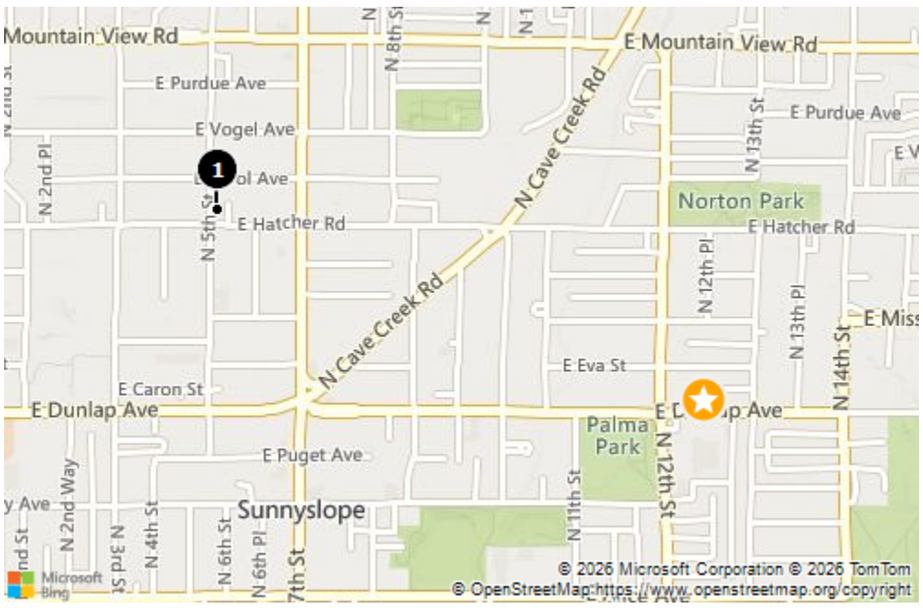
ICE SiteX Report

OrderID: 97709232

SiteX Property Information Report



Subject Property Location

1224 E DUNLAP AVE, PHOENIX, AZ 85020-3076

County:	**MARICOPA AZ**	Census Tract:	040131047.022017
Property Use:	Multi-Family Dwellings (Generic, any combination 2+)	Zoning:	
Parcel Number:	159-34-145	Thomas Bros Pg-Grid:	618-4J

Valuation

Value:	**$1,490,000**	FSD:	12	Common Confidence Score:	56
Value Range:	$1,311,200 - $1,668,800	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	061300
Assd Land Value:		Market Land Value:	$289,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$1,158,500	Total Taxable Value:	$3,180
Total Assessed Value:	$144,810	Total Assessor Market Value:	$1,448,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 28 TWN 3N RNG 3E
Abbreviated Description: N 135.03' OF S 168.03' OF E 200' OF W 448' OF SW4 SE4 EX E 50' .47 AC

Property Characteristics

Lot Size:	20,473 SF	Bedrooms:		Pool:	
Building Area:	4352 SF	Baths:		Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	
Number of Buildings:	3	Number of Rooms:		Ext Walls:	
Number of Units:	8	Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/02/2026	Sales Price:	N/A
Document #:	20260059936 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/02/2023	Sales Price:	N/A
Document #:	20230402985 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Sec/Twnship/Range: SEC 28 TWN 3N RNG 3E
Abbreviated Description: N 135.03' OF S 168.03' OF E 200' OF W 448' OF SW4 SE4 EX E 50' .47 AC

Prior Transfer

Recording Date:	08/02/2023	Sales Price:	N/A
Document #:	20230402985 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/01/2023		
Document Type:			
Legal Description:			

Sec/Twnship/Range: SW4SE4 S28T03NR03E GSRBM

ICE SiteX Report

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Prior Transfer

Recording Date:	08/01/2023	Sales Price:	N/A
Document #:	20230400205 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2023	Sales Price:	$1,650,000
Document #:	20230395507 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/17/2023		
Document Type:			
Legal Description:			

Sec/Twnship/Range: SW4SE4 S28T03NR03E GSRBM

Prior Transfer

Recording Date:	07/09/2021	Sales Price:	$1,175,000
Document #:	20210751970 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/08/2021		
Document Type:			
Legal Description:			

Sec/Twnship/Range: SW4SE4 S28T03NR03E GSRBM

Prior Transfer

Recording Date:	08/21/2006	Sales Price:	N/A
Document #:	2006-1109558 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/02/2006		
Document Type:			
Legal Description:			

Abbreviated Description: NORTH135.03 FT S168.03 FT E150 FT W398 FT SW4 SE4 SEC28 TWP03N RNG03E G&SRB&M

Prior Transfer

Recording Date:	06/28/2006	Sales Price:	N/A
Document #:	2006-0868774 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/24/2006		
Document Type:			
Legal Description:			

Abbreviated Description: NORTH135.03 FT S168.03 FT E150 FT W398 FT SW4 SE4 SEC28 TWP03N RNG03E G&SRB&M

Prior Transfer

Recording Date:	09/13/1994	Sales Price:	$190,000
Document #:	94-0676082 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/26/1994		
Document Type:			
Legal Description:			

Abbreviated Description: NORTH135.03 FT S168.03 FT E150 FT W398 FT SW4 SE4 SEC28 TWP03N RNG03E G&SRB&M

Prior Transfer

Recording Date:	09/13/1993	Sales Price:	$183,005
Document #:	93616566 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,400,000	Median # of Bedrooms	
Median Lot Size	18,731 SF	Median # of Baths	
Median Living Area	14,358 SF	Median Year Built	1985
Price Range - 2 Yrs	$3,400,000 to $3,400,000	Age Range	41 years to 41 years
Median Value	$3,400,000	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.7Mi.	**510 E HATCHER RD PHOENIX, AZ 85020-5713**	12/31/2024	$3,400,000	$236	14358	//	1985	18,731 SF	

APN: 159-45-111 Document #: 20240697874
Document Type: Price Code: V
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Sec/Twnship/Range: S29T03NR03E GSRBM Abbreviated Description: Sec/Twnship/Range:S29T03NR03E GSRBM

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.

ICE SiteX Report

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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.	**1224 E DUNLAP AVE**	**08/02/2023**	$1,448,100	$144,810	4,352		1980	20,473 SF	
.12Mi.	**9201 N 12TH ST**	**08/17/2023**	$701,700	$70,170	2,425		1974	13,765 SF	
.16Mi.	**9223 N 12TH ST**	**02/10/2017**	$1,312,800	$131,280	5,220		1987	13,721 SF	
.21Mi.	**9215 N 13TH PL**	**05/27/2025**	$803,840	$80,384	3,532		1959	7,730 SF	
.22Mi.	**8922 N 11TH ST**	**04/22/2014**	$1,296,100	$129,610	4,800		1982	13,250 SF	
.31Mi.	**9431 N CAVE CREEK RD**	**12/06/2016**	$3,253,000	$325,300	9,050		1966	1 SF	
.33Mi.	**840 E TOWNLEY AVE**	**07/31/2023**	$2,224,100	$333,615	6,720		1981	20,038 SF	
.34Mi.	**9431 N CAVE CREEK RD**	**12/06/2016**	$4,344,300	$434,430	7,480		1972	1 SF	
.36Mi.	**807 E DUNLAP AVE**	**05/29/2020**	$2,889,200	$288,920	4,464		1984	24,218 SF	
.38Mi.	**1244 E VOGEL AVE**	**05/21/2018**	$929,700	$92,970	3,642		1982	12,763 SF	
.41Mi.	**8940 N 8TH ST**	**09/30/2015**	$3,802,300	$380,230	13,144		1985	13,506 SF	
.42Mi.	**9223 N 8TH ST**	**05/08/2018**	$1,949,800	$194,980	9,996		1981	16,424 SF	
.43Mi.	**9237 N 8TH ST**	**04/22/2011**	$1,949,800	$194,980	9,996		1981	16,375 SF	
.45Mi.	**9630 N 12TH ST**	**10/10/2018**	$4,071,400	$407,140	14,832		1984	31,729 SF	
.46Mi.	**810 E HATCHER RD**	**02/12/2013**	$2,541,800	$254,180	3,658		1979	35,284 SF	
.47Mi.	**819 E CAROL AVE**	**12/03/2003**	$527,700	$52,770	2,133		1974	6,490 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	42.0 years old	Households:	16,527
Median Household Income:	$79,595	Households w/Family:	49%
Household Income Per Capita:	$49,341	Households w/Family Married:	34%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	17%

School District

School District Zone:	Washington Elementary District	Students:	18,816
Number of Schools:	33	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.82Mi.	**Desert View Elementary School** Number of Students: 344 Student-Teacher Ratio: 13.23	B+	Public	PK - 6
0.82Mi.	**Desert View Elementary School** Number of Students: 344 Student-Teacher Ratio: 13.23	B+	Public	PK - 6
2.63Mi.	**Royal Palm Middle School** Number of Students: 465 Student-Teacher Ratio: 17.22	B	Public	6 - 8
2.63Mi.	**Royal Palm Middle School** Number of Students: 465 Student-Teacher Ratio: 17.22	B	Public	6 - 8
1.16Mi.	**Sunnyslope High School** Number of Students: 2,322 Student-Teacher Ratio: 23.74 Advanced Placement: Yes	A	Public	9 - 12
1.16Mi.	**Sunnyslope High School** Number of Students: 2,322 Student-Teacher Ratio: 23.74 Advanced Placement: Yes	A	Public	9 - 12

Flood Report

The Subject Property of **1224 E DUNLAP AVE, PHOENIX, AZ 85020-3076** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	143%	NOTABLY HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	147%	NOTABLY HIGHER
FORCIBLE RAPE	86%	LOWER
MURDER	134%	NOTABLY HIGHER
OVERALL	139%	NOTABLY HIGHER

Disaster Alerts

6/28/2024 - Boulder View Fire

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