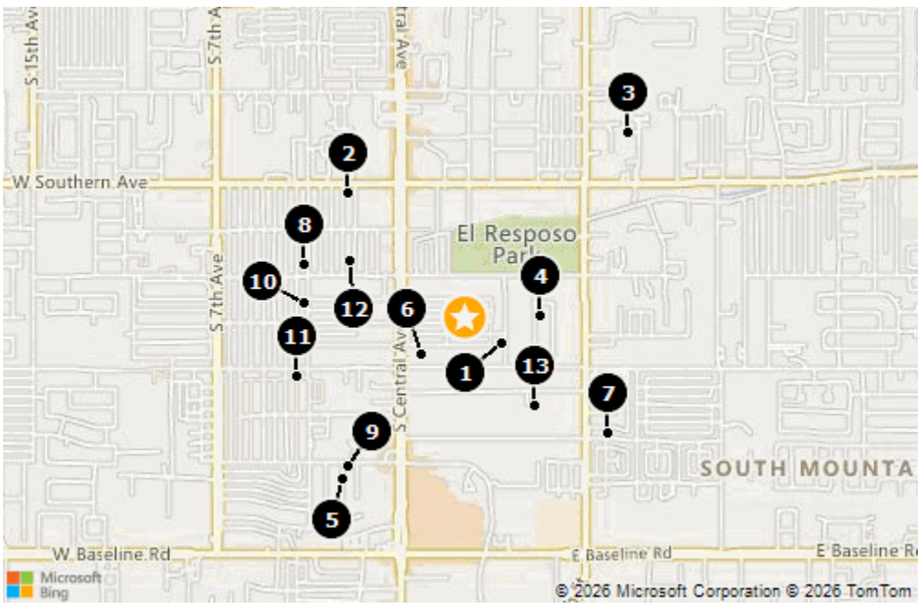
ICE SiteX Report

OrderID: 98738665

SiteX Property Information Report



Subject Property Location

118 E SAINT ANNE AVE, PHOENIX, AZ 85042-4225

County:	**MARICOPA AZ**	Census Tract:	040131165.003007
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	114-07-028	Thomas Bros Pg-Grid:	778-1G

Valuation

Value:	**$292,000**	FSD:	13	Common Confidence Score:	50
Value Range:	$254,040 - $329,960	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	661300
Assd Land Value:		Market Land Value:	$47,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$188,100	Total Taxable Value:	$571
Total Assessed Value:	$23,510	Total Assessor Market Value:	$235,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Block: 2 Subdivision: MATTINGLY MANORS Map Ref: MB 3034 Sec/Twnship/Range: SEC 32 TWN 1N RNG 3E
Abbreviated Description: MATTINGLY MANORS

Property Characteristics

Lot Size:	10,781 SF	Bedrooms:		Pool:	
Building Area:	1048 SF	Baths:	1	Fireplace:	
Year Built:	1946	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/10/2013	Sales Price:	$89,565
Document #:	2013-0529271 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/28/2013	Loan Amount:	N/A
Document #:	2013-0484703 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Lot: 12 Block: 2 Subdivision: MATTINGLY MANORS

Mortgage Record

Recording Date:	09/22/2004	Loan Amount:	N/A
Document #:	2004-1108218 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2034	Type Finance:	

Legal Description:
Lot: 12 Block: 2 Subdivision: MATTINGLY MANORS

Prior Transfer

Recording Date:	03/28/2002	Sales Price:	$84,500
Document #:	2002-0320382 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/20/2002		

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Document Type:
Legal Description:
Lot: 12 Block: 2 Subdivision: MATTINGLY MANORS Map Ref: MAP30 PG34

Prior Transfer

Recording Date:	03/28/2002	Sales Price:	$84,500
Document #:	20020320382 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 12 Block: 2 Subdivision: MATTINGLY MANORS Map Ref: MB 3034 Sec/Twnship/Range: SEC 32 TWN 1N RNG 3E
Abbreviated Description: MATTINGLY MANORS

Prior Transfer

Recording Date:	07/23/1996	Sales Price:	N/A
Document #:	96-0515183 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/15/1996		

Document Type:
Legal Description:
Lot: 12 Block: 2 Subdivision: MATTINGLY MANORS Map Ref: MAP30 PG34

Area Sales Analysis

Total Area Sales	$4,863,349	Median # of Bedrooms	
Median Lot Size	7,571 SF	Median # of Baths	2
Median Living Area	1,314 SF	Median Year Built	1956
Price Range - 2 Yrs	$150,000 to $990,000	Age Range	7 years to 86 years
Median Value	$345,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**6628 S 4TH ST** **PHOENIX, AZ 85042-7630**	10/02/2026	$990,000	$550	1800	//2.67	2019	5,981 SF	
		APN: 114-08-116 Document #: 20260576699 Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: THE SUMMIT AT COPPER SQUARE Legal Unit: 2204 MapRef: MB 758 PG 47 Abbreviated Description: Subdivision:THE SUMMIT AT COPPER SQUARE Legal Unit:2204 Map Ref:MB 758 PG 47								
2	.46Mi.	**6006 S 2ND AVE** **PHOENIX, AZ 85041-5702**	09/21/2026	$150,000	$106	1414	//1	1947	7,571 SF	
		APN: 114-03-058 Document #: 20260552621 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Subdivision: SOUTHLAND - UNIT ONE MapRef: MB 32 PG 42 Abbreviated Description: Lot:39 Subdivision:SOUTHLAND - UNIT ONE Map Ref:MB 32 PG 42								
3	.67Mi.	**5646 S 8TH ST** **PHOENIX, AZ 85040-5111**	08/25/2026	$525,000	$909	577	//	1960	10,000 SF	
		APN: 113-57-009 Document #: 20260502914 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: BROOKSIDE ACRES MapRef: MB 19 PG 28 Abbreviated Description: Lot:6 Subdivision:BROOKSIDE ACRES Map Ref:MB 19 PG 28								
4	.2Mi.	**6511 S 5TH PL** **PHOENIX, AZ 85042-4257**	08/21/2026	$345,000	$206	1668	6//2.33	2004	6,446 SF	
		APN: 114-08-058 Document #: 20260495863 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 44 Subdivision: HERITAGE AT ALTA VISTA MapRef: MB 572 PG 19 Abbreviated Description: Lot:44 Subdivision:HERITAGE AT ALTA VISTA Map Ref:MB 572 PG 19								
5	.59Mi.	**7214 S 2ND GLN** **PHOENIX, AZ 85041-7141**	07/16/2026	$177,000	$140	1259	7//2	2004	5,557 SF	
		APN: 114-14-029 Document #: 20260425129 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: DESERT ROSE HOMES MapRef: MB 585 PG 10 Abbreviated Description: Lot:14 Subdivision:DESERT ROSE HOMES Map Ref:MB 585 PG 10								
6	.15Mi.	**21 E SAINT CHARLES AVE** **PHOENIX, AZ 85042-4230**	06/26/2026	$436,850	$234	1862	7//1.33	1940	11,474 SF	
		APN: 114-07-064B Document #: 20260384809 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: TOMPKINS PLACE MapRef: MB 31 PG 31 Abbreviated Description: Lot:6 Subdivision:TOMPKINS PLACE Map Ref:MB 31 PG 31								
7	.5Mi.	**718 E CARTER RD** **PHOENIX, AZ 85042-5530**	06/05/2026	$222,000	$162	1364	//2	1959	6,190 SF	
		APN: 114-30-019 Document #: 20260341903 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: ANN LEE ESTATES MapRef: MB 78 PG 35 Abbreviated Description: Lot:19 Subdivision:ANN LEE ESTATES Map Ref:MB 78 PG 35								
8	.46Mi.	**6236 S MONTEZUMA ST** **PHOENIX, AZ 85041-5767**	05/19/2026	$305,000	$285	1068	//1	1947	7,588 SF	
		APN: 114-04-003 Document #: 20260302532 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 103 Subdivision: SOUTHLAND UNIT TWO MapRef: MB 36 PG 11 Abbreviated Description: Lot:103 Subdivision:SOUTHLAND UNIT TWO Map Ref:MB 36 PG 11								
9	.51Mi.	**7203 S 2ND LN** **PHOENIX, AZ 85041-7139**	05/14/2026	$345,000	$262	1314	6//2	2004	5,762 SF	
		APN: 114-14-048 Document #: 20260290875 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 33 Subdivision: DESERT ROSE HOMES MapRef: MB 585 PG 10 Abbreviated Description: Lot:33 Subdivision:DESERT ROSE HOMES Map Ref:MB 585 PG 10								
10	.44Mi.	**6430 S MONTEZUMA ST**	05/12/2026	$344,999	$269	1280	6//2	1954	7,593 SF	

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PHOENIX, AZ 85041-5769
APN: 114-05-154 Document #: 20260285411
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 414 Subdivision: SOUTHLAND UNIT FOUR MapRef: MB 45 PG 25 Abbreviated Description: Lot:414 Subdivision:SOUTHLAND UNIT FOUR Map Ref:MB 45 PG 25

11	.48Mi.	**335 W VINEYARD RD**	04/17/2026	$375,000	$313	1196	6//1	1956	6,621 SF	

PHOENIX, AZ 85041-5737
APN: 114-12-002 Document #: 20260229176
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: WHITMOR VILLA MapRef: MB 59 PG 15 Abbreviated Description: Lot:2 Subdivision:WHITMOR VILLA Map Ref:MB 59 PG 15

12	.35Mi.	**6230 S 2ND AVE**	03/17/2026	$185,000	$166	1114	4//1	1947	7,588 SF	

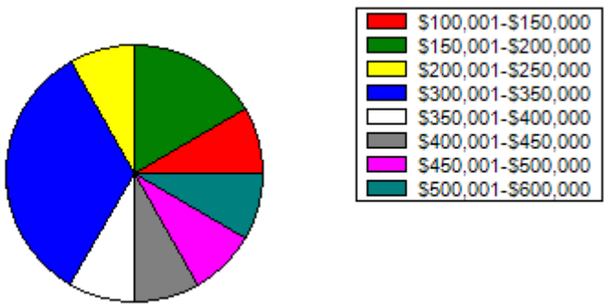
PHOENIX, AZ 85041-5704
APN: 114-03-043 Document #: 20260155114
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: SOUTHLANDUNIT ONE MapRef: MB 32 PG 42 Abbreviated Description: Lot:24 Subdivision:SOUTHLANDUNIT ONE Map Ref:MB 32 PG 42

13	.3Mi.	**333 E GREENWAY RD**	03/13/2026	$462,500	$273	1693	7//2	1951	77,189 SF	Yes

PHOENIX, AZ 85042-5416
APN: 114-09-010A Document #: 20260148262
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: ROOSEVELT PLACE EAST MapRef: MB 16 PG 30 Abbreviated Description: Lot:44 Subdivision:ROOSEVELT PLACE EAST Map Ref:MB 16 PG 30

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**118 E SAINT ANNE AVE**	**03/28/2002**	$235,100	$23,510	1,048	6//1	1946	10,781 SF	
.02Mi.	**124 E SAINT ANNE AVE**	**09/20/2021**	$265,000	$26,500	1,203	4//1	1946	10,785 SF	
.02Mi.	**110 E SAINT ANNE AVE**	**06/16/2025**	$281,100	$28,110	1,423	6//1	1946	10,772 SF	
.03Mi.	**115 E SAINT CATHERINE AVE**	**11/14/1961**	$283,500	$28,350	1,663	8//2	1956	10,785 SF	
.03Mi.	**125 E SAINT CATHERINE AVE**	**12/25/1958**	$298,200	$29,820	1,813	6//2	1946	10,785 SF	
.03Mi.	**111 E SAINT CATHERINE AVE**	**06/12/2015**	$406,200	$40,620	3,297	8//3	1956	10,772 SF	
.03Mi.	**130 E SAINT ANNE AVE**	**05/15/1992**	$284,700	$28,470	1,408	5//1	1951	10,790 SF	
.03Mi.	**102 E SAINT ANNE AVE**	**07/01/2021**	$301,500	$30,150	1,910	7//2	1950	10,772 SF	
.04Mi.	**117 E SAINT ANNE AVE**	**05/13/2010**	$260,600	$26,060	1,710	6//2	1951	10,768 SF	
.04Mi.	**111 E SAINT ANNE AVE**	**11/29/2021**	$276,500	$27,650	1,547	6//2	1950	10,781 SF	
.04Mi.	**123 E SAINT ANNE AVE**	**06/14/2021**	$249,000	$24,900	1,283	5//1	1956	10,781 SF	
.04Mi.	**131 E SAINT CATHERINE AVE**	**02/04/2019**	$254,600	$25,460	1,543	6//2	1951	10,777 SF	
.04Mi.	**101 E SAINT CATHERINE AVE**	**07/19/2002**	$312,500	$31,250	2,061	7//1	1958	10,781 SF	Yes
.05Mi.	**101 E SAINT ANNE AVE**	**07/30/1973**	$282,800	$28,280	1,790	5//1	1946	10,785 SF	Yes
.05Mi.	**131 E SAINT ANNE AVE**	**06/06/2007**	$252,600	$25,260	1,026	5//2	1983	10,785 SF	
.05Mi.	**142 E SAINT ANNE AVE**	**12/22/2015**	$302,600	$30,260	1,640	4//2	1956	10,772 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	35.5 years old	Households:	16,181
Median Household Income:	$78,032	Households w/Family:	72%
Household Income Per Capita:	$36,267	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

ICE SiteX Report

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School District

School District Zone:	Roosevelt Elementary District	Students:	7,057
Number of Schools:	20	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.82Mi.	**C. O. Greenfield School** Number of Students: 453 Student-Teacher Ratio: 20.59	D	Public	4 - 8
0.82Mi.	**C. O. Greenfield School** Number of Students: 453 Student-Teacher Ratio: 20.59	D	Public	4 - 8
0.78Mi.	**John F. Kennedy Elementary School** Number of Students: 352 Student-Teacher Ratio: 17.6	D-	Public	PK - 3
0.78Mi.	**John F. Kennedy Elementary School** Number of Students: 352 Student-Teacher Ratio: 17.6	D-	Public	PK - 3
0.85Mi.	**The Academies at South Mountain High School** Number of Students: 2,207 Student-Teacher Ratio: 20.7 Advanced Placement: Yes	D	Public	9 - 12
0.85Mi.	**The Academies at South Mountain High School** Number of Students: 2,207 Student-Teacher Ratio: 20.7 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **118 E SAINT ANNE AVE, PHOENIX, AZ 85042-4225** 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	103%	SIMILAR
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	113%	HIGHER
MURDER	99%	SIMILAR
OVERALL	93%	SIMILAR

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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