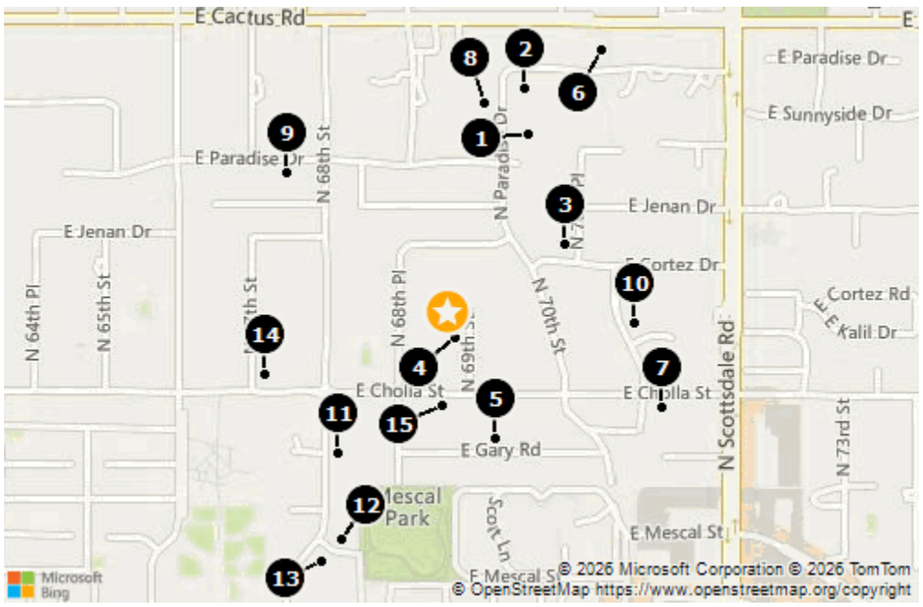
ICE SiteX Report

OrderID: 97784718

SiteX Property Information Report



Subject Property Location

11440 N 69TH ST, SCOTTSDALE, AZ 85254-5101

County:	**MARICOPA AZ**	Census Tract:	040132168.311016
Property Use:	Single Family Residential	Zoning:	R-35
Parcel Number:	175-25-028	Thomas Bros Pg-Grid:	620-1F

Valuation

Value:	**$1,514,000**	FSD:	11	Common Confidence Score:	61
Value Range:	$1,347,460 - $1,680,540	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	481400
Assd Land Value:		Market Land Value:	$222,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$890,500	Total Taxable Value:	$3,770
Total Assessed Value:	$111,310	Total Assessor Market Value:	$1,113,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Subdivision: DESERT ESTATES 15 Map Ref: MB 9923 Sec/Twnship/Range: SEC 22 TWN 3N RNG 4E
Abbreviated Description: DESERT ESTATES 15

Property Characteristics

Lot Size:	42,821 SF	Bedrooms:		Pool:	Yes
Building Area:	2624 SF	Baths:	3	Fireplace:	
Year Built:	1963	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	3	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/19/2026	Sales Price:	$199,800
Document #:	20260158608 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/22/2025	Sales Price:	$199,800
Document #:	20250543849 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/19/2025	Sales Price:	$1,600,000
Document #:	20250541135 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/16/2024	Sales Price:	N/A
Document #:	20240261164 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	05/10/2024	Loan Amount:	N/A
Document #:	20240248785 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/05/2054	Type Finance:	VAR

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES UNIT FIFTEEN

Prior Transfer

Recording Date:	05/10/2024	Sales Price:	N/A
Document #:	20240248132 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/26/2024	Loan Amount:	N/A
Document #:	20240218545 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2054	Type Finance:	

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES UNIT FIFTEEN

Prior Transfer

Recording Date:	04/08/2024	Sales Price:	N/A
Document #:	20240179616 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2023	Sales Price:	N/A
Document #:	20230313001 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/14/2023	Loan Amount:	N/A
Document #:	20230309436 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/05/2053	Type Finance:	VAR

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES UNIT FIFTEEN

Prior Transfer

Recording Date:	05/17/2023	Sales Price:	N/A
Document #:	20230255477 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES 15 Map Ref: MB 9923 Sec/Twnship/Range: SEC 22 TWN 3N RNG 4E
Abbreviated Description: DESERT ESTATES 15

Prior Transfer

Recording Date:	05/17/2023	Sales Price:	N/A
Document #:	20230255477 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/11/2023		
Document Type:			

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES Map Ref: MB 99 PG 23

Prior Transfer

Recording Date:	10/28/2022	Sales Price:	N/A
Document #:	20220806254 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/17/2022	Sales Price:	N/A
Document #:	20220780546 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/04/2022	Loan Amount:	N/A
Document #:	20220755719 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES UNIT FIFTEEN

Mortgage Record

Recording Date:	03/05/2021	Loan Amount:	N/A
Document #:	20210250108 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/25/2046	Type Finance:	VAR

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES UNIT FIFTEEN

Prior Transfer

Recording Date:	01/21/2021	Sales Price:	$950,000
Document #:	20210069862 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/06/2021		
Document Type:			

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Legal Description:
Lot: 27 Subdivision: DESERT ESTATES UNIT FIFTEEN Map Ref: MB 99 PG 23

Prior Transfer

Recording Date:	06/16/2020	Sales Price:	$468,350
Document #:	2020-0521416 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/29/2020	Loan Amount:	N/A
Document #:	20200465561 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES 15

Prior Transfer

Recording Date:	04/28/2017	Sales Price:	$551,000
Document #:	2017-0307408 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/16/2017		
Document Type:			

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES Legal Unit: 15 Map Ref: MB 99 PG 23

Prior Transfer

Recording Date:	04/23/2004	Sales Price:	$525,000
Document #:	2004-0438111 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/07/2004		
Document Type:			

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES UNIT FIFTEEN Map Ref: MAP99 PG23

Mortgage Record

Recording Date:	12/02/2003	Loan Amount:	N/A
Document #:	2003-1643392 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/12/2023	Type Finance:	OTH

Legal Description:
Lot: 27 Subdivision: DESERT ESTATES UNIT FIFTEEN

Area Sales Analysis

Total Area Sales	$41,139,000	Median # of Bedrooms	
Median Lot Size	36,214 SF	Median # of Baths	2.67
Median Living Area	2,446 SF	Median Year Built	1966
Price Range - 2 Yrs	$20,000 to $8,000,000	Age Range	2 years to 71 years
Median Value	$1,897,000	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**11837 N PARADISE DR SCOTTSDALE, AZ 85254-5146**	05/11/2026	$1,975,000	$871	2266	6//2	1955	99,143 SF	Yes
		APN: 175-20-016 Document #: 20260281819 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: DESERT ESTATES UNIT ONE MapRef: MB 1918 PG 30 Abbreviated Description: Lot:1 Subdivision:DESERT ESTATES UNIT ONE Map Ref:MB 1918 PG 30								
2	.31Mi.	**7001 E PARADISE DR SCOTTSDALE, AZ 85254-5175**	04/28/2026	$8,000,000	$1,091	7332	//7.67	2024	47,481 SF	Yes
		APN: 175-20-018 Document #: 20260254591 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Subdivision: DESERT ESTATES UNIT ONE MapRef: MB 1777 PG 19 Abbreviated Description: Lot:20 Subdivision:DESERT ESTATES UNIT ONE Map Ref:MB 1777 PG 19								
3	.18Mi.	**11602 N 70TH PL SCOTTSDALE, AZ 85254-5103**	04/28/2026	$5,250,000	$2,138	2455	7//2	1960	35,281 SF	Yes
		APN: 175-26-004 Document #: 20260254264 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: DESERT ESTATES UNIT SIXTEEN MapRef: MB 99 PG 24 Abbreviated Description: Lot:3 Subdivision:DESERT ESTATES UNIT SIXTEEN Map Ref:MB 99 PG 24								
4	.03Mi.	**11428 N 69TH ST SCOTTSDALE, AZ 85254-5101**	04/10/2026	$1,375,000	$785	1751	5//2	1966	35,297 SF	Yes
		APN: 175-25-027 Document #: 20260213918 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Subdivision: DESERT ESTATES UNIT FIFTEEN MapRef: MB 99 PG 23 Abbreviated Description: Lot:26 Subdivision:DESERT ESTATES UNIT FIFTEEN Map Ref:MB 99 PG 23								
5	.18Mi.	**6902 E GARY RD SCOTTSDALE, AZ 85254-5281**	03/31/2026	$1,897,000	$688	2756	9//3	1966	34,983 SF	Yes
		APN: 175-36-019 Document #: 20260185922 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: NORTH SCOTTSDALE ESTATES UNIT TWO MapRef: MB 100 PG 32 Abbreviated Description: Lot:17 Subdivision:NORTH SCOTTSDALE ESTATES UNIT TWO Map Ref:MB 100 PG 32								
6	.4Mi.	**7034 E PARADISE DR SCOTTSDALE, AZ 85254-5174**	03/06/2026	$5,342,000	$1,019	5238	//5.33	2024	45,869 SF	Yes
		APN: 175-19-004C Document #: 20260131880 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 4 Subdivision: DESERT ESTATES UNIT ONE MapRef: MB 54 PG 21 Abbreviated Description: Lot:4 Subdivision:DESERT ESTATES UNIT ONE Map Ref:MB 54 PG 21

7	.32Mi.	**7101 E CHOLLA ST** **SCOTTSDALE, AZ 85254-5120**	02/27/2026	$1,500,000	$613	2446	//3.33	1968	35,889 SF	Yes

APN: 175-36-002C Document #: 20260116055
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: NORTH SCOTTSDALE ESTATES UNIT TWO MapRef: MB 100 PG 32 Sec/Twnship/Range: NE4SE4 S22T03NR04E GSRBM Abbreviated Description: Subdivision:NORTH SCOTTSDALE ESTATES UNIT TWO Map Ref:MB 100 PG 32Sec/Twnship/Range:NE4SE4 S22T03NR04E GSRBM

8	.3Mi.	**12012 N PARADISE DR** **SCOTTSDALE, AZ 85254-5145**	02/25/2026	$20,000	$4	4054	//4.33	2009	97,793 SF	Yes

APN: 175-20-003A Document #: 20260108923
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: DESERT ESTATES UNIT ONE MapRef: MB 54 PG 21 Abbreviated Description: Lot:7 Subdivision:DESERT ESTATES UNIT ONE Map Ref:MB 54 PG 21

9	.27Mi.	**6711 E PARADISE DR** **SCOTTSDALE, AZ 85254-5133**	02/12/2026	$1,800,000	$1,145	1572	5//2	1956	51,837 SF	Yes

APN: 175-21-005B Document #: 20260084189
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: DESERT ESTATES UNIT TWO MapRef: MB 58 PG 4 Sec/Twnship/Range: NW4 S22T03NR04E Abbreviated Description: Lot:29 Subdivision:DESERT ESTATES UNIT TWO Map Ref:MB 58 PG 4Sec/Twnship/Range:NW4 S22T03NR04E

10	.25Mi.	**7102 E KALIL DR** **SCOTTSDALE, AZ 85254-5132**	01/05/2026	$1,550,000	$680	2278	//2.67	1963	SF	Yes

APN: 175-26-040A Document #: 20260004536
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: DESERT ESTATES UNIT SIXTEEN MapRef: MB 99 PG 24 Abbreviated Description: Lot:39 Subdivision:DESERT ESTATES UNIT SIXTEEN Map Ref:MB 99 PG 24

11	.23Mi.	**11215 N 68TH ST** **SCOTTSDALE, AZ 85254-6132**	12/31/2025	$4,175,000			//		34,924 SF	

APN: 175-37-019 Document #: 20250754655
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: CASA DEL OESTE MapRef: MB 112 PG 1 Abbreviated Description: Lot:18 Subdivision:CASA DEL OESTE Map Ref:MB 112 PG 1

12	.33Mi.	**6802 E MESCAL ST** **SCOTTSDALE, AZ 85254-6133**	10/03/2025	$1,300,000	$608	2138	7//2	1967	40,442 SF	Yes

APN: 175-37-015 Document #: 20250572658
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: CASA DEL OESTE MapRef: MB 112 PG 1 Abbreviated Description: Lot:14 Subdivision:CASA DEL OESTE Map Ref:MB 112 PG 1

13	.39Mi.	**6801 E MESCAL ST** **SCOTTSDALE, AZ 85254-5221**	10/03/2025	$2,250,000	$612	3673	6//3.33	1966	45,259 SF	Yes

APN: 175-37-013 Document #: 20250574305
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: CASA DEL OESTE MapRef: MB 112 PG 1 Abbreviated Description: Lot:12 Subdivision:CASA DEL OESTE Map Ref:MB 112 PG 1

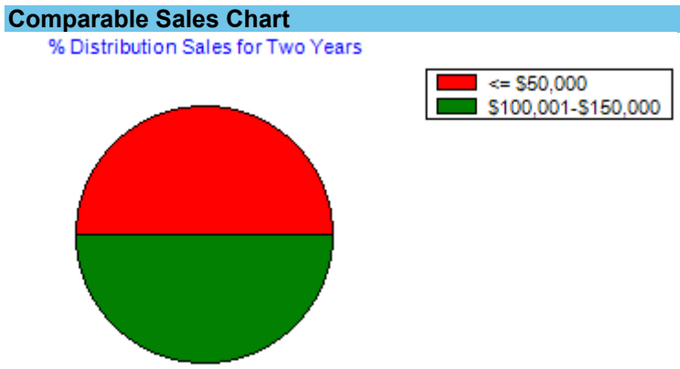
14	.26Mi.	**6702 E CHOLLA ST** **SCOTTSDALE, AZ 85254-5113**	09/19/2025	$4,600,000	$1,097	4190	//5.33	2024	36,214 SF	Yes

APN: 175-24-031 Document #: 20250542976
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: DESERT ESTATES UNIT TWELVE MapRef: MB 97 PG 49 Abbreviated Description: Lot:30 Subdivision:DESERT ESTATES UNIT TWELVE Map Ref:MB 97 PG 49

15	.13Mi.	**6861 E CHOLLA ST** **SCOTTSDALE, AZ 85254-5114**	08/15/2025	$105,000	$56	1872	6//2	1964	35,001 SF	Yes

APN: 175-36-024 Document #: 20250471461
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: NORTH SCOTTSDALE ESTATES UNIT TWO MapRef: MB 100 PG 32 Abbreviated Description: Lot:22 Subdivision:NORTH SCOTTSDALE ESTATES UNIT TWO Map Ref:MB 100 PG 32

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.	**11440 N 69TH ST**	**05/17/2023**	$1,113,100	$111,310	2,624	7//3	1963	42,821 SF	Yes
.03Mi.	**11448 N 69TH ST**	**02/15/2012**	$1,208,200	$120,820	3,748	7//3	1978	1 SF	Yes
.03Mi.	**11428 N 69TH ST**	**07/21/2021**	$729,600	$72,960	1,751	5//2	1966	35,297 SF	Yes
.04Mi.	**11439 N 68TH PL**	**04/08/2016**	$2,407,600	$240,760	6,301	6//4.67	2019	35,022 SF	Yes
.05Mi.	**11427 N 68TH PL**	**06/29/2016**	$612,700	$61,270	1,483	5//2	1964	35,032 SF	
.05Mi.	**11601 N 68TH PL**	**08/25/2020**	$1,581,000	$158,100	4,332	10//5.33	1983	35,237 SF	Yes
.06Mi.	**11447 N 69TH ST**	**09/17/1993**	$862,300	$86,230	2,438	7//2	1963	1 SF	
.06Mi.	**11414 N 69TH ST**	**07/31/2023**	$1,044,000	$104,400	2,826	9//3	1963	35,300 SF	Yes
.06Mi.	**11433 N 69TH ST**	**12/21/2012**	$1,668,200	$166,820	4,339	9//5	2006	41,868 SF	Yes
.07Mi.	**6901 E JENAN DR**	**03/29/2011**	$1,052,500	$105,250	2,606	7//2	1966	35,046 SF	Yes
.07Mi.	**6915 E JENAN DR**	**06/02/2025**	$1,044,600	$104,460	3,134	9//3.33	1966	35,053 SF	Yes
.07Mi.	**11415 N 68TH PL**	**11/24/1989**	$913,800	$91,380	2,671	9//3.67	1966	35,032 SF	Yes
.08Mi.	**11421 N 69TH ST**	**06/26/2020**	$999,100	$99,910	2,848	6//3	1966	42,650 SF	
.08Mi.	**6845 E JENAN DR**	**12/01/2023**	$1,994,200	$199,420	4,470	10//4.67	2021	35,660 SF	Yes
.08Mi.	**6929 E JENAN DR**	**03/21/2019**	$887,600	$88,760	2,432	8//3	1966	35,048 SF	Yes
.09Mi.	**11402 N 69TH ST**	**02/26/2013**	$1,092,800	$109,280	2,854	7//4.67	1963	35,318 SF	Yes

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	46.6 years old	Households:	19,054
Median Household Income:	$117,801	Households w/Family:	68%
Household Income Per Capita:	$61,311	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Scottsdale Unified District	Students:	20,682
Number of Schools:	30	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.46Mi.	**Laguna Elementary School** Number of Students: 369 Student-Teacher Ratio: 11.94	A-	Public	EE - 5
0.32Mi.	**Cocopah Middle School** Number of Students: 861 Student-Teacher Ratio: 19.57	A	Public	6 - 8
2.32Mi.	**Cherokee Elementary School** Number of Students: 690 Student-Teacher Ratio: 17.69	A+	Public	EE - 5
0.93Mi.	**Chaparral High School** Number of Students: 1,773 Student-Teacher Ratio: 21.31 Advanced Placement: Yes	A	Public	9 - 12
0.67Mi.	**Sequoya Elementary School** Number of Students: 575 Student-Teacher Ratio: 16.24	A+	Public	PK - 5

Flood Report

The Subject Property of **11440 N 69TH ST, SCOTTSDALE, AZ 85254-5101** 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	88%	LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	71%	NOTABLY LOWER
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	50%	SIGNIFICANTLY LOWER
MURDER	70%	NOTABLY LOWER
OVERALL	72%	NOTABLY LOWER

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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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