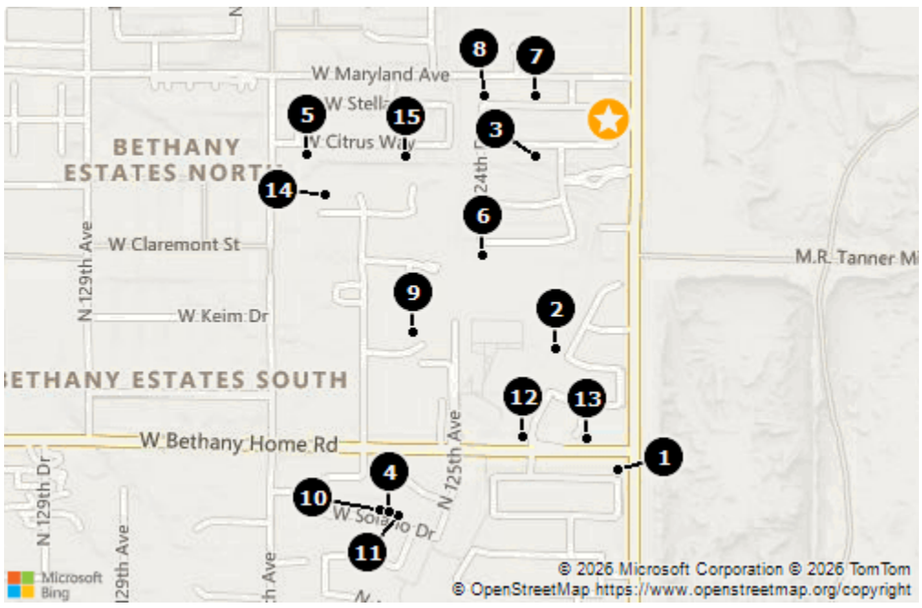
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

12315 W STELLA LN, LITCHFIELD PARK, AZ 85340-5650

County:	**MARICOPA AZ**	Census Tract:	040130610.111048
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	501-56-864	Thomas Bros Pg-Grid:	

Valuation

Value:	**$496,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$451,360 - $540,640	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	790000
Assd Land Value:		Market Land Value:	$81,400	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$325,800	Total Taxable Value:	$1,782
Total Assessed Value:	$40,720	Total Assessor Market Value:	$407,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 40 Subdivision: SEASONS AT RIVERSIDE Map Ref: MB 152601 Sec/Twnship/Range: SEC 11 TWN 2N RNG 1W
Abbreviated Description: SEASONS AT RIVERSIDE MCR 1526-01

Property Characteristics

Lot Size:	5,281 SF	Bedrooms:		Pool:	
Building Area:	2631 SF	Baths:	2.67	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:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/22/2026	Sales Price:	N/A
Document #:	20260240952 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/01/2024	Sales Price:	N/A
Document #:	20240051684 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/16/2024	Loan Amount:	N/A
Document #:	20240021126 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2054	Type Finance:	
Legal Description:			

Lot: 40 Subdivision: SEASONS AT RIVERSIDE

Prior Transfer

Recording Date:	04/26/2023	Sales Price:	$450,000
Document #:	20230214862 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 40 Subdivision: SEASONS AT RIVERSIDE Map Ref: MB 152601 Sec/Twnship/Range: SEC 11 TWN 2N RNG 1W
Abbreviated Description: SEASONS AT RIVERSIDE MCR 1526-01

Prior Transfer

Recording Date:	04/26/2023	Sales Price:	$450,000
Document #:	20230214862 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/06/2023		
Document Type:			

Legal Description:
Lot: 40 Subdivision: SEASONS AT RIVERSIDE Map Ref: MB 1526 PG 1

Area Sales Analysis

Total Area Sales	$8,294,973	Median # of Bedrooms	
Median Lot Size	8,747 SF	Median # of Baths	2.67
Median Living Area	2,038 SF	Median Year Built	2004
Price Range - 2 Yrs	$413,000 to $843,500	Age Range	3 years to 56 years
Median Value	$520,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**12306 W PALO VERDE DR** **LITCHFIELD PARK, AZ 85340-3496**	04/08/2026	$418,000	$205	2038	//3.33	2004	5,335 SF	
		APN: 508-12-325 Document #: 20260207346 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 325 Subdivision: WIGWAM CREEK NORTH PHASE 2 MapRef: MB 623 PG 10 Abbreviated Description: Lot:325 Subdivision:WIGWAM CREEK NORTH PHASE 2 Map Ref:MB 623 PG 10								
2	.31Mi.	**6112 N 124TH DR** **LITCHFIELD PARK, AZ 85340-3841**	02/27/2026	$413,000	$221	1862	9//2.33	2003	6,741 SF	
		APN: 508-12-052 Document #: 20260116107 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 52 Subdivision: WIGWAM CREEK NORTH PHASE 2 MapRef: DOC 2003-0648376 Abbreviated Description: Lot:52 Subdivision:WIGWAM CREEK NORTH PHASE 2 Map Ref:DOC 2003-0648376								
3	.11Mi.	**12423 W CITRUS WAY** **LITCHFIELD PARK, AZ 85340-5656**	02/13/2026	$513,473	$244	2096	//3	2022	5,400 SF	
		APN: 501-56-891 Document #: 20260086364 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 67 Subdivision: SEASONS AT RIVERSIDE MapRef: MB 1526 PG 1 Abbreviated Description: Lot:67 Subdivision:SEASONS AT RIVERSIDE Map Ref:MB 1526 PG 1								
4	.6Mi.	**12534 W SOLANO DR** **LITCHFIELD PARK, AZ 85340-3833**	12/30/2025	$552,000	$171	3222	//3.33	2003	8,747 SF	Yes
		APN: 508-12-156 Document #: 20250750568 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 156 Subdivision: WIGWAM CREEK NORTH PHASE 2 MapRef: MB 623 PG 10 Abbreviated Description: Lot:156 Subdivision:WIGWAM CREEK NORTH PHASE 2 Map Ref:MB 623 PG 10								
5	.41Mi.	**12651 W CITRUS WAY** **LITCHFIELD PARK, AZ 85340-5780**	12/12/2025	$565,000	$222	2537	//3.33	2022	8,400 SF	
		APN: 501-56-634 Document #: 20250716501 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 57 Subdivision: MARYLAND RIDGE ESTATES MapRef: MB 1504 PG 37 Abbreviated Description: Lot:57 Subdivision:MARYLAND RIDGE ESTATES Map Ref:MB 1504 PG 37								
6	.25Mi.	**12465 W CLAREMONT ST** **LITCHFIELD PARK, AZ 85340-5590**	11/26/2025	$520,000	$285	1820	//2	2023	8,211 SF	
		APN: 501-56-945 Document #: 20250686407 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 121 Subdivision: SEASONS AT RIVERSIDE MapRef: MB 1526 PG 1 Abbreviated Description: Lot:121 Subdivision:SEASONS AT RIVERSIDE Map Ref:MB 1526 PG 1								
7	.1Mi.	**12426 W STELLA LN** **LITCHFIELD PARK, AZ 85340-5651**	11/24/2025	$555,000	$303	1827	//2	2021	10,800 SF	
		APN: 501-56-831 Document #: 20250680698 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: SEASONS AT RIVERSIDE MapRef: MB 1526 PG 1 Abbreviated Description: Lot:7 Subdivision:SEASONS AT RIVERSIDE Map Ref:MB 1526 PG 1								
8	.17Mi.	**12458 W STELLA LN** **LITCHFIELD PARK, AZ 85340-5651**	10/31/2025	$685,000	$374	1827	//2	2022	11,093 SF	Yes
		APN: 501-56-835 Document #: 20250631539 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SEASONS AT RIVERSIDE MapRef: MB 1526 PG 1 Abbreviated Description: Lot:11 Subdivision:SEASONS AT RIVERSIDE Map Ref:MB 1526 PG 1								
9	.37Mi.	**6107 N 126TH AVE** **LITCHFIELD PARK, AZ 85340-9541**	10/14/2025	$700,000	$355	1971	//2	1970	108,900 SF	Yes
		APN: 501-56-010T Document #: 20250594075 Document Type: Price Code: V Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NE4SW4SE4 S11T02NR01W GSRBM Abbreviated Description: Sec/Twnship/Range:SE4NE4SW4SE4 S11T02NR01W GSRBM								
10	.61Mi.	**12540 W SOLANO DR** **LITCHFIELD PARK, AZ 85340-3833**	09/15/2025	$505,000	$204	2472	9//2.67	2004	8,986 SF	
		APN: 508-12-155 Document #: 20250531394 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 155 Subdivision: WIGWAM CREEK NORTH PHASE 2 MapRef: DOC 2003-648376 Abbreviated Description: Lot:155 Subdivision:WIGWAM CREEK NORTH PHASE 2 Map Ref:DOC 2003-648376								
11	.6Mi.	**12528 W SOLANO DR** **LITCHFIELD PARK, AZ 85340-3833**	08/12/2025	$585,000	$181	3222	//3.33	2003	8,081 SF	Yes

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APN: 508-12-157 Document #: 20250463146
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 157 Subdivision: WIGWAM CREEK NORTH PHASE 2 MapRef: MB 623 PG 10 Abbreviated Description: Lot:157 Subdivision:WIGWAM CREEK NORTH PHASE 2 Map Ref:MB 623 PG 10

12	.44Mi.	**6002 N 124TH DR** **LITCHFIELD PARK, AZ 85340-3802**	06/16/2025	$520,000	$243	2134	9//2.33	2003	10,856 SF	Yes

APN: 508-12-062 Document #: 20250346007
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: WIGWAM CREEK NORTH PHASE 2 MapRef: MB 623 PG 10 Abbreviated Description: Lot:62 Subdivision:WIGWAM CREEK NORTH PHASE 2 Map Ref:MB 623 PG 10

13	.43Mi.	**6005 N CHERIE CT** **LITCHFIELD PARK, AZ 85340-3806**	05/05/2025	$435,000	$233	1862	9//2.33	2003	8,863 SF	Yes

APN: 508-12-010 Document #: 20250254499
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: WIGWAM CREEK NORTH PHASE 2 MapRef: MB 623 PG 10 Abbreviated Description: Lot:10 Subdivision:WIGWAM CREEK NORTH PHASE 2 Map Ref:MB 623 PG 10

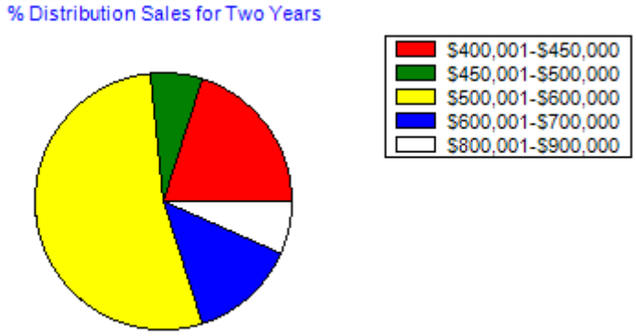
14	.39Mi.	**6328 N 126TH AVE** **LITCHFIELD PARK, AZ 85340-9479**	04/11/2025	$843,500	$233	3605	//3.67	1985	47,089 SF	

APN: 501-56-007T Document #: 20250202595
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4SW4NW4SE4 S11T02NR01W GSRBM Abbreviated Description: Sec/Twnship/Range:NE4SW4NW4SE4 S11T02NR01W GSRBM

15	.28Mi.	**12533 W CITRUS WAY** **LITCHFIELD PARK, AZ 85340-5471**	03/04/2025	$485,000	$258	1879	//2.67	2022	8,400 SF	

APN: 501-56-624 Document #: 20250117383
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: MARYLAND RIDGE ESTATES MapRef: MB 1504 PG 37 Abbreviated Description: Lot:67 Subdivision:MARYLAND RIDGE ESTATES Map Ref:MB 1504 PG 37

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.

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.	**12315 W STELLA LN**	**04/26/2023**	$407,200	$40,720	2,631	//2.67	2022	5,281 SF	
.01Mi.	**12321 W STELLA LN**	**08/31/2022**	$406,000	$40,600	2,631	//2.67	2022	5,175 SF	
.02Mi.	**12327 W STELLA LN**	**07/30/2025**	$363,500	$36,350	1,861	//2	2022	5,175 SF	
.02Mi.	**12314 W CITRUS WAY**	**08/25/2022**	$352,000	$35,200	1,599	//2	2022	5,281 SF	
.02Mi.	**12320 W CITRUS WAY**	**08/18/2022**	$377,300	$37,730	2,046	//2	2022	5,175 SF	
.03Mi.	**12333 W STELLA LN**	**08/31/2022**	$363,500	$36,350	1,861	//2	2022	5,175 SF	
.03Mi.	**12326 W CITRUS WAY**	**08/19/2022**	$377,300	$37,730	2,046	//2	2022	5,175 SF	
.03Mi.	**12316 W STELLA LN**	**08/10/2022**	$390,100	$39,010	2,096	//3	2022	5,400 SF	
.03Mi.	**12322 W STELLA LN**	**10/28/2022**	$408,700	$40,870	2,631	//2.67	2022	5,400 SF	
.03Mi.	**12332 W CITRUS WAY**	**08/22/2022**	$387,300	$38,730	2,096	//3	2022	5,175 SF	
.03Mi.	**12339 W STELLA LN**	**08/19/2022**	$406,000	$40,600	2,631	//2.67	2022	5,175 SF	
.04Mi.	**12328 W STELLA LN**	**06/15/2022**	$353,300	$35,330	1,599	//2	2022	5,400 SF	
.04Mi.	**12338 W CITRUS WAY**	**09/22/2022**	$363,500	$36,350	1,861	//2	2022	5,175 SF	
.04Mi.	**12345 W STELLA LN**	**08/23/2022**	$369,200	$36,920	1,879	//3	2022	5,175 SF	
.04Mi.	**12334 W STELLA LN**	**09/01/2022**	$408,700	$40,870	2,631	//2.67	2022	5,400 SF	
.05Mi.	**12344 W CITRUS WAY**	**09/29/2022**	$363,500	$36,350	1,861	//2	2022	5,175 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	77%

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Demographics & Income

Median Age:	39.1 years old	Households:	12,102
Median Household Income:	$108,117	Households w/Family:	78%
Household Income Per Capita:	$43,230	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Litchfield Elementary District	Students:	10,755
Number of Schools:	19	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.14Mi.	**Barbara B. Robey Elementary School** Number of Students: 595 Student-Teacher Ratio: 18.31	B	Public	PK - 5
1.14Mi.	**Barbara B. Robey Elementary School** Number of Students: 595 Student-Teacher Ratio: 18.31	B	Public	PK - 5
0.32Mi.	**L. Thomas Heck / Troy Gilbert** Number of Students: 471 Student-Teacher Ratio: 12.73	B	Public	KG - 8
0.32Mi.	**L. Thomas Heck / Troy Gilbert** Number of Students: 471 Student-Teacher Ratio: 12.73	B	Public	KG - 8
3.84Mi.	**Millennium High School** Number of Students: 2,295 Student-Teacher Ratio: 21.25 Advanced Placement: Yes	B+	Public	9 - 12
3.84Mi.	**Millennium High School** Number of Students: 2,295 Student-Teacher Ratio: 21.25 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **12315 W STELLA LN, LITCHFIELD PARK, AZ 85340-5650** 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	52%	NOTABLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	52%	NOTABLY LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	37%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	56%	NOTABLY LOWER
OVERALL	62%	NOTABLY 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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