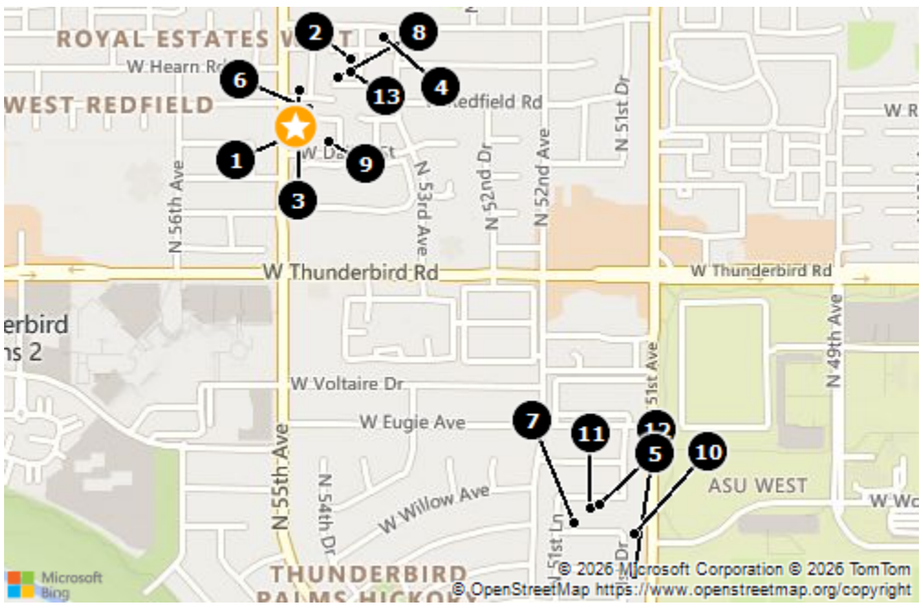
ICE SiteX Report

OrderID: 98458223

SiteX Property Information Report



Subject Property Location

14016 N 54TH DR, GLENDALE, AZ 85306-4759

County:	**MARICOPA AZ**	Census Tract:	040131042.173019
Property Use:	Townhouse (Residential)	Zoning:	M-H
Parcel Number:	231-03-545	Thomas Bros Pg-Grid:	577-4E

Valuation

Value:	**$217,000**	FSD:	13	Common Confidence Score:	49
Value Range:	$188,790 - $245,210	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	110700
Assd Land Value:		Market Land Value:	$37,400	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$149,900	Total Taxable Value:	$381
Total Assessed Value:	$18,730	Total Assessor Market Value:	$187,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE Map Ref: MB 15011 Sec/Twnship/Range: SEC 8 TWN 3N RNG 2E
Abbreviated Description: HALLCRAFT VILLAS GLENDALE

Property Characteristics

Lot Size:	79 SF	Bedrooms:		Pool:	
Building Area:	1090 SF	Baths:	1.67	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/22/2026	Sales Price:	$17,518
Document #:	20260554597 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/01/2026		
Document Type:			

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE Map Ref: MB 150 PG 11
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	09/20/2024	Sales Price:	N/A
Document #:	20240500169 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/08/2024	Loan Amount:	N/A
Document #:	20240009277 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE
City/Muni/Twp: GLENDALE

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Prior Transfer

Recording Date:	08/23/2022	Sales Price:	$82,500
Document #:	2022-0661959 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/09/2022	Loan Amount:	N/A
Document #:	20220631966 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE
Abbreviated Description: PRIOR REF: 20220628045 08/08/2022

Prior Transfer

Recording Date:	08/08/2022	Sales Price:	$269,000
Document #:	20220628044 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE Map Ref: MB 15011 Sec/Twnship/Range: SEC 8 TWN 3N RNG 2E
Abbreviated Description: HALLCRAFT VILLAS GLENDALE

Prior Transfer

Recording Date:	08/08/2022	Sales Price:	$269,000
Document #:	20220628044 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/04/2022		
Document Type:			

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE Map Ref: MB 150 PG 11
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	08/08/2022	Sales Price:	N/A
Document #:	20220628043 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/04/2022		
Document Type:			

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE Map Ref: MB 150 PG 11

Prior Transfer

Recording Date:	03/24/2022	Sales Price:	N/A
Document #:	20220266425 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/15/2022		
Document Type:			

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE Map Ref: MB 150 PG 11

Prior Transfer

Recording Date:	09/26/2012	Sales Price:	N/A
Document #:	2012-0872644 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/15/2012		
Document Type:			

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE Map Ref: MAP150 PG11

Mortgage Record

Recording Date:	05/07/2012	Loan Amount:	N/A
Document #:	2012-0386814 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE Sec/Twnship/Range: S08T02ER03N
Abbreviated Description: PRIOR REF 1017943 12/12/2011

Mortgage Record

Recording Date:	12/12/2011	Loan Amount:	N/A
Document #:	2011-1017943 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE Sec/Twnship/Range: S08T03NR02E

Prior Transfer

Recording Date:	04/12/2007	Sales Price:	$69,000
Document #:	2007-0427651 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/30/2007	Loan Amount:	N/A
Document #:	2007-0382493 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2037	Type Finance:	FIX

Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE

Mortgage Record

Recording Date:	12/30/2005	Loan Amount:	N/A
Document #:	2005-1972489 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2036	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 1 Subdivision: HALLCRAFT VILLAS GLENDALE

Area Sales Analysis

Total Area Sales	$3,003,500	Median # of Bedrooms	
Median Lot Size	835 SF	Median # of Baths	1.67
Median Living Area	972 SF	Median Year Built	1980
Price Range - 2 Yrs	$155,000 to $318,500	Age Range	44 years to 53 years
Median Value	$225,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**14010 N 54TH DR** **GLENDALE, AZ 85306-4759**	09/23/2026	$230,000	$236	972	//1.67	1980	83 SF	
		APN: 231-03-548 Document #: 20260557440 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 4 Subdivision: HALLCRAFT VILLAS GLENDALE MapRef: MB 150 PG 11 Abbreviated Description: Lot:4 Subdivision:HALLCRAFT VILLAS GLENDALE Map Ref:MB 150 PG 11								
2	.12Mi.	**5403 W SHEENA DR** **GLENDALE, AZ 85306-4730**	09/16/2026	$225,000	$231	972	//1.67	1973	808 SF	
		APN: 231-03-619 Document #: 20260543975 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 75 Subdivision: HALLCRAFT VILLAS GLENDALE MapRef: MB 150 PG 11 Abbreviated Description: Lot:75 Subdivision:HALLCRAFT VILLAS GLENDALE Map Ref:MB 150 PG 11								
3	.05Mi.	**5432 W FRIESS DR** **GLENDALE, AZ 85306-4731**	07/23/2026	$175,000	$180	972	//1.67	1973	80 SF	
		APN: 231-03-587 Document #: 20260438564 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 43 Subdivision: HALLCRAFT VILLAS GLENDALE MapRef: MB 150 PG 11 Abbreviated Description: Lot:43 Subdivision:HALLCRAFT VILLAS GLENDALE Map Ref:MB 150 PG 11City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								
4	.17Mi.	**5306 W SHEENA DR** **GLENDALE, AZ 85306-4725**	06/24/2026	$165,000	$169	972	//1.67	1973	835 SF	
		APN: 231-03-664 Document #: 20260377386 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 120 Subdivision: HALLCRAFT VILLAS GLENDALE MapRef: MB 150 PG 11 Abbreviated Description: Lot:120 Subdivision:HALLCRAFT VILLAS GLENDALE Map Ref:MB 150 PG 11								
5	.66Mi.	**5123 W WILLOW AVE** **GLENDALE, AZ 85304-1316**	06/04/2026	$245,000	$274	892	5//1	1982	4,247 SF	
		APN: 200-75-376 Document #: 20260338200 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 744 Subdivision: THUNDERBIRD PALMS UNIT THREE MapRef: MB 220 PG 12 Abbreviated Description: Lot:744 Subdivision:THUNDERBIRD PALMS UNIT THREE Map Ref:MB 220 PG 12								
6	.03Mi.	**5433 W FRIESS DR** **GLENDALE, AZ 85306-4734**	05/15/2026	$185,000	$169	1090	//1.67	1973	881 SF	
		APN: 231-03-580 Document #: 20260292548 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 36 Subdivision: HALLCRAFT VILLAS GLENDALE MapRef: MB 150 PG 11 Abbreviated Description: Lot:36 Subdivision:HALLCRAFT VILLAS GLENDALE Map Ref:MB 150 PG 11								
7	.65Mi.	**5134 W PERSHING AVE** **GLENDALE, AZ 85304-1317**	03/05/2026	$318,500	$258	1230	5//2.33	1981	4,247 SF	
		APN: 200-75-367 Document #: 20260128111 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 735 Subdivision: THUNDERBIRD PALMS UNIT THREE MapRef: MB 220 PG 12 Abbreviated Description: Lot:735 Subdivision:THUNDERBIRD PALMS UNIT THREE Map Ref:MB 220 PG 12								
8	.09Mi.	**5416 W HEARN RD** **GLENDALE, AZ 85306-4721**	01/20/2026	$155,000	$159	972	//1.67	1973	78 SF	
		APN: 231-03-609 Document #: 20260031932 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 65 Subdivision: HALLORALT VILLAS GLENBALE MapRef: MB 180 PG 11 Abbreviated Description: Lot:65 Subdivision:HALLORALT VILLAS GLENBALE Map Ref:MB 180 PG 11								
9	.05Mi.	**14004 N 54TH AVE** **GLENDALE, AZ 85306-4753**	10/15/2025	$225,000	$206	1090	//1.67	1980	72 SF	
		APN: 231-03-568 Document #: 20250597391 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 24 Subdivision: HALLCRAFT VILLAS GLENDALE MapRef: MB 150 PG 11 Abbreviated Description: Lot:24 Subdivision:HALLCRAFT VILLAS GLENDALE Map Ref:MB 150 PG 11								
10	.71Mi.	**13223 N 51ST DR** **GLENDALE, AZ 85304-1328**	09/19/2025	$295,000	$273	1080	4//2	1981	7,031 SF	
		APN: 200-75-357 Document #: 20250541166 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 725 Subdivision: THUNDERBIRD PALMS UNIT THREE MapRef: MB 220 PG 12 Abbreviated Description: Lot:725 Subdivision:THUNDERBIRD PALMS UNIT THREE Map Ref:MB 220 PG 12								
11	.65Mi.	**5127 W WILLOW AVE** **GLENDALE, AZ 85304-1316**	08/20/2025	$290,000	$302	958	4//1.67	1982	4,247 SF	
		APN: 200-75-375 Document #: 20250479644 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 743 Subdivision: THUNDERBIRD PALMS UNIT THREE MapRef: MB 220 PG 12 Abbreviated Description: Lot:743 Subdivision:THUNDERBIRD PALMS UNIT THREE Map Ref:MB 220 PG 12								
12	.75Mi.	**13041 N 51ST DR** **GLENDALE, AZ 85304-1327**	07/29/2025	$275,000	$254	1080	4//2	1982	4,622 SF	
		APN: 200-75-350 Document #: 20250433903 Document Type: Price Code: V Land Use: Townhouse (Residential)								

ICE SiteX Report

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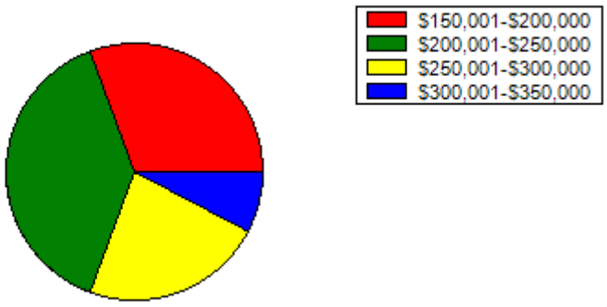
Legal: Lot: 718 Subdivision: THUNDERBIRD PALMS UNIT THREE MapRef: MB 220 PG 12 Abbreviated Description: Lot:718 Subdivision:THUNDERBIRD PALMS UNIT THREE Map Ref:MB 220 PG 12

13	.1Mi.	**5406 W HEARN RD GLENDALE, AZ 85306-4721**	07/07/2025	$220,000	$226	972	//1.67	1973	77 SF

APN: 231-03-615 Document #: 20250389580
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Lot: 71 Subdivision: HALLCRAFT VILLAS GLENDALE MapRef: MB 150 PG 11 Abbreviated Description: Lot:71 Subdivision:HALLCRAFT VILLAS GLENDALE Map Ref:MB 150 PG 11

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.	**14016 N 54TH DR**	**08/08/2022**	$187,300	$18,730	1,090	//1.67	1980	79 SF	
0Mi.	**14014 N 54TH DR**	**04/03/2019**	$177,800	$17,780	972	//1.67	1980	79 SF	
.01Mi.	**14012 N 54TH DR**	**11/02/2010**	$187,300	$18,730	1,090	//1.67	1980	83 SF	
.01Mi.	**14010 N 54TH DR**	**10/19/2011**	$177,800	$17,780	972	//1.67	1980	83 SF	
.02Mi.	**14008 N 54TH DR**	**08/05/2025**	$187,300	$18,730	1,090	//1.67	1980	823 SF	
.02Mi.	**14006 N 54TH DR**	**09/12/2024**	$177,800	$17,780	972	//1.67	1980	849 SF	
.02Mi.	**5436 W REDFIELD RD**	**06/03/2005**	$177,800	$17,780	972	//1.67	1980	806 SF	
.02Mi.	**5434 W REDFIELD RD**	**12/14/2005**	$187,300	$18,730	1,090	//1.67	1980	88 SF	
.02Mi.	**14004 N 54TH DR**	**08/14/2019**	$187,300	$18,730	1,090	//1.67	1980	79 SF	
.03Mi.	**14002 N 54TH DR**	**12/31/2024**	$177,800	$17,780	972	//1.67	1980	78 SF	
.03Mi.	**5445 W FRIESS DR**	**08/30/2011**	$166,600	$16,660	792	4//1	1980	1,312 SF	
.03Mi.	**14013 N 54TH DR**	**12/06/2021**	$177,800	$17,780	972	//1.67	1980	762 SF	
.03Mi.	**5430 W REDFIELD RD**	**03/19/2021**	$187,300	$18,730	1,090	//1.67	1973	87 SF	
.03Mi.	**5441 W FRIESS DR**	**12/15/2023**	$177,800	$17,780	972	//1.67	1980	801 SF	
.03Mi.	**14017 N 54TH DR**	**10/18/2017**	$166,600	$16,660	792	4//1	1980	130 SF	
.03Mi.	**14009 N 54TH DR**	**06/21/2004**	$187,300	$18,730	1,090	//1.67	1980	89 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	38.5 years old	Households:	9,767
Median Household Income:	$75,539	Households w/Family:	63%
Household Income Per Capita:	$32,923	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Peoria Unified School District	Students:	34,436
Number of Schools:	44	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.20Mi.	**Kachina Elementary School**	C-	Public	KG - 8
Number of Students: 273				
Student-Teacher Ratio: 14.76				
1.34Mi.	**Cactus High School**	B	Public	9 - 12
Number of Students: 1,036				
Student-Teacher Ratio: 19.48				
Advanced Placement: Yes				

ICE SiteX Report

OrderID: 98458223

Flood Report

The Subject Property of **14016 N 54TH DR, GLENDALE, AZ 85306-4759** 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	115%	HIGHER
BURGLARY	74%	NOTABLY LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	81%	LOWER
OVERALL	71%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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