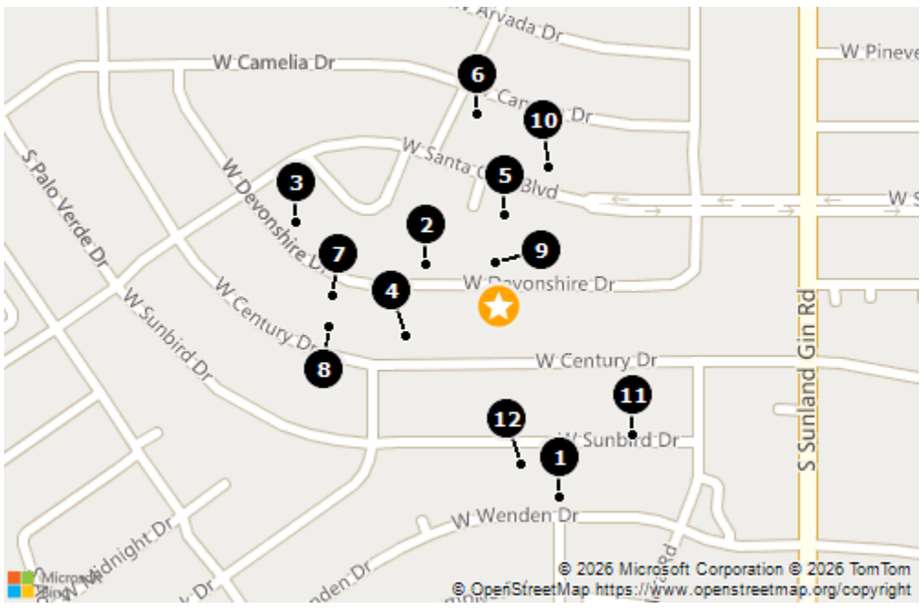
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

9965 W DEVONSHIRE DR, ARIZONA CITY, AZ 85123-8855

County:	**PINAL AZ**	Census Tract:	040210021.051051
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	407-05-0150	Thomas Bros Pg-Grid:	

Valuation

Value:	**$284,000**	FSD:	16	Common Confidence Score:	41
Value Range:	$238,560 - $329,440	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2223
Assd Land Value:	$1,928	Market Land Value:	$19,281	Tax Year:	2026
Assd Improvement:	$22,970	Market Improvment Value:	$229,699	Total Taxable Value:	$1,353
Total Assessed Value:	$24,898	Total Assessor Market Value:	$248,980	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2380 Subdivision: ARIZONA CITY #5 Map Ref: PM-057 Sec/Twnship/Range: SEC 01 TWN 08S RNG 06E
Abbreviated Description: ARIZONA CITY #5 2ND AMD LOT 2380

Property Characteristics

Lot Size:	7,141 SF	Bedrooms:		Pool:	
Building Area:	1491 SF	Baths:		Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/05/2026	Sales Price:	N/A
Document #:	2026-047788 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/21/2022	Sales Price:	N/A
Document #:	2022-100465 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/06/2022	Sales Price:	N/A
Document #:	2022-095826 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/30/2022		
Document Type:			
Legal Description:			

Lot: 2380 Subdivision: ARIZONA CITY UNIT FIVE Map Ref: MB 12 PG 57&58
Abbreviated Description: SECOND AMENDED PLAT

Prior Transfer

Recording Date:	01/12/2022	Sales Price:	$196,322
Document #:	2022-004775 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	12/20/2021	Loan Amount:	N/A
Document #:	2021-160839 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 2380 Subdivision: SECOND AMENDED PLAT OF ARIZONA CITY UNIT FIVE

Prior Transfer

Recording Date:	12/17/2019	Sales Price:	N/A
Document #:	2019-107848 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/25/2019		
Document Type:			

Legal Description:
Lot: 2380 Subdivision: SECOND AMENDED PLAT OF ARIZONA CITY UNIT FIVE Map Ref: MB 12 PG 57&58

Prior Transfer

Recording Date:	12/17/2019	Sales Price:	$189,500
Document #:	2019-107847 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/25/2019		
Document Type:			

Legal Description:
Lot: 2380 Subdivision: SECOND AMENDED PLAT OF ARIZONA CITY UNIT FIVE Map Ref: MB 12 PG 57&58

Prior Transfer

Recording Date:	02/13/2018	Sales Price:	$9,500
Document #:	2018-010576 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/07/2018		
Document Type:			

Legal Description:
Lot: 2380 Subdivision: SECOND AMENDED PLAT OF ARIZONA CITY Legal Unit: 5 Map Ref: MB12 PG57&58

Prior Transfer

Recording Date:	01/03/2013	Sales Price:	$3,000
Document #:	2013-000395 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/26/2012		
Document Type:			

Legal Description:
Lot: 2380 Subdivision: SECOND AMENDED PLAT OF ARIZONA CITY Legal Unit: 5 Map Ref: MAP12 PG57&58

Prior Transfer

Recording Date:	11/17/2009	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2009-119224 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/19/2009		
Document Type:			

Legal Description:
Lot: 2380 Subdivision: ARIZONA CITY UNIT 5 AMD

Prior Transfer

Recording Date:	12/26/2006	Sales Price:	$128,622 Multiple Parcels Involved in this transaction
Document #:	2006-175879 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/18/2006		
Document Type:			

Legal Description:
Lot: 2380 Subdivision: ARIZONA CITY UNIT 5

Prior Transfer

Recording Date:	05/26/2005	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2380 Subdivision: ARIZONA CITY #5 Map Ref: PM-057 Sec/Twnship/Range: SEC 01 TWN 08S RNG 06E
Abbreviated Description: ARIZONA CITY #5 2ND AMD LOT 2380

Prior Transfer

Recording Date:	02/10/2004	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2004-009388 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/06/2004		
Document Type:			

Legal Description:
Lot: 2380 Subdivision: ARIZONA CITY #5 Sec/Twnship/Range: NE4SE4 S01T08SR06E G&SRB&M

Area Sales Analysis

Total Area Sales	$2,818,611	Median # of Bedrooms	
Median Lot Size	8,067 SF	Median # of Baths	
Median Living Area	1,332 SF	Median Year Built	2003
Price Range - 2 Yrs	$37,500 to $334,000	Age Range	1 years to 39 years
Median Value	$243,750	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

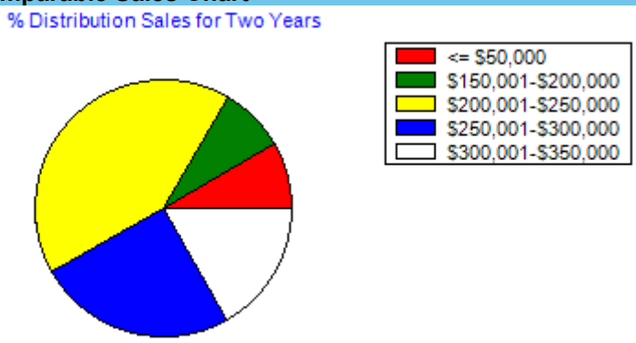
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1	.14Mi.	**9916 W WENDEN DR** **ARIZONA CITY, AZ 85123-8885**	10/05/2026	$329,600	$174	1886	//	1987	15,956 SF
	APN: 407-12-711A Document #: 2026-082425 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 710&711 Subdivision: ARIZONA CITY NO 12 MapRef: MB 16 PG 15 Abbreviated Description: Lot:710&711 Subdivision:ARIZONA CITY NO 12 Map Ref:MB 16 PG 15								
2	.06Mi.	**10032 W DEVONSHIRE DR** **ARIZONA CITY, AZ 85123-8856**	09/30/2026	$245,000	$183	1336	//	2005	7,357 SF
	APN: 407-05-0910 Document #: 2026-081028 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2456 Subdivision: ARIZONA CITY Legal Unit: 5 MapRef: MB 12 PG 57&58 Abbreviated Description: Lot:2456 Subdivision:ARIZONA CITY Legal Unit:5 Map Ref:MB 12 PG 57&58								
3	.15Mi.	**10206 W DEVONSHIRE DR** **ARIZONA CITY, AZ 85123-8860**	09/02/2026	$155,000	$114	1349	//	2002	7,557 SF
	APN: 407-05-0840 Document #: 2026-073673 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2449 Subdivision: ARIZONA CITY UNIT FIVE MapRef: MB 12 PG 57&58 Abbreviated Description: Lot:2449 Subdivision:ARIZONA CITY UNIT FIVE Map Ref:MB 12 PG 57&58Abbreviated Description:SECOND AMENDED								
4	.07Mi.	**10080 W CENTURY DR** **ARIZONA CITY, AZ 85123-8899**	08/28/2026	$205,908			//		8,149 SF
	APN: 407-05-0400 Document #: 2026-072105 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2405 Subdivision: ARIZONA CITY Legal Unit: 5 MapRef: MB 12 PG 57&58 Abbreviated Description: Lot:2405 Subdivision:ARIZONA CITY Legal Unit:5 Map Ref:MB 12 PG 57&58								
5	.06Mi.	**9931 W SANTA CRUZ BLVD** **ARIZONA CITY, AZ 85123-8836**	06/26/2026	$264,990			//		9,269 SF
	APN: 407-05-0660 Document #: 2026-053675 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2431 Subdivision: ARIZONA CITY Legal Unit: 5 MapRef: MB 12 PG 57&58 Abbreviated Description: Lot:2431 Subdivision:ARIZONA CITY Legal Unit:5 Map Ref:MB 12 PG 57&58								
6	.13Mi.	**9989 W CAMELIA DR** **ARIZONA CITY, AZ 85123-8824**	06/16/2026	$242,500	$182	1328	//	1999	8,842 SF
	APN: 407-03-4220 Document #: 2026-050348 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2187 Subdivision: ARIZONA CITY UNIT FOUR MapRef: MB 9 PG 56 Abbreviated Description: Lot:2187 Subdivision:ARIZONA CITY UNIT FOUR Map Ref:MB 9 PG 56								
7	.11Mi.	**10127 W DEVONSHIRE DR** **ARIZONA CITY, AZ 85123-8859**	05/19/2026	$37,500			//		7,398 SF
	APN: 407-05-0220 Document #: 2026-041873 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2387 Subdivision: ARIZONA CITY UNIT FIVE MapRef: MB 12 PG 57&58 Abbreviated Description: Lot:2387 Subdivision:ARIZONA CITY UNIT FIVE Map Ref:MB 12 PG 57&58								
8	.12Mi.	**10200 W CENTURY DR** **ARIZONA CITY, AZ 85123-8903**	04/30/2026	$214,123			//		7,592 SF
	APN: 407-05-0360 Document #: 2026-036349 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2401 Subdivision: ARIZONA CITY Legal Unit: 5 MapRef: MB 12 PG 57&58 Abbreviated Description: Lot:2401 Subdivision:ARIZONA CITY Legal Unit:5 Map Ref:MB 12 PG 57&58								
9	.03Mi.	**9960 W DEVONSHIRE DR** **ARIZONA CITY, AZ 85123-8854**	03/10/2026	$275,000	$123	2223	//	1987	15,109 SF
	APN: 407-05-094A Document #: 2026-019319 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2459&2460 Subdivision: ARIZONA CITY UNIT FIVE MapRef: MB 12 PG 57&58 Abbreviated Description: Lot:2459&2460 Subdivision:ARIZONA CITY UNIT FIVE Map Ref:MB 12 PG 57&58								
10	.1Mi.	**9912 W SANTA CRUZ BLVD** **ARIZONA CITY, AZ 85123-8835**	02/27/2026	$239,990	$175	1368	//	2019	8,401 SF
	APN: 407-03-4390 Document #: 2026-015546 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2204 Subdivision: ARIZONA CITY UNIT FOUR MapRef: MB 9 PG 56 Abbreviated Description: Lot:2204 Subdivision:ARIZONA CITY UNIT FOUR Map Ref:MB 9 PG 56								
11	.12Mi.	**9820 W SUNBIRD DR** **ARIZONA CITY, AZ 85123-8909**	01/27/2026	$334,000	$188	1769	//	2025	7,974 SF
	APN: 407-12-7500 Document #: 2026-006327 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 750 Subdivision: ARIZONA CITY UNIT TWELVE MapRef: MB 16 PG 15 Abbreviated Description: Lot:750 Subdivision:ARIZONA CITY UNIT TWELVE Map Ref:MB 16 PG 15								
12	.11Mi.	**9941 W SUNBIRD DR** **ARIZONA CITY, AZ 85123-8912**	11/10/2025	$275,000	$216	1270	//	2007	7,984 SF
	APN: 407-12-7400 Document #: 2025-091028 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 740 Subdivision: ARIZONA CITY UNIT TWELVE MapRef: MB 16 PG 15 Abbreviated Description: Lot:740 Subdivision:ARIZONA CITY UNIT TWELVE Map Ref:MB 16 PG 15								

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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.	**9965 W DEVONSHIRE DR**	**05/26/2005**	$248,980	$24,898	1,491		2019	7,141 SF	
.02Mi.	**10001 W DEVONSHIRE DR**	**04/30/2008**	$189,405	$18,941	1,396		2005	7,139 SF	
.02Mi.	**9929 W DEVONSHIRE DR**	**09/15/2005**	$189,869	$18,986	1,344		2006	7,143 SF	
.03Mi.	**9960 W DEVONSHIRE DR**	**07/26/2019**	$223,140	$22,314	2,223		1987	15,109 SF	
.04Mi.	**9911 W DEVONSHIRE DR**	**05/16/2023**	$239,695	$23,970	1,375		2022	7,144 SF	
.04Mi.	**9940 W DEVONSHIRE DR**	**08/09/2023**	$257,052	$25,705	1,375		2024	10,263 SF	
.05Mi.	**10020 W DEVONSHIRE DR**	**12/08/2004**	$135,164	$13,516	1,416		1967	7,423 SF	
.05Mi.	**10037 W DEVONSHIRE DR**	**04/20/2005**	$204,493	$20,449	1,446		2005	7,127 SF	
.05Mi.	**9896 W CENTURY DR**	**01/13/2025**	$258,883	$25,889	1,593		2021	7,636 SF	
.05Mi.	**9893 W DEVONSHIRE DR**	**09/30/1997**	$141,729	$14,173	1,655		1964	7,146 SF	
.05Mi.	**10048 W CENTURY DR**	**08/10/2023**	$219,267	$21,927	1,292		2023	7,628 SF	
.06Mi.	**9991 W CENTURY DR**	**07/12/1996**	$177,996	$17,800	1,012		2021	7,993 SF	
.06Mi.	**10032 W DEVONSHIRE DR**	**07/03/2008**	$198,429	$19,842	1,336		2005	7,357 SF	
.06Mi.	**9947 W CENTURY DR**	**06/18/2004**	$269,916	$26,991	1,589		2021	7,989 SF	
.06Mi.	**10055 W DEVONSHIRE DR**	**11/23/2009**	$210,436	$21,043	1,489		2006	7,101 SF	
.06Mi.	**9931 W SANTA CRUZ BLVD**		$25,025	$3,754				9,269 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	44.1 years old	Households:	4,640
Median Household Income:	$51,733	Households w/Family:	59%
Household Income Per Capita:	$25,772	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Toltec Elementary District	Students:	1,270
Number of Schools:	3	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.35Mi.	**Arizona City Elementary School** Number of Students: 790 Student-Teacher Ratio: 12.4	F	Public	PK - 8
1.35Mi.	**Arizona City Elementary School** Number of Students: 790 Student-Teacher Ratio: 12.4	F	Public	PK - 8
9.80Mi.	**Vista Grande High School** Number of Students: 1,943 Student-Teacher Ratio: 22.46 Advanced Placement: Yes	C	Public	9 - 12
9.80Mi.	**Vista Grande High School** Number of Students: 1,943 Student-Teacher Ratio: 22.46 Advanced Placement: Yes	C	Public	9 - 12
3.70Mi.	**Toltec Elementary School** Number of Students: 480 Student-Teacher Ratio: 15	F	Public	PK - 12

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3.70Mi.	**Toltec Elementary School**	F	Public	PK - 12

Number of Students: 480
Student-Teacher Ratio: 15

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	146%	NOTABLY HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	81%	LOWER
MURDER	150%	NOTABLY HIGHER
OVERALL	136%	NOTABLY HIGHER

Disaster Alerts

5/21/2025 - Cody Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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