/A
Document #:	20213640713 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/27/2021		
Document Type:	Deed		

Legal Description:
Subdivision: HEARTHSTONE HILLS NO 5 Map Ref: MB 25 PG 2

Prior Transfer

Recording Date:	03/06/2018	Sales Price:	$77,034
Document #:	20180650413 BK-PG 12188-1762	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/02/2003	Loan Amount:	N/A
Document #:	20032310829 BK-PG 12188-1762	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/25/2003		
TD Due Date:	12/01/2033	Type Finance:	

Legal Description:
Subdivision: HEARTHSTONE HILLS #5 Map Ref: 0

Prior Transfer

Recording Date:	08/19/1998	Sales Price:	N/A
Document #:	19981400385 BK-PG 10863-0940	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/19/1998		
Document Type:	Deed		

Legal Description:
Subdivision: HEARTHSTONE HILLS #5 Map Ref: MB25 PG2

Area Sales Analysis

Total Area Sales	$3,440,000	Median # of Bedrooms	
Median Lot Size	8,280 SF	Median # of Baths	2
Median Living Area	1,709 SF	Median Year Built	1976
Price Range - 2 Yrs	$270,000 to $430,000	Age Range	48 years to 51 years
Median Value	$341,000	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**9910 E GRAY HAWK DR** **TUCSON, AZ 85730-6109**	06/26/2026	$350,000	$222	1576	7//2	1989	9,008 SF	
		APN: 136-41-5550 Document #: 20261770648 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: FALCON POINT MapRef: MB 42 PG 8 Abbreviated Description: Lot:1 Subdivision:FALCON POINT Map Ref:MB 42 PG 8								
2	.13Mi.	**2944 S GIOVANNA DR** **TUCSON, AZ 85730-3182**	08/13/2026	$271,000	$142	1910	9//3	1992	12,073 SF	
		APN: 136-41-7230 Document #: 20262250342 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 169 Subdivision: FALCON POINT MapRef: MB F PG 93 Abbreviated Description: Lot:169 Subdivision:FALCON POINT Map Ref:MB F PG 93								
3	.19Mi.	**3241 S SERENA CIR** **TUCSON, AZ 85730-3019**	08/13/2026	$358,000	$220	1627	6//2	1973	7,928 SF	P
		APN: 136-12-1180 Document #: 20262250154 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 90 Subdivision: HARRISON HILLS MapRef: MB 23 PG 61 Abbreviated Description: Lot:90 Subdivision:HARRISON HILLS Map Ref:MB 23 PG 61								
4	.24Mi.	**10051 E WATSON DR** **TUCSON, AZ 85730-3195**	09/24/2026	$282,000	$179	1576	7//2	1989	8,204 SF	
		APN: 136-41-6090 Document #: 20262670117 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Subdivision: FALCON POINT MapRef: MB 42 PG 8 Abbreviated Description: Lot:5 Subdivision:FALCON POINT Map Ref:MB 42 PG 8								
5	.24Mi.	**3211 S PORTIA AVE** **TUCSON, AZ 85730-3029**	08/03/2026	$350,000	$247	1418	6//2	1973	8,130 SF	P
		APN: 136-12-1000 Document #: 20262150509 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 72 Subdivision: HARRISON HILLS MapRef: MB 23 PG 61 Abbreviated Description: Lot:72 Subdivision:HARRISON HILLS Map Ref:MB 23 PG 61								
6	.28Mi.	**9771 E SELLAROLE RD** **TUCSON, AZ 85730-3015**	06/18/2026	$355,000	$213	1668	6//2	1973	7,857 SF	P
		APN: 136-12-2140 Document #: 20261690629 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 186 Subdivision: HARRISON HILLS MapRef: MB 23 PG 61 Abbreviated Description: Lot:186 Subdivision:HARRISON HILLS Map Ref:MB 23 PG 61								
7	.29Mi.	**9871 E SELLAROLE RD** **TUCSON, AZ 85730-3017**	09/29/2026	$275,000	$194	1418	6//2	1973	7,979 SF	
		APN: 136-12-2220 Document #: 20262720195 Document Type: Warranty Deed Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 194 Subdivision: HARRISON HILLS MapRef: MB 23 PG 61 Abbreviated Description: Lot:194 Subdivision:HARRISON HILLS Map Ref:MB 23 PG 61

8	.29Mi.	**9990 E ADRIANNE PL** **TUCSON, AZ 85730-3156**	05/28/2026	$133,175	$82	1622	7//2	1983	7,965 SF	

APN: 136-41-3390 Document #: 20261480624
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 145 Subdivision: RIDGELAND PARK MapRef: MB 35 PG 75 Abbreviated Description: Lot:145 Subdivision:RIDGELAND PARK Map Ref:MB 35 PG 75

9	.31Mi.	**9631 E MYRA DR** **TUCSON, AZ 85730-3009**	09/30/2026	$285,000	$188	1520	5//2	1973	8,718 SF	

APN: 136-12-0650 Document #: 20262730416
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: HARRISON HILLS MapRef: MB 23 PG 61 Abbreviated Description: Lot:37 Subdivision:HARRISON HILLS Map Ref:MB 23 PG 61

10	.31Mi.	**3034 S NICOLETTE DR** **TUCSON, AZ 85730-6110**	05/29/2026	$385,000	$184	2087	10//3	1999	7,335 SF	

APN: 136-41-7650 Document #: 20261490327
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: AUSTIN POINT MapRef: MB 48 PG 60 Abbreviated Description: Lot:38 Subdivision:AUSTIN POINT Map Ref:MB 48 PG 60

11	.34Mi.	**10053 E EMILY DR** **TUCSON, AZ 85730-3136**	09/11/2026	$210,000	$129	1622	7//1	1983	8,117 SF	

APN: 136-41-3340 Document #: 20262540210
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 140 Subdivision: RIDGELAND PARK MapRef: MB 35 PG 75 Abbreviated Description: Lot:140 Subdivision:RIDGELAND PARK Map Ref:MB 35 PG 75

12	.34Mi.	**9652 E STELLA RD** **TUCSON, AZ 85730-3023**	08/27/2026	$285,000	$201	1418	6//2	1973	8,064 SF	

APN: 136-12-1790 Document #: 20262390420
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 151 Subdivision: HARRISON HILLS MapRef: MB 23 PG 61 Abbreviated Description: Lot:151 Subdivision:HARRISON HILLS Map Ref:MB 23 PG 61

13	.36Mi.	**2662 S BLACK MOON DR** **TUCSON, AZ 85730-1465**	09/08/2026	$250,000	$170	1469	6//2	1973	8,496 SF	

APN: 136-12-2980 Document #: 20262510558
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: PACE EAST MapRef: MB 24 PG 28 Abbreviated Description: Lot:12 Subdivision:PACE EAST Map Ref:MB 24 PG 28

14	.36Mi.	**2642 S BLACK MOON DR** **TUCSON, AZ 85730-1465**	07/30/2026	$347,500	$305	1140	6//2	1973	8,801 SF	P

APN: 136-12-2960 Document #: 20262110622
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: PACE EAST MapRef: MB 24 PG 28 Abbreviated Description: Lot:10 Subdivision:PACE EAST Map Ref:MB 24 PG 28

15	.37Mi.	**2672 S BLACK MOON DR** **TUCSON, AZ 85730-1465**	08/06/2026	$279,000	$245	1140	6//2	1973	9,113 SF	

APN: 136-12-2990 Document #: 20262180299
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: PACE EAST MapRef: MB 24 PG 28 Abbreviated Description: Lot:13 Subdivision:PACE EAST Map Ref:MB 24 PG 28

16	.37Mi.	**9849 E VICTORIA LN** **TUCSON, AZ 85730-4410**	06/03/2026	$287,500	$210	1367	6//2	1979	14,315 SF	

APN: 136-12-724A Document #: 20261540114
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: ESCALANTE PLACE MapRef: MB 28 PG 39 Abbreviated Description: Lot:59 Subdivision:ESCALANTE PLACE Map Ref:MB 28 PG 39

17	.37Mi.	**10158 E WATSON DR** **TUCSON, AZ 85730-6120**	05/28/2026	$349,000	$196	1784	7//2	1997	6,106 SF	

APN: 136-41-9050 Document #: 20261480149
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 178 Subdivision: THE FINAL PLAT FOR AUSTIN POINT MapRef: MB 48 PG 60 Abbreviated Description: Lot:178 Subdivision:THE FINAL PLAT FOR AUSTIN POINT Map Ref:MB 48 PG 60

18	.39Mi.	**9773 E BURNETT ST** **TUCSON, AZ 85730-4427**	06/10/2026	$348,000	$203	1711	6//2	1979	8,678 SF	P

APN: 136-12-7330 Document #: 20261610483
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: MOUNTAIN SHADOWS MapRef: MB 29 PG 9 Abbreviated Description: Lot:68 Subdivision:MOUNTAIN SHADOWS Map Ref:MB 29 PG 9

19	.41Mi.	**10196 E MARY DR** **TUCSON, AZ 85730-6137**	06/04/2026	$305,000	$184	1658	7//2	1998	6,348 SF	

APN: 136-41-8780 Document #: 20261550248
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 151 Subdivision: AUSTIN POINT MapRef: MB 48 PG 60 Abbreviated Description: Lot:151 Subdivision:AUSTIN POINT Map Ref:MB 48 PG 60

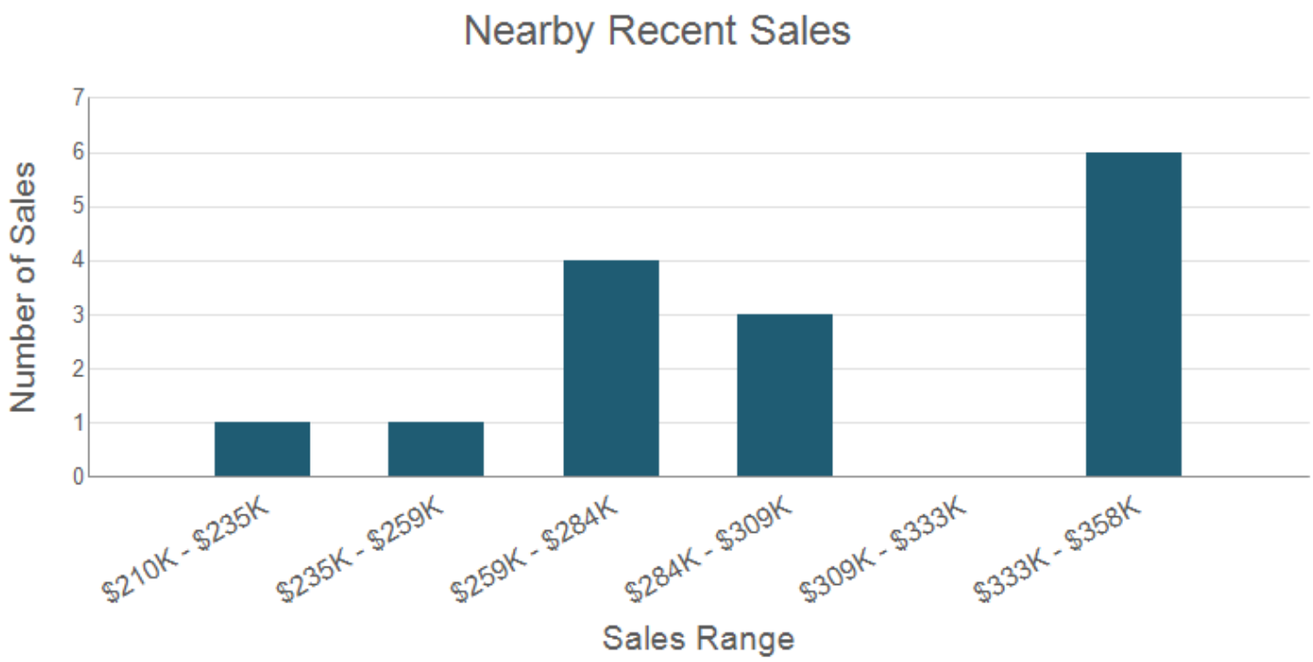
20	.42Mi.	**10151 E CORTE MADERA FINA** **TUCSON, AZ 85730-5066**	07/23/2026	$480,000	$204	2349	10//3	2005	58,370 SF	

APN: 136-10-0730 Document #: 20262040410
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: RANCHO SANTA FE A SUBDIVISION MapRef: MB 56 PG 95 Abbreviated Description: Lot:20 Subdivision:RANCHO SANTA FE A SUBDIVISION Map Ref:MB 56 PG 95

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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.	**9851 E WATSON DR**	**06/16/2022**	$283,444	$28,344	1,975	10//2	1975	7,928 SF	P
.02Mi.	**9861 E WATSON DR**	**01/04/2023**	$278,349	$27,835	1,740	9//2	1977	7,321 SF	P
.02Mi.	**9841 E WATSON DR**	**05/17/1978**	$240,766	$24,077	1,588	6//2	1978	7,633 SF	
.02Mi.	**9860 E MARY DR**	**10/12/1994**	$269,959	$26,996	2,050	9//2	1977	8,556 SF	
.03Mi.	**9870 E MARY DR**	**04/11/2025**	$266,047	$26,605	1,989	9//2	1977	8,175 SF	
.03Mi.	**9850 E MARY DR**	**07/11/1991**	$267,743	$26,774	1,716	7//2	1976	8,784 SF	P
.03Mi.	**9871 E WATSON DR**	**06/09/1989**	$277,265	$27,727	2,193	10//2	1975	7,392 SF	
.04Mi.	**9870 E WATSON DR**	**07/19/2019**	$264,370	$26,437	1,989	8//2	1975	15,631 SF	
.04Mi.	**9880 E MARY DR**	**09/11/1984**	$246,566	$24,657	1,699	8//2	1976	8,343 SF	
.04Mi.	**9832 E WATSON DR**	**07/09/2021**	$280,316	$28,032	2,076	9//2	1976	10,771 SF	
.04Mi.	**9840 E MARY DR**	**10/23/2023**	$313,913	$31,391	1,923	9//2	1992	9,609 SF	P
.05Mi.	**9822 E WATSON DR**	**01/17/1989**	$244,699	$24,470	1,659	8//2	1977	7,948 SF	
.05Mi.	**9855 E MARY DR**	**12/29/1995**	$253,086	$25,309	1,800	7//2	1976	8,548 SF	
.05Mi.	**9865 E MARY DR**	**04/04/2019**	$275,576	$27,558	1,700	8//2	1977	8,018 SF	P
.05Mi.	**9845 E MARY DR**	**07/24/2007**	$244,630	$24,463	1,624	7//2	1976	8,632 SF	
.05Mi.	**9830 E MARY DR**	**09/15/2021**	$222,459	$22,246	1,281	6//2	1978	9,453 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	37.7 years old	Households:	16,077
Median Household Income:	$64,629	Households w/Family:	63%
Household Income Per Capita:	$31,499	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.55Mi.	**Secrist Middle School** Number of Students: 248 Student-Teacher Ratio: 12.53	D-	Public	6 - 8
8.79Mi.	**Tucson Unified Virtual Academy** Number of Students: 1,184 Student-Teacher Ratio: 18.65	D+	Public	KG - 12

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0.87Mi. **Dunham Elementary School** Number of Students: 142 Student-Teacher Ratio: 12		C+	Public	PK - 5
6.94Mi. **University High School** Number of Students: 982 Student-Teacher Ratio: 23.16 Advanced Placement: Yes		A+	Public	8 - 12
10.11Mi. **Miles-Exploratory Learning Center** Number of Students: 285 Student-Teacher Ratio: 9.43		B-	Public	PK - 8
2.47Mi. **Santa Rita High School** Number of Students: 330 Student-Teacher Ratio: 14.86 Advanced Placement: Yes		D-	Public	8 - 12

Flood Report

The Subject Property of **9851 E WATSON DR, TUCSON, AZ 85730-1437** 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	114%	HIGHER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	82%	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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