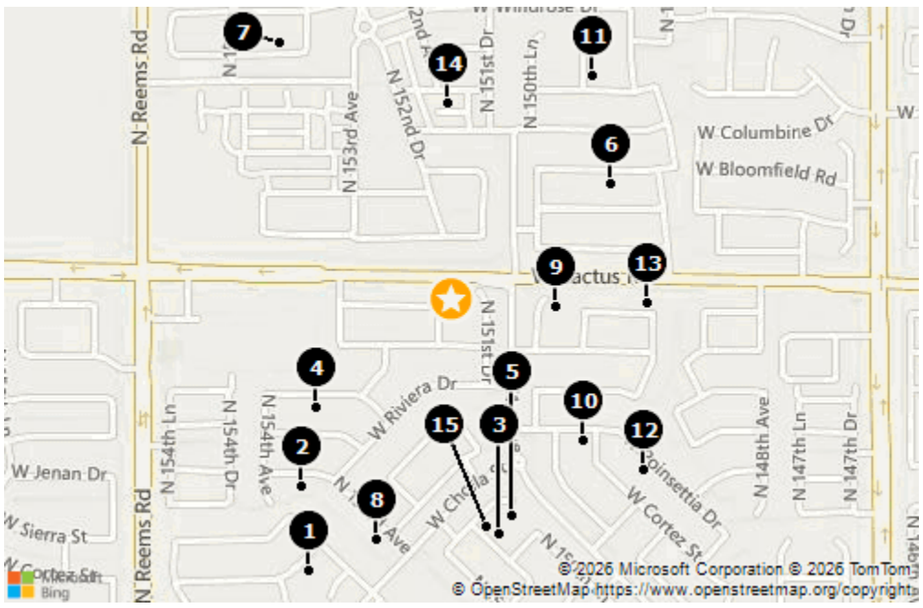
ICE SiteX Report

OrderID: 97875662

SiteX Property Information Report



Subject Property Location

12175 N 152ND AVE, SURPRISE, AZ 85379-7253

County:	**MARICOPA AZ**	Census Tract:	040130610.381000
Property Use:	Single Family Residential	Zoning:	PAD
Parcel Number:	501-96-078	Thomas Bros Pg-Grid:	

Valuation

Value:	**$472,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$410,640 - $533,360	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	891502
Assd Land Value:		Market Land Value:	$80,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$323,200	Total Taxable Value:	$1,391
Total Assessed Value:	$40,400	Total Assessor Market Value:	$404,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 78 Subdivision: RANCHO GABRIELA PHASE 3 Phase No: 3 Map Ref: MB 59550 Sec/Twnship/Range: SEC 20 TWN 3N RNG 1W
Abbreviated Description: RANCHO GABRIELA PHASE 3 MCR 595-50

Property Characteristics

Lot Size:	10,996 SF	Bedrooms:		Pool:	Yes
Building Area:	2379 SF	Baths:	3	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/07/2019	Sales Price:	$192,000
Document #:	2019-0795918 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/27/2019	Sales Price:	$321,000
Document #:	20190769488 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 78 Subdivision: RANCHO GABRIELA PHASE 3 Phase No: 3 Map Ref: MB 59550 Sec/Twnship/Range: SEC 20 TWN 3N RNG 1W
Abbreviated Description: RANCHO GABRIELA PHASE 3 MCR 595-50

Prior Transfer

Recording Date:	09/27/2019	Sales Price:	$321,000
Document #:	20190769488 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/29/2019		
Document Type:			

Legal Description:
Lot: 78 Subdivision: RANCHO GABRIELA PHASE 3 Map Ref: MB 595 PG 50

Mortgage Record

Recording Date:	08/21/2019	Loan Amount:	N/A

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Document #:	20190645175 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 78 Subdivision: RANCHO GABRIELA PHASE 3

Mortgage Record

Recording Date:	06/21/2007	Loan Amount:	N/A
Document #:	2007-0713961 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2036	Type Finance:	FIX

Legal Description:
Lot: 78 Subdivision: RANCHO GABRIELA PHASE 3
City/Muni/Twp: SURPRISE

Prior Transfer

Recording Date:	09/28/2006	Sales Price:	$150,915
Document #:	2006-1285873 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/12/2003	Loan Amount:	N/A
Document #:	2003-1685399 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2034	Type Finance:	

Legal Description:
Lot: 78 Subdivision: RANCHO GABRIELA Phase No: 3

Prior Transfer

Recording Date:	12/12/2003	Sales Price:	N/A
Document #:	2003-1685398 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/09/2003		
Document Type:			

Legal Description:
Lot: 78 Subdivision: RANCHO GABRIELA Phase No: 3 Map Ref: MAP595 PG50

Prior Transfer

Recording Date:	12/12/2003	Sales Price:	$153,047
Document #:	2003-1685397 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/09/2003		
Document Type:			

Legal Description:
Lot: 78 Subdivision: RANCHO GABRIELA Phase No: 3 Map Ref: MAP595 PG50

Area Sales Analysis

Total Area Sales	$7,013,790	Median # of Bedrooms	
Median Lot Size	6,435 SF	Median # of Baths	2.67
Median Living Area	2,112 SF	Median Year Built	2004
Price Range - 2 Yrs	$400,000 to $623,000	Age Range	12 years to 23 years
Median Value	$458,800	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**15327 W CORTEZ ST** **SURPRISE, AZ 85379-5232**	06/22/2026	$400,000	$227	1762	6//2.33	2004	5,520 SF	Yes
		APN: 501-96-423 Document #: 20260371401 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 423 Subdivision: RANCHO GABRIELA PHASE 3 MapRef: MB 595 PG 50 Abbreviated Description: Lot:423 Subdivision:RANCHO GABRIELA PHASE 3 Map Ref:MB 595 PG 50								
2	.32Mi.	**15329 W JENAN DR** **SURPRISE, AZ 85379-5261**	06/18/2026	$415,000	$200	2066	7//2.67	2004	6,148 SF	
		APN: 501-96-283 Document #: 20260367992 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 283 Subdivision: RANCHO GABRIELA Phase No: 3 MapRef: MB 595 PG 50 Abbreviated Description: Lot:283 Subdivision:RANCHO GABRIELA Phase No:3 Map Ref:MB 595 PG 50								
3	.32Mi.	**11629 N 151ST DR** **SURPRISE, AZ 85379-5309**	05/26/2026	$529,000	$155	3407	//3.67	2004	8,442 SF	Yes
		APN: 509-14-429 Document #: 20260314323 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16 Subdivision: RANCHO GABRIELA PHASE 4B MapRef: MB 608 PG 4 Abbreviated Description: Lot:16 Subdivision:RANCHO GABRIELA PHASE 4B Map Ref:MB 608 PG 4								
4	.23Mi.	**15321 W LAUREL LN** **SURPRISE, AZ 85379-5270**	05/15/2026	$410,000	$203	2016	7//2.67	2003	6,095 SF	
		APN: 501-96-237 Document #: 20260293033 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 237 Subdivision: RANCHO GABRIELA PHASE 3 MapRef: MB 595 PG 50 Abbreviated Description: Lot:237 Subdivision:RANCHO GABRIELA PHASE 3 Map Ref:MB 595 PG 50								
5	.3Mi.	**15125 W YUCATAN DR** **SURPRISE, AZ 85379-6302**	05/12/2026	$623,000	$163	3810	//4	2005	7,795 SF	Yes
		APN: 509-14-425 Document #: 20260284593 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: RANCHO GABRIELA PHASE 4B MapRef: MB 608 PG 4 Abbreviated Description: Lot:12 Subdivision:RANCHO GABRIELA PHASE 4B Map Ref:MB 608 PG 4								
6	.27Mi.	**14995 W BLOOMFIELD RD** **SURPRISE, AZ 85379-5913**	05/05/2026	$458,800	$217	2112	6//2.67	2003	6,095 SF	
		APN: 501-39-480 Document #: 20260270895								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 415 Subdivision: RANCHO GABRIELA PHASE 1 MapRef: MB 584 PG 16 Abbreviated Description: Lot:415 Subdivision:RANCHO GABRIELA PHASE 1 Map Ref:MB 584 PG 16

7	.42Mi.	**15360 W CORRINE DR** **SURPRISE, AZ 85379-8119**	04/27/2026	$520,000	$205	2527	//3.33	2014	8,310 SF	

APN: 509-15-865 Document #: 20260250587
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6068 Subdivision: MARLEY PARK PARCEL 6 MapRef: MB 702 PG 26 Abbreviated Description: Lot:6068 Subdivision:MARLEY PARK PARCEL 6 Map Ref:MB 702 PG 26

8	.34Mi.	**11674 N 153RD AVE** **SURPRISE, AZ 85379-7256**	04/24/2026	$425,000	$209	2032	7//2.67	2004	6,095 SF	

APN: 501-96-293 Document #: 20260247242
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 293 Subdivision: RANCHO GABRIELA PHASE 3 MapRef: MB 595 PG 50 Abbreviated Description: Lot:293 Subdivision:RANCHO GABRIELA PHASE 3 Map Ref:MB 595 PG 50

9	.14Mi.	**12163 N 150TH LN** **SURPRISE, AZ 85379-7241**	04/17/2026	$409,000	$254	1605	5//2.67	2004	6,159 SF	Yes

APN: 509-14-134 Document #: 20260228965
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 134 Subdivision: RANCHO GABRIELA PHASE 2 MapRef: MB 608 PG 2 Abbreviated Description: Lot:134 Subdivision:RANCHO GABRIELA PHASE 2 Map Ref:MB 608 PG 2

10	.26Mi.	**15061 W CORTEZ ST** **SURPRISE, AZ 85379-5238**	04/09/2026	$440,000	$178	2471	6//2.67	2004	8,267 SF	Yes

APN: 509-14-285 Document #: 20260209913
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 285 Subdivision: RANCHO GABRIELA PHASE 2 MapRef: MB 608 PG 2 Abbreviated Description: Lot:285 Subdivision:RANCHO GABRIELA PHASE 2 Map Ref:MB 608 PG 2

11	.36Mi.	**12623 N 150TH CT** **SURPRISE, AZ 85379-6912**	04/08/2026	$507,000	$175	2882	//3.33	2004	6,670 SF	Yes

APN: 501-39-297 Document #: 20260207332
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 232 Subdivision: RANCHO GABRIELA PHASE 1 MapRef: MB 584 PG 16 Abbreviated Description: Lot:232 Subdivision:RANCHO GABRIELA PHASE 1 Map Ref:MB 584 PG 16

12	.35Mi.	**14961 W POINSETTIA DR** **SURPRISE, AZ 85379-5277**	04/02/2026	$515,000	$200	2568	//3.67	2004	7,245 SF	Yes

APN: 509-14-256 Document #: 20260195151
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 256 Subdivision: RANCHO GABRIELA PHASE 2 MapRef: MB 608 PG 2 Abbreviated Description: Lot:256 Subdivision:RANCHO GABRIELA PHASE 2 Map Ref:MB 608 PG 2

13	.27Mi.	**14968 W SHAW BUTTE DR** **SURPRISE, AZ 85379-7210**	03/23/2026	$464,990	$206	2257	//3.33	2004	5,876 SF	Yes

APN: 509-14-155 Document #: 20260165244
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 155 Subdivision: RANCHO GABRIELA PHASE 2 MapRef: MB 608 PG 2 Abbreviated Description: Lot:155 Subdivision:RANCHO GABRIELA PHASE 2 Map Ref:MB 608 PG 2

14	.27Mi.	**15173 W LARKSPUR DR** **SURPRISE, AZ 85379-8181**	03/19/2026	$427,000	$211	2022	//2.67	2007	6,435 SF	

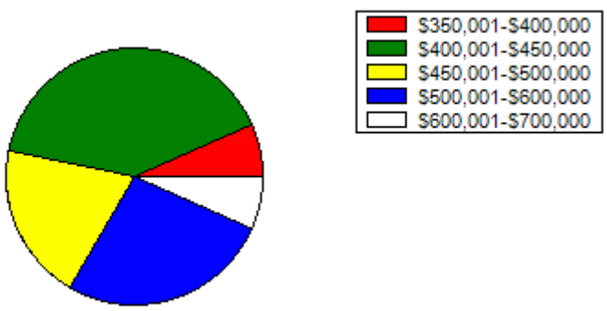
APN: 501-46-166 Document #: 20260160976
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8006 Subdivision: MARLEY PARK PARCEL 8 MapRef: MB 746 PG 1 Abbreviated Description: Lot:8006 Subdivision:MARLEY PARK PARCEL 8 Map Ref:MB 746 PG 1

15	.31Mi.	**15143 W YUCATAN DR** **SURPRISE, AZ 85379-6302**	03/18/2026	$470,000	$222	2112	6//2.67	2005	8,623 SF	Yes

APN: 509-14-428 Document #: 20260156398
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: RANCHO GABRIELA PHASE 4B MapRef: MB 608 PG 4 Abbreviated Description: Lot:15 Subdivision:RANCHO GABRIELA PHASE 4B Map Ref:MB 608 PG 4

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.

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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.	**12175 N 152ND AVE**	**09/27/2019**	$404,000	$40,400	2,379	//3	2003	10,996 SF	Yes
.01Mi.	**15208 W SHAW BUTTE DR**	**06/19/2017**	$405,600	$40,560	2,379	//3.33	2003	9,862 SF	Yes
.01Mi.	**12167 N 152ND AVE**	**02/12/2016**	$335,300	$33,530	1,800	5//2.33	2003	6,975 SF	
.02Mi.	**12182 N 151ST DR**	**06/30/2003**	$369,800	$36,980	2,542	//3.33	2005	5,630 SF	
.02Mi.	**12190 N 151ST DR**	**09/17/2020**	$369,000	$36,900	2,542	//3.33	2005	6,472 SF	
.03Mi.	**12174 N 151ST DR**	**04/23/2018**	$372,200	$37,220	2,542	//3.33	2003	6,581 SF	
.03Mi.	**12159 N 152ND AVE**	**06/07/2011**	$314,300	$31,430	1,526	5//2.33	2003	6,170 SF	
.03Mi.	**15214 W SHAW BUTTE DR**	**03/31/2021**	$303,000	$30,300	1,506	5//2	2003	5,450 SF	
.03Mi.	**12166 N 151ST DR**	**02/28/2018**	$351,100	$35,110	1,688	//3	2003	8,261 SF	Yes
.04Mi.	**12151 N 152ND AVE**	**03/30/2023**	$347,600	$34,760	1,594	//2	2003	7,495 SF	Yes
.04Mi.	**15220 W SHAW BUTTE DR**	**05/19/2021**	$309,700	$30,970	1,594	6//2	2004	5,448 SF	
.04Mi.	**12158 N 151ST DR**	**05/29/2013**	$314,000	$31,400	1,478	6//2	2003	7,495 SF	
.04Mi.	**15213 W SHAW BUTTE DR**	**10/17/2003**	$393,200	$39,320	2,379	//3	2003	7,245 SF	Yes
.05Mi.	**15226 W SHAW BUTTE DR**	**04/03/2015**	$287,700	$28,770	1,270	5//2	2004	5,448 SF	
.05Mi.	**15219 W SHAW BUTTE DR**	**08/29/2022**	$293,200	$29,320	1,270	5//2.33	2003	5,520 SF	
.05Mi.	**12150 N 151ST DR**	**06/25/2019**	$297,300	$29,730	1,286	5//2.33	2003	6,178 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	34.4 years old	Households:	16,021
Median Household Income:	$101,681	Households w/Family:	82%
Household Income Per Capita:	$35,944	Households w/Family Married:	65%
Most Common Education Level:	Some College	Households w/Family Children:	47%

School District

School District Zone:	Dysart Unified District	Students:	23,078
Number of Schools:	24	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.73Mi.	**Dysart High School** Number of Students: 1,471 Student-Teacher Ratio: 23.5 Advanced Placement: Yes	A	Public	9 - 12
0.47Mi.	**Rancho Gabriela Elementary School** Number of Students: 574 Student-Teacher Ratio: 19.13	A-	Public	KG - 4
0.90Mi.	**Sonoran Heights Middle School** Number of Students: 560 Student-Teacher Ratio: 20.74	B	Public	5 - 8

Flood Report

The Subject Property of **12175 N 152ND AVE, SURPRISE, AZ 85379-7253** 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	31%	SIGNIFICANTLY LOWER
BURGLARY	28%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	28%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	35%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	12%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	14%	SIGNIFICANTLY LOWER
MURDER	31%	SIGNIFICANTLY LOWER
OVERALL	25%	SIGNIFICANTLY 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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