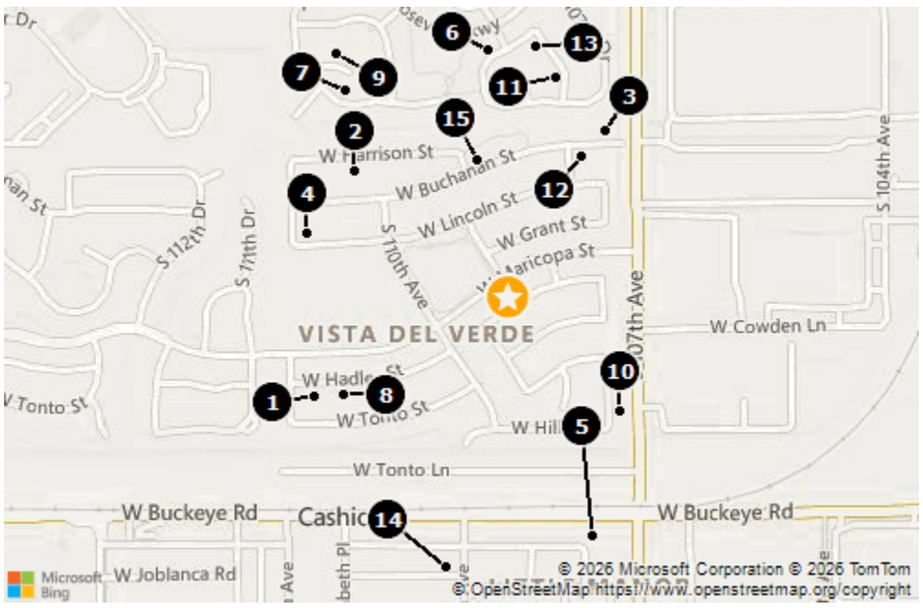
ICE SiteX Report

OrderID: 98110204

SiteX Property Information Report



Subject Property Location

10830 W HADLEY ST, AVONDALE, AZ 85323-4534

County:	**MARICOPA AZ**	Census Tract:	040130820.272003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	101-09-428	Thomas Bros Pg-Grid:	

Valuation

Value:	**$495,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$455,400 - $534,600	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	650121
Assd Land Value:		Market Land Value:	$80,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$323,700	Total Taxable Value:	$2,614
Total Assessed Value:	$40,460	Total Assessor Market Value:	$404,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 223 Subdivision: VISTA DEL VERDE PHASE 3 REPLAT AMD Phase No: 3 Map Ref: MB 152935 Sec/Twnship/Range: SEC 7 TWN 1N RNG 1E
Abbreviated Description: VISTA DEL VERDE PHASE 3 REPLAT AMD AKA MCR 1521-27

Property Characteristics

Lot Size:	6,154 SF	Bedrooms:		Pool:	
Building Area:	2086 SF	Baths:	3	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/25/2026	Sales Price:	N/A
Document #:	20260172589 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/25/2026		
Document Type:			

Legal Description:
Lot: 223 Subdivision: VISTA DEL VERDEPHASE 3 Map Ref: MB 1521 PG 35

Prior Transfer

Recording Date:	03/13/2026	Sales Price:	N/A
Document #:	20260147922 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/26/2026	Sales Price:	N/A
Document #:	20260110936 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/25/2026		
Document Type:			

Legal Description:
Lot: 223 Subdivision: VISTA DEL VERDE-PHASE 3 Map Ref: MB 1521 PG 35

Prior Transfer

Recording Date:	11/14/2025	Sales Price:	N/A

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Document #:	20250661008 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/14/2025		
Document Type:			

Legal Description:
Lot: 223 Subdivision: REPLAT FOR VISTA DEL VERDEPHASE 3 Map Ref: MB 1521 PG 35

Prior Transfer

Recording Date:	11/17/2022	Sales Price:	$445,947
Document #:	20220844524 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 223 Subdivision: VISTA DEL VERDE PHASE 3 REPLAT AMD Phase No: 3 Map Ref: MB 152935 Sec/Twnship/Range: SEC 7 TWN 1N RNG 1E
Abbreviated Description: VISTA DEL VERDE PHASE 3 REPLAT AMD AKA MCR 1521-27

Prior Transfer

Recording Date:	11/17/2022	Sales Price:	$445,947
Document #:	20220844524 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/07/2022		
Document Type:			

Legal Description:
Lot: 223 Subdivision: VISTA DEL VERDE PHASE 3 Map Ref: MB 1529 PG 35

Prior Transfer

Recording Date:	01/01/2022	Sales Price:	$445,947
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,719,000	Median # of Bedrooms	
Median Lot Size	7,649 SF	Median # of Baths	3
Median Living Area	2,070 SF	Median Year Built	2020
Price Range - 2 Yrs	$96,000 to $558,000	Age Range	2 years to 78 years
Median Value	$460,000	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**11081 W HADLEY ST** **AVONDALE, AZ 85323-4564**	06/30/2026	$558,000	$197	2830	//4	2023	7,560 SF	
		APN: 101-09-466 Document #: 20260390499 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: FOR VISTA DEL VERDE-PHASE 4 MapRef: MB 1529 PG 3 Abbreviated Description: Lot:23 Subdivision:FOR VISTA DEL VERDE-PHASE 4 Map Ref:MB 1529 PG 3								
2	.26Mi.	**11009 W HARRISON ST** **AVONDALE, AZ 85323-4552**	05/13/2026	$460,000	$222	2070	//3	2023	6,625 SF	
		APN: 101-09-093 Document #: 20260288960 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 378 Subdivision: VISTA DEL VERDEPHASE 2 MapRef: MB 1431 PG 12 Abbreviated Description: Lot:378 Subdivision:VISTA DEL VERDEPHASE 2 Map Ref:MB 1431 PG 12								
3	.26Mi.	**10760 W BUCHANAN ST** **AVONDALE, AZ 85323-5441**	05/11/2026	$440,000	$236	1861	//2	2020	8,278 SF	
		APN: 101-09-264 Document #: 20260282747 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 333 Subdivision: VISTA DEL VERDEPHASE 1 MapRef: MB 1432 PG 7 Abbreviated Description: Lot:333 Subdivision:VISTA DEL VERDEPHASE 1 Map Ref:MB 1432 PG 7								
4	.29Mi.	**11032 W LINCOLN ST** **AVONDALE, AZ 85323-4557**	05/08/2026	$555,000	$232	2390	//2.67	2023	7,560 SF	
		APN: 101-09-130 Document #: 20260279090 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 415 Subdivision: VISTA DEL VERDEPHASE 2 MapRef: MB 1431 PG 12 Abbreviated Description: Lot:415 Subdivision:VISTA DEL VERDEPHASE 2 Map Ref:MB 1431 PG 12								
5	.34Mi.	**10762 W JOBLANCA RD** **AVONDALE, AZ 85323-8496**	05/07/2026	$389,000	$238	1631	6//2	2003	11,351 SF	
		APN: 101-20-323 Document #: 20260276256 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: LITTLETON MANOR MapRef: MB 563 PG 15 Abbreviated Description: Lot:23 Subdivision:LITTLETON MANOR Map Ref:MB 563 PG 15								
6	.34Mi.	**10830 W JEFFERSON ST** **AVONDALE, AZ 85323-3343**	05/05/2026	$440,000	$218	2016	//3	2005	7,649 SF	Yes
		APN: 101-01-656 Document #: 20260271022 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 194 Subdivision: ROOSEVELT PARK UNIT 1 MapRef: MB 716 PG 47 Abbreviated Description: Lot:194 Subdivision:ROOSEVELT PARK UNIT 1 Map Ref:MB 716 PG 47								
7	.36Mi.	**11018 W MADISON ST** **AVONDALE, AZ 85323-3340**	04/16/2026	$465,000	$135	3435	//3.67	2006	11,880 SF	
		APN: 101-01-740 Document #: 20260228188 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 278 Subdivision: ROOSEVELT PARK UNIT 1 MapRef: MB 716 PG 47 Abbreviated Description: Lot:278 Subdivision:ROOSEVELT PARK UNIT 1 Map Ref:MB 716 PG 47								
8	.22Mi.	**11049 W HADLEY ST** **AVONDALE, AZ 85323-4564**	03/27/2026	$463,000	$223	2070	//3.67	2024	6,577 SF	
		APN: 101-09-471 Document #: 20260178207 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 28 Subdivision: REPLAT FOR VISTA DEL VERDEPHASE 4 MapRef: MB 1529 PG 37 Abbreviated Description: Lot:28 Subdivision:REPLAT FOR VISTA DEL VERDEPHASE 4 Map Ref:MB 1529 PG 37City/Muni/Twp:VONDALE City/Muni/Twp: VONDALE

9	.4Mi.	**11014 W JEFFERSON ST** **AVONDALE, AZ 85323-3345**	03/12/2026	$505,000	$173	2911	//3.67	2005	7,800 SF	

APN: 101-01-760 Document #: 20260143495
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 298 Subdivision: ROOSEVELT PARK UNIT 1 MapRef: MB 716 PG 47 Abbreviated Description: Lot:298 Subdivision:ROOSEVELT PARK UNIT 1 Map Ref:MB 716 PG 47

10	.21Mi.	**925 S 107TH DR** **AVONDALE, AZ 85323-4539**	03/10/2026	$520,000	$284	1825	//2	2023	7,560 SF	

APN: 101-09-352 Document #: 20260139381
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 147 Subdivision: VISTA DEL VERDEPHASE 3 MapRef: MB 1521 PG 35 Abbreviated Description: Lot:147 Subdivision:VISTA DEL VERDEPHASE 3 Map Ref:MB 1521 PG 35

11	.31Mi.	**148 S 108TH AVE** **AVONDALE, AZ 85323-3302**	03/06/2026	$415,000	$136	3035	//3.67	2006	8,578 SF	

APN: 101-01-675 Document #: 20260132162
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 213 Subdivision: ROOSEVELT PARK UNIT 1 MapRef: MB 716 PG 47 Abbreviated Description: Lot:213 Subdivision:ROOSEVELT PARK UNIT 1 Map Ref:MB 716 PG 47

12	.22Mi.	**10771 W BUCHANAN ST** **AVONDALE, AZ 85323-5442**	02/27/2026	$545,000	$321	1693	//2	2020	7,795 SF	Yes

APN: 101-09-258 Document #: 20260115654
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 327 Subdivision: VISTA DEL VERDEPHASE 1 MapRef: MB 1432 PG 7 Abbreviated Description: Lot:327 Subdivision:VISTA DEL VERDEPHASE 1 Map Ref:MB 1432 PG 7

13	.34Mi.	**10809 W JEFFERSON ST** **AVONDALE, AZ 85323-3344**	02/24/2026	$418,000	$207	2016	//3	2006	7,191 SF	Yes

APN: 101-01-658 Document #: 20260105147
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 196 Subdivision: ROOSEVELT PARK UNIT 1 MapRef: MB 716 PG 47 Abbreviated Description: Lot:196 Subdivision:ROOSEVELT PARK UNIT 1 Map Ref:MB 716 PG 47

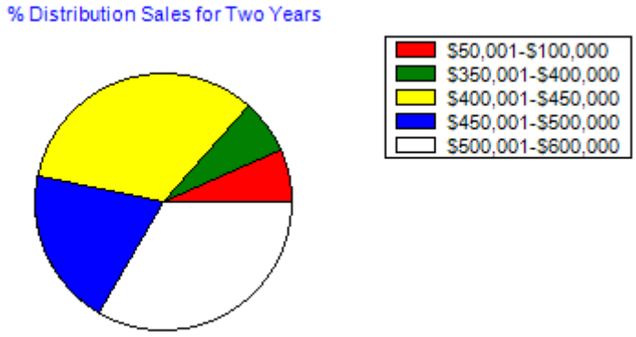
14	.36Mi.	**10908 W FLANAGAN ST** **AVONDALE, AZ 85323-8504**	02/03/2026	$96,000	$62	1546	7//2	1948	10,346 SF	

APN: 101-18-016 Document #: 20260063939
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: CASHION MapRef: MB 43 PG 28 Abbreviated Description: Lot:16 Block:1 Subdivision:CASHION Map Ref:MB 43 PG 28

15	.19Mi.	**10838 W BUCHANAN ST** **AVONDALE, AZ 85323-5443**	12/15/2025	$450,000	$215	2086	//3	2021	7,560 SF	

APN: 101-09-278 Document #: 20250721674
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 347 Subdivision: VISTA DEL VERDE PHASE 1 MapRef: MB 1432 PG 7 Abbreviated Description: Lot:347 Subdivision:VISTA DEL VERDE PHASE 1 Map Ref:MB 1432 PG 7

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.

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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.	**10830 W HADLEY ST**	**11/17/2022**	$404,600	$40,460	2,086	//3	2022	6,154 SF	
.01Mi.	**10834 W HADLEY ST**	**07/15/2022**	$377,700	$37,770	1,816	//2	2022	6,120 SF	
.01Mi.	**10826 W HADLEY ST**	**07/28/2022**	$405,200	$40,520	2,086	//3	2022	6,352 SF	
.02Mi.	**10838 W HADLEY ST**	**06/28/2022**	$390,500	$39,050	2,028	//2	2022	6,120 SF	
.02Mi.	**10822 W HADLEY ST**	**07/28/2022**	$389,800	$38,980	1,888	//3	2022	6,356 SF	
.03Mi.	**10842 W HADLEY ST**	**09/14/2022**	$389,200	$38,920	1,888	//3	2022	6,120 SF	
.03Mi.	**10818 W HADLEY ST**	**10/05/2022**	$375,500	$37,550	1,735	//2	2022	6,356 SF	
.03Mi.	**10825 W HADLEY ST**	**05/31/2022**	$379,600	$37,960	1,861	//2	2022	6,175 SF	
.03Mi.	**10821 W HADLEY ST**	**09/30/2022**	$390,700	$39,070	1,888	//3	2022	6,676 SF	
.03Mi.	**10829 W HADLEY ST**	**06/09/2022**	$379,600	$37,960	1,861	//2	2022	6,148 SF	
.04Mi.	**10833 W HADLEY ST**	**08/15/2022**	$379,600	$37,960	1,861	//2	2022	6,148 SF	
.04Mi.	**10817 W HADLEY ST**	**06/03/2022**	$376,300	$37,630	1,735	//2	2022	6,676 SF	
.04Mi.	**10814 W HADLEY ST**	**06/16/2022**	$405,200	$40,520	2,086	//3	2022	6,356 SF	
.04Mi.	**10846 W HADLEY ST**	**02/28/2023**	$411,000	$41,100	2,086	//3	2022	8,385 SF	
.04Mi.	**10837 W HADLEY ST**	**09/10/2024**	$404,600	$40,460	2,086	//3	2022	6,148 SF	
.05Mi.	**10813 W HADLEY ST**	**07/07/2022**	$406,100	$40,610	2,086	//3	2022	6,676 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	31.3 years old	Households:	13,239
Median Household Income:	$71,655	Households w/Family:	73%
Household Income Per Capita:	$27,151	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Littleton Elementary District	Students:	6,206
Number of Schools:	10	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.37Mi.	**Estrella Vista STEM Leadership Academy** Number of Students: 893 Student-Teacher Ratio: NA	B-	Public	PK - 8
1.37Mi.	**Estrella Vista STEM Leadership Academy** Number of Students: 893 Student-Teacher Ratio: NA	B-	Public	PK - 8
1.02Mi.	**Quentin STEM Academy for Health Sciences** Number of Students: 914 Student-Teacher Ratio: NA	D-	Public	PK - 8
1.02Mi.	**Quentin STEM Academy for Health Sciences** Number of Students: 914 Student-Teacher Ratio: NA	D-	Public	PK - 8
1.74Mi.	**Country Place Leadership Academy** Number of Students: 900 Student-Teacher Ratio: NA	D	Public	PK - 8
2.78Mi.	**Tres Rios Service Academy** Number of Students: 713 Student-Teacher Ratio: NA	C	Public	PK - 8
2.78Mi.	**Tres Rios Service Academy** Number of Students: 713 Student-Teacher Ratio: NA	C	Public	PK - 8
1.74Mi.	**Country Place Leadership Academy** Number of Students: 900 Student-Teacher Ratio: NA	D	Public	PK - 8
0.95Mi.	**Littleton STEM Academy for Computer Science** Number of Students: 802 Student-Teacher Ratio: NA	B	Public	PK - 8
0.57Mi.	**Underdown Learning Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - 8
0.57Mi.	**Underdown Learning Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - 8
0.95Mi.	**Littleton STEM Academy for Computer Science** Number of Students: 802 Student-Teacher Ratio: NA	B	Public	PK - 8
1.15Mi.	**Collier Business Academy for Financial Literacy** Number of Students: 773 Student-Teacher Ratio: NA	B	Public	PK - 8

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1.15Mi. **Collier Business Academy for Financial Literacy** Number of Students: 773 Student-Teacher Ratio: NA	B	Public	PK - 8
2.46Mi. **West Point High School** Number of Students: 2,782 Student-Teacher Ratio: 21.11	A-	Public	9 - 12
2.46Mi. **West Point High School** Number of Students: 2,782 Student-Teacher Ratio: 21.11	A-	Public	9 - 12
0.90Mi. **Fine Arts Academy** Number of Students: 811 Student-Teacher Ratio: NA	D-	Public	PK - 8
0.90Mi. **Fine Arts Academy** Number of Students: 811 Student-Teacher Ratio: NA	D-	Public	PK - 8

Flood Report

The Subject Property of **10830 W HADLEY ST, AVONDALE, AZ 85323-4534** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	93%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	46%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	86%	LOWER
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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