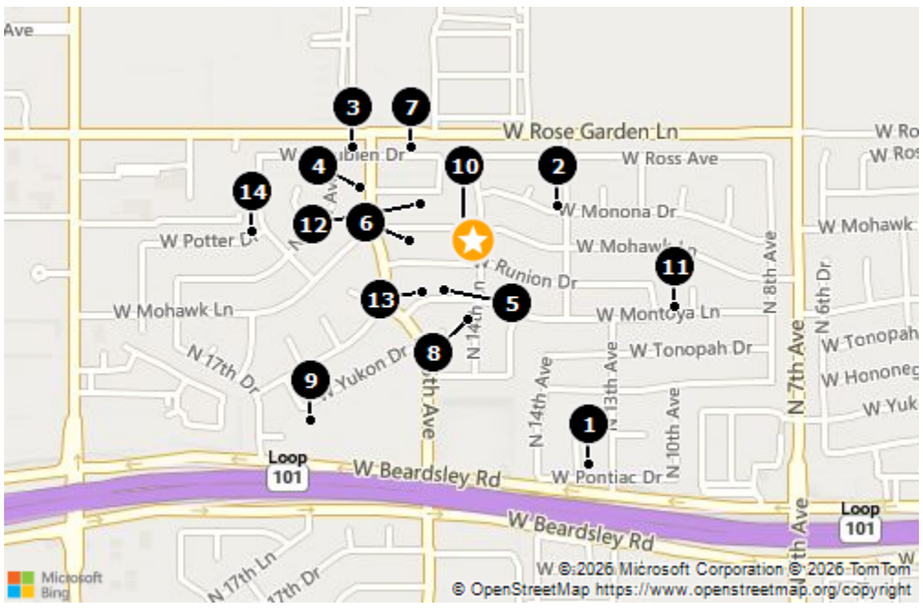
# ICE SiteX Report

**OrderID: 98513699**

## SiteX Property Information Report




## Subject Property Location

### 1449 W MOHAWK LN, PHOENIX, AZ 85027-3618

| | | | |
|---|---|---|---|
| County: | **MARICOPA AZ** | Census Tract: | 040136148.002008 |
| Property Use: | Single Family Residential | Zoning: | R-6 |
| Parcel Number: | 209-09-452 | Thomas Bros Pg-Grid: | 538-3F |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$418,000** | FSD: | 12 | Common Confidence Score: | 59 |
| Value Range: | $367,840 - $468,160 | ICE Confidence Score: | 88 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2027 | Market Value Year: | 2027 | Tax Rate Code Area: | 971300 |
| Assd Land Value: | | Market Land Value: | $66,700 | Tax Year: | 2025 |
| Assd Improvement: | | Market Improvment Value: | $267,000 | Total Taxable Value: | $1,263 |
| Total Assessed Value: | $33,370 | Total Assessor Market Value: | $333,700 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 232 Subdivision: PALOS SANTOS UNIT 2 Legal Unit: 2 Map Ref: MB 21212 Sec/Twnship/Range: SEC 19 TWN 4N RNG 3E
Abbreviated Description: PALOS SANTOS UNIT 2 MCR 212-12

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 7,079 SF | Bedrooms: | | Pool: | |
| Building Area: | 1540 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1982 | Partial Baths: | | Type Const: | Block |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | Block |
| Number of Units: | | Garage Type: | Garage | Heating: | Yes |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Refrig |
| Style: | | Basement: | | Roof Cover: | Asphalt |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/24/2025 | Loan Amount: | N/A |
| Document #: | 20250424126 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 05/01/2052 | Type Finance: | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO
City/Muni/Twp: PHOENIX

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/09/2025 | Sales Price: | $336,792 |
| Document #: | 20250196139 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/26/2024 | Loan Amount: | N/A |
| Document #: | 20240396132 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 05/01/2052 | Type Finance: | |

**Legal Description:**
Lot: 232 Subdivision: PAWS SANTOS UNIT TWO

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/08/2024 | Loan Amount: | N/A |
| Document #: | 20240179338 BK-PG - | Loan Type: | FHA |

# ICE SiteX Report

**OrderID: 98513699**

| | | | |
|---|---|---|---|
| TD Due Date: | 05/01/2052 | Type Finance: | |

**Legal Description:**
Lot: 232 Subdivision: PAWS SANTOS UNIT TWO
City/Muni/Twp: PHOENIX

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/28/2023 | Loan Amount: | N/A |
| Document #: | 20230607232 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 05/01/2052 | Type Finance: | |

**Legal Description:**
Lot: 232 Subdivision: PAWS SANTOS UNIT TWO
City/Muni/Twp: PHOENIX

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/12/2022 | Sales Price: | N/A |
| Document #: | 20220321914 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT 2 Legal Unit: 2 Map Ref: MB 21212 Sec/Twnship/Range: SEC 19 TWN 4N RNG 3E
Abbreviated Description: PALOS SANTOS UNIT 2 MCR 212-12

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/12/2022 | Sales Price: | N/A |
| Document #: | 20220321914 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 04/07/2022 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO Map Ref: MB 212 PG 12

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/12/2022 | Sales Price: | N/A |
| Document #: | 20220321912 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 04/07/2022 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO Map Ref: MB 212 PG 12

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/10/2019 | Sales Price: | N/A |
| Document #: | 20190431754 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 05/31/2019 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS Legal Unit: 2 Map Ref: MB 212 PG 12

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/21/2017 | Sales Price: | N/A |
| Document #: | 2017-0452978 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/19/2010 | Sales Price: | $78,000 |
| Document #: | 2010-0912047 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/15/2010 | Sales Price: | $130,000 |
| Document #: | 2010-0903123 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 09/15/2010 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO Map Ref: MAP212 PG12

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/15/2010 | Sales Price: | N/A |
| Document #: | 2010-0903122 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 09/15/2010 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO Map Ref: MAP212 PG12

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/14/2010 | Sales Price: | $100,000 |
| Document #: | 2010-0312486 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 04/09/2010 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO Map Ref: MAP212 PG12

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/06/2010 | Loan Amount: | N/A |
| Document #: | 2010-0286919 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO

# ICE SiteX Report

**OrderID: 98513699**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/18/2005 | Sales Price: | $112,000 |
| Document #: | 2005-1747248 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/16/2005 | Sales Price: | $36,000 |
| Document #: | 2005-1738945 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/14/2005 | Sales Price: | $252,000 |
| Document #: | 2005-1539055 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 09/28/2005 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO Map Ref: MAP212 PG12

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/04/2005 | Loan Amount: | N/A |
| Document #: | 2005-0586214 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/19/2004 | Sales Price: | $139,900 |
| Document #: | 2004-0161616 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 01/26/2004 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO Map Ref: MAP212 PG12

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/26/2001 | Sales Price: | $114,427 |
| Document #: | 2001-0141472 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 02/20/2001 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO Map Ref: MAP212 PG12

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/18/1996 | Sales Price: | $90,000 |
| Document #: | 96-0659462 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 09/10/1996 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 232 Subdivision: PALOS SANTOS UNIT TWO Map Ref: MAP212 PG12

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $4,801,135 | Median # of Bedrooms | |
| Median Lot Size | 7,199 SF | Median # of Baths | 2 |
| Median Living Area | 1,397 SF | Median Year Built | 1981 |
| Price Range - 2 Yrs | $195,000 to $429,500 | Age Range | 43 years to 46 years |
| Median Value | $372,500 | Median Age | 45 years |

## Comparable Sales Data

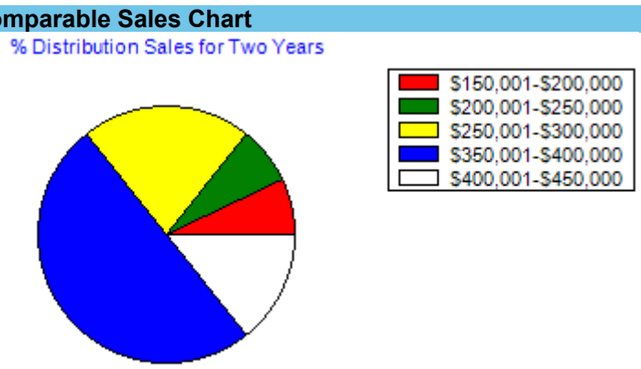
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .34Mi. | **20225 N 13TH DR**<br>**PHOENIX, AZ 85027-3648** | 08/26/2026 | $287,500 | $193 | 1486 | 5//2 | 1981 | 6,660 SF | Yes |
| | | APN: 209-09-583 Document #: 20260505197<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 343 Subdivision: PALOS SANTOS UNIT TWO MapRef: MB 212 PG 12 Abbreviated Description: Lot:343 Subdivision:PALOS SANTOS UNIT TWO Map Ref:MB 212 PG 12 | | | | | | | | |
| 2 | .12Mi. | **20808 N 14TH AVE**<br>**PHOENIX, AZ 85027-3638** | 07/31/2026 | $370,000 | $330 | 1120 | 5//2 | 1981 | 8,134 SF | |
| | | APN: 209-09-427 Document #: 20260456499<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 207 Subdivision: PALOS SANTOS UNIT TWO MapRef: MB 212 PG 12 Abbreviated Description: Lot:207 Subdivision:PALOS SANTOS UNIT TWO Map Ref:MB 212 PG 12 | | | | | | | | |
| 3 | .21Mi. | **1508 W BEAUBIEN DR**<br>**PHOENIX, AZ 85027-3521** | 07/22/2026 | $415,000 | $318 | 1301 | 6//2 | 1980 | 6,800 SF | Yes |
| | | APN: 209-09-122 Document #: 20260434838<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 94 Subdivision: PALOS SANTOS MapRef: MB 202 PG 26 Abbreviated Description: Lot:94 Subdivision:PALOS SANTOS Map Ref:MB 202 PG 26 | | | | | | | | |
| 4 | .17Mi. | **20826 N 15TH AVE**<br>**PHOENIX, AZ 85027-3642** | 06/30/2026 | $375,000 | $268 | 1397 | 6//2 | 1980 | 7,164 SF | |
| | | APN: 209-09-157 Document #: 20260391653<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 129 Subdivision: PALOS SANTOS MapRef: MB 202 PG 26 Abbreviated Description: Lot:129 Subdivision:PALOS SANTOS Map Ref:MB 202 PG 26 | | | | | | | | |
| 5 | .08Mi. | **1468 W MONTOYA LN** | 06/29/2026 | $399,500 | $242 | 1649 | 6//2 | 1980 | 7,233 SF | |

# ICE SiteX Report

**OrderID: 98513699**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | **PHOENIX, AZ 85027-3614** | | | | | | | | |
| | APN: 209-09-316 Document #: 20260388059<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 109 Subdivision: DESERT VALLEY ESTATES 9 MapRef: MB 208 PG 45 Abbreviated Description: Lot:109 Subdivision:DESERT VALLEY ESTATES 9 Map Ref:MB 208 PG 45 | | | | | | | | | |
| 6 | .09Mi. | **1491 W MOHAWK LN** | 06/26/2026 | $195,000 | $225 | 864 | 4//1 | 1981 | 7,121 SF | |
| | | **PHOENIX, AZ 85027-3618** | | | | | | | | |
| | APN: 209-09-339 Document #: 20260384739<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 132 Subdivision: DESERT VALLEY ESTATES NINE MapRef: MB 208 PG 45 Abbreviated Description: Lot:132 Subdivision:DESERT VALLEY ESTATES NINE Map Ref:MB 208 PG 45 | | | | | | | | | |
| 7 | .15Mi. | **1438 W BEAUBIEN DR** | 05/27/2026 | $429,500 | $279 | 1537 | 6//2.33 | 1980 | 7,052 SF | |
| | | **PHOENIX, AZ 85027-3645** | | | | | | | | |
| | APN: 209-09-127 Document #: 20260319585<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 99 Subdivision: PALOS SANTOS MapRef: MB 202 PG 26 Abbreviated Description: Lot:99 Subdivision:PALOS SANTOS Map Ref:MB 202 PG 26 | | | | | | | | | |
| 8 | .11Mi. | **20450 N 14TH LN** | 05/22/2026 | $244,635 | $193 | 1263 | 6//2 | 1982 | 8,281 SF | |
| | | **PHOENIX, AZ 85027-3633** | | | | | | | | |
| | APN: 209-09-492 Document #: 20260312603<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 272 Subdivision: PALOS SANTOS UNIT TWO MapRef: MB 212 PG 12 Abbreviated Description: Lot:272 Subdivision:PALOS SANTOS UNIT TWO Map Ref:MB 212 PG 12 | | | | | | | | | |
| 9 | .33Mi. | **1719 W YUKON DR** | 05/18/2026 | $365,000 | $211 | 1728 | 5//2.67 | 1982 | 9,134 SF | |
| | | **PHOENIX, AZ 85027-3552** | | | | | | | | |
| | APN: 209-09-288 Document #: 20260297794<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 81 Subdivision: DESERT VALLEY ESTATES NINE MapRef: MB 208 PG 45 Abbreviated Description: Lot:81 Subdivision:DESERT VALLEY ESTATES NINE Map Ref:MB 208 PG 45 | | | | | | | | | |
| 10 | .01Mi. | **1455 W MOHAWK LN** | 04/27/2026 | $280,000 | $250 | 1120 | 5//2 | 1982 | 6,754 SF | |
| | | **PHOENIX, AZ 85027-3618** | | | | | | | | |
| | APN: 209-09-451 Document #: 20260250866<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 76 Subdivision: GREYSTONE HERITAGE UNIT TWO AT VENTANA LAKES REAME MapRef: MB 592 PG 41 Abbreviated Description: Lot:76 Subdivision:GREYSTONE HERITAGE UNIT TWO AT VENTANA LAKES REAME Map Ref:MB 592 PG 41 | | | | | | | | | |
| 11 | .28Mi. | **1012 W MONTOYA LN** | 04/17/2026 | $380,000 | $245 | 1546 | 6//2 | 1983 | 7,380 SF | |
| | | **PHOENIX, AZ 85027-3683** | | | | | | | | |
| | APN: 209-09-796 Document #: 20260229120<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 195 Subdivision: ROSE GARDEN ESTATES MapRef: MB 217 PG 16 Abbreviated Description: Lot:195 Subdivision:ROSE GARDEN ESTATES Map Ref:MB 217 PG 16 | | | | | | | | | |
| 12 | .09Mi. | **1431 W MONONA DR** | 02/27/2026 | $380,000 | $260 | 1458 | 6//2 | 1981 | 6,919 SF | Yes |
| | | **PHOENIX, AZ 85027-3694** | | | | | | | | |
| | APN: 209-09-138 Document #: 20260114108<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 110 Subdivision: PALOS SANTOS MapRef: MB 202 PG 26 Abbreviated Description: Lot:110 Subdivision:PALOS SANTOS Map Ref:MB 202 PG 26 | | | | | | | | | |
| 13 | .1Mi. | **1480 W MONTOYA LN** | 12/15/2025 | $380,000 | $339 | 1120 | 5//2 | 1980 | 10,242 SF | |
| | | **PHOENIX, AZ 85027-3614** | | | | | | | | |
| | APN: 209-09-318 Document #: 20250721874<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 111 Subdivision: DESERT VALLEY ESTATES NINE MapRef: MB 208 PG 45 Abbreviated Description: Lot:111 Subdivision:DESERT VALLEY ESTATES NINE Map Ref:MB 208 PG 45 | | | | | | | | | |
| 14 | .3Mi. | **20802 N 17TH AVE** | 12/12/2025 | $300,000 | $214 | 1397 | 6//2 | 1980 | 8,694 SF | Yes |
| | | **PHOENIX, AZ 85027-3518** | | | | | | | | |
| | APN: 209-09-104 Document #: 20250718661<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 76 Subdivision: PALOS SANTOS MapRef: MB 202 PG 26 Abbreviated Description: Lot:76 Subdivision:PALOS SANTOS Map Ref:MB 202 PG 26 | | | | | | | | | |

## 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.

# ICE SiteX Report

**OrderID: 98513699**

## 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. | **1449 W MOHAWK LN** | **04/12/2022** | $333,700 | $33,370 | 1,540 | 6//2 | 1982 | 7,079 SF | |
| .01Mi. | **1455 W MOHAWK LN** | **08/31/2021** | $284,300 | $28,430 | 1,120 | 5//2 | 1982 | 6,754 SF | |
| .02Mi. | **1450 W RUNION DR** | **02/24/2022** | $295,600 | $29,560 | 1,263 | 6//2 | 1982 | 7,203 SF | |
| .02Mi. | **1456 W RUNION DR** | **09/15/2017** | $304,700 | $30,470 | 1,434 | 5//2 | 1982 | 6,813 SF | Yes |
| .02Mi. | **1427 W MOHAWK LN** | **12/17/2021** | $285,500 | $28,550 | 1,120 | 5//2 | 1982 | 7,087 SF | |
| .03Mi. | **1461 W MOHAWK LN** | **07/30/1998** | $269,800 | $26,980 | 1,120 | 5//2 | 1981 | 6,786 SF | |
| .03Mi. | **1450 W MOHAWK LN** | **06/11/2019** | $318,700 | $31,870 | 1,397 | 6//2 | 1982 | 7,107 SF | |
| .03Mi. | **1430 W RUNION DR** | **10/12/2023** | $317,000 | $31,700 | 1,167 | 4//2 | 1982 | 8,225 SF | Yes |
| .03Mi. | **1462 W RUNION DR** | **12/21/2016** | $233,200 | $23,320 | 942 | 4//1 | 1980 | 7,225 SF | |
| .03Mi. | **1456 W MOHAWK LN** | **10/31/2005** | $285,100 | $28,510 | 1,120 | 5//2 | 1982 | 6,972 SF | |
| .04Mi. | **1423 W MOHAWK LN** | **07/09/2024** | $339,700 | $33,970 | 1,573 | 7//2.33 | 1982 | 7,480 SF | |
| .04Mi. | **1428 W MOHAWK LN** | **08/25/1998** | $338,800 | $33,880 | 1,397 | 6//2 | 1982 | 6,927 SF | Yes |
| .04Mi. | **1467 W MOHAWK LN** | **03/23/2012** | $287,500 | $28,750 | 1,151 | 4//2 | 1982 | 6,639 SF | |
| .04Mi. | **1462 W MOHAWK LN** | **02/22/2021** | $274,700 | $27,470 | 1,208 | 5//2 | 1982 | 7,064 SF | Yes |
| .04Mi. | **1468 W RUNION DR** | **06/05/2003** | $271,000 | $27,100 | 1,140 | 5//2 | 1980 | 7,104 SF | |
| .05Mi. | **1426 W RUNION DR** | **12/15/1993** | $243,000 | $24,300 | 864 | 5//2 | 1982 | 6,852 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 42% | Households Occupied by Owners: | 51% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 36.5 years old | Households: | 16,508 |
| Median Household Income: | $71,499 | Households w/Family: | 59% |
| Household Income Per Capita: | $39,754 | Households w/Family Married: | 40% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 28% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Deer Valley Unified District | Students: | 32,265 |
| Number of Schools: | 41 | Rating: | A- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.62Mi. | **Barry Goldwater High School** | B | Public | 9 - 12 |
| Number of Students: 1,602<br>Student-Teacher Ratio: 18.12<br>Advanced Placement: Yes | | | | |
| 0.76Mi. | **Esperanza Elementary School** | C | Public | KG - 6 |
| Number of Students: 443<br>Student-Teacher Ratio: 12.51 | | | | |
| 1.66Mi. | **Deer Valley Middle School** | C | Public | 7 - 8 |
| Number of Students: 448<br>Student-Teacher Ratio: 16.59 | | | | |

## Flood Report

The Subject Property of **1449 W MOHAWK LN, PHOENIX, AZ 85027-3618** 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** | 123% | HIGHER |
| **BURGLARY** | 92% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 112% | HIGHER |
| **FORCIBLE ROBBERY** | 108% | SIMILAR |
| **AGGRAVATED ASSAULT** | 78% | LOWER |
| **FORCIBLE RAPE** | 90% | LOWER |
| **MURDER** | 110% | HIGHER |
| **OVERALL** | 106% | SIMILAR |

## Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

# ICE SiteX Report

**OrderID: 98513699**

**Disclaimer:** THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

**Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.**