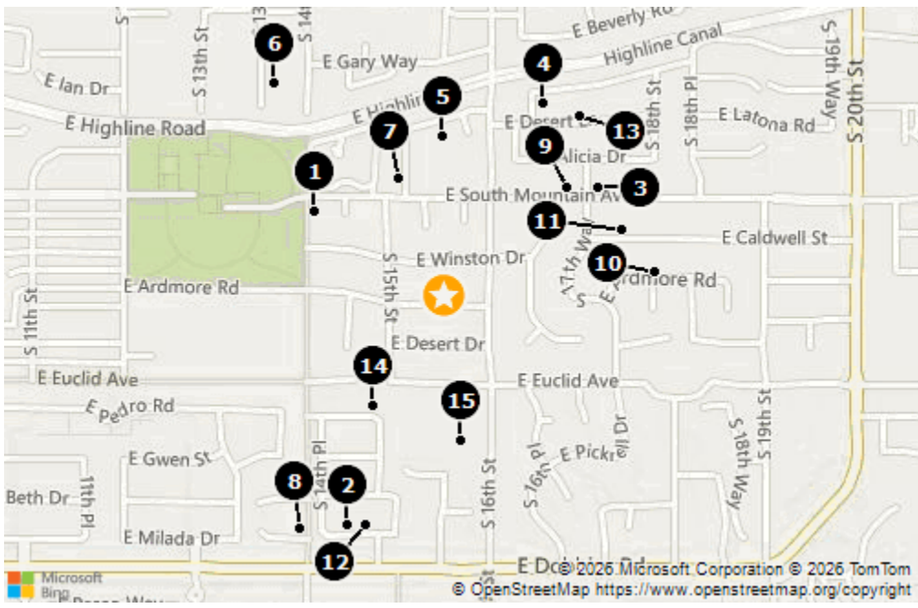
ICE SiteX Report

OrderID: 97524090

SiteX Property Information Report



Subject Property Location

1530 E ARDMORE RD, PHOENIX, AZ 85042-7939

County:	**MARICOPA AZ**	Census Tract:	040131167.031025
Property Use:	Single Family Residential	Zoning:	R-10
Parcel Number:	300-39-069	Thomas Bros Pg-Grid:	778-4J

Valuation

Value:	**$367,000**	FSD:	20	Common Confidence Score:	36
Value Range:	$293,600 - $440,400	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	661300
Assd Land Value:		Market Land Value:	$61,400	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$245,900	Total Taxable Value:	$1,200
Total Assessed Value:	$30,730	Total Assessor Market Value:	$307,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 61 Subdivision: CAMELOT VIEW ESTATES Map Ref: MB 17712 Sec/Twnship/Range: SEC 4 TWN 1S RNG 3E
Abbreviated Description: CAMELOT VIEW ESTATES PER MCR 177-12

Property Characteristics

Lot Size:	10,881 SF	Bedrooms:		Pool:	
Building Area:	1582 SF	Baths:	2	Fireplace:	
Year Built:	1981	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

Prior Transfer

Recording Date:	09/26/2024	Sales Price:	N/A
Document #:	20240512945 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 61 Subdivision: CAMELOT VIEW ESTATES Map Ref: MB 17712 Sec/Twnship/Range: SEC 4 TWN 1S RNG 3E
Abbreviated Description: CAMELOT VIEW ESTATES PER MCR 177-12

Prior Transfer

Recording Date:	09/26/2024	Sales Price:	N/A
Document #:	20240512945 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/11/2024		
Document Type:			

Legal Description:
Lot: 61 Subdivision: CAMELOT VIEW ESTATES Map Ref: MB 177 PG 12

Prior Transfer

Recording Date:	12/14/2010	Sales Price:	N/A
Document #:	2010-1085748 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/19/2010		
Document Type:			

Legal Description:
Lot: 61 Subdivision: CAMELOT VIEW ESTATES Map Ref: MB177 PG12

ICE SiteX Report

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Prior Transfer

Recording Date:	05/17/2010	Sales Price:	$144,950
Document #:	2010-0414416 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/19/2010	Loan Amount:	N/A
Document #:	2010-0327812 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2040	Type Finance:	

Legal Description:
Lot: 61 Subdivision: CAMELOT VIEW ESTATES

Prior Transfer

Recording Date:	03/02/2004	Sales Price:	$147,000
Document #:	2004-0211421 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/19/2004		
Document Type:			

Legal Description:
Lot: 61 Subdivision: CAMELOT VIEW ESTATES Map Ref: MAP177 PG12

Area Sales Analysis

Total Area Sales	$7,301,200	Median # of Bedrooms	
Median Lot Size	10,014 SF	Median # of Baths	3
Median Living Area	2,159 SF	Median Year Built	2000
Price Range - 2 Yrs	$135,000 to $943,000	Age Range	9 years to 68 years
Median Value	$477,700	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**8401 S 14TH ST** **PHOENIX, AZ 85042-7947**	05/21/2026	$135,000	$117	1150	4//2	1983	10,058 SF	
		APN: 300-39-109 Document #: 20260308797 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 101 Subdivision: CAMELOT VIEW ESTATES MapRef: MB 177 PG 12 Abbreviated Description: Lot:101 Subdivision:CAMELOT VIEW ESTATES Map Ref:MB 177 PG 12								
2	.34Mi.	**1422 E MILADA DR** **PHOENIX, AZ 85042-7934**	05/07/2026	$715,000	$265	2693	//3	2017	7,500 SF	Yes
		APN: 300-39-205 Document #: 20260274931 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Subdivision: MONTANA VISTA II MapRef: MB 1210 PG 41 Abbreviated Description: Lot:10 Subdivision:MONTANA VISTA II Map Ref:MB 1210 PG 41								
3	.25Mi.	**1704 E SOUTH MOUNTAIN AVE** **PHOENIX, AZ 85042-8074**	04/29/2026	$485,000	$252	1920	7//2.67	1999	10,289 SF	
		APN: 301-33-025 Document #: 20260256740 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: VISTA PORTICA MapRef: MB 482 PG 17 Abbreviated Description: Lot:7 Subdivision:VISTA PORTICA Map Ref:MB 482 PG 17								
4	.29Mi.	**1625 E FRANCISCO DR** **PHOENIX, AZ 85042-6817**	04/20/2026	$285,000	$196	1452	6//2.33	2000	6,010 SF	
		APN: 301-33-109 Document #: 20260234794 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 91 Subdivision: VISTA PORTICA MapRef: MB 482 PG 17 Abbreviated Description: Lot:91 Subdivision:VISTA PORTICA Map Ref:MB 482 PG 17								
5	.21Mi.	**1519 E DESERT LN** **PHOENIX, AZ 85042-6704**	04/17/2026	$477,700	$203	2346	//3.33	2001	11,975 SF	Yes
		APN: 300-23-031 Document #: 20260229529 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: PLAZA DEL SOL ESTATES MapRef: MB 294 PG 9 Abbreviated Description: Lot:6 Subdivision:PLAZA DEL SOL ESTATES Map Ref:MB 294 PG 9								
6	.37Mi.	**8035 S 13TH PL** **PHOENIX, AZ 85042-6709**	04/14/2026	$142,000	$74	1918	5//2	1958	13,552 SF	
		APN: 300-22-009 Document #: 20260220454 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: RANCHOS BLANCOS DOS MapRef: MB 56 PG 34 Abbreviated Description: Lot:21 Subdivision:RANCHOS BLANCOS DOS Map Ref:MB 56 PG 34								
7	.17Mi.	**8312 S 15TH ST** **PHOENIX, AZ 85042-7904**	04/01/2026	$400,000	$185	2159	//3.67	2013	8,651 SF	Yes
		APN: 300-23-109 Document #: 20260190489 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Subdivision: VISTA RAE ESTATES MapRef: MB 635 PG 49 Abbreviated Description: Lot:2 Subdivision:VISTA RAE ESTATES Map Ref:MB 635 PG 49								
8	.37Mi.	**1342 E MILADA DR** **PHOENIX, AZ 85042-7952**	03/26/2026	$670,000	$270	2478	//4.33	2017	8,799 SF	
		APN: 300-39-185 Document #: 20260176484 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Subdivision: LATERA MapRef: MB 1204 PG 22 Abbreviated Description: Lot:8 Subdivision:LATERA Map Ref:MB 1204 PG 22								
9	.22Mi.	**1640 E SOUTH MOUNTAIN AVE** **PHOENIX, AZ 85042-8073**	03/20/2026	$380,000	$244	1552	5//2.33	2000	10,320 SF	Yes
		APN: 301-33-027 Document #: 20260162853 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Subdivision: VISTA PORTICA MapRef: MB 482 PG 17 Abbreviated Description: Lot:9 Subdivision:VISTA PORTICA Map Ref:MB 482 PG 17								
10	.29Mi.	**1802 E ARDMORE DR** **PHOENIX, AZ 85042-8039**	03/19/2026	$535,000	$230	2319	7//3	1972	10,019 SF	
		APN: 301-71-084 Document #: 20260159839								

ICE SiteX Report

OrderID: 97524090

Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: CAVALIER FOOTHILLS UNIT 1 MapRef: MB 142 PG 37 Abbreviated Description: Lot:43 Subdivision:CAVALIER FOOTHILLS UNIT 1 Map Ref:MB 142 PG 37

11	.26Mi.	**1716 E CALDWELL ST** **PHOENIX, AZ 85042-8045**	03/12/2026	$325,000	$165	1959	6//2	1973	10,014 SF	

APN: 301-71-104 Document #: 20260144057
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: CAVALIER FOOTHILLS UNIT ONE MapRef: MB 142 PG 37 Abbreviated Description: Lot:63 Subdivision:CAVALIER FOOTHILLS UNIT ONE Map Ref:MB 142 PG 37

12	.33Mi.	**1430 E MILADA DR** **PHOENIX, AZ 85042-7934**	02/20/2026	$710,000	$263	2693	//3	2017	7,500 SF	Yes

APN: 300-39-207 Document #: 20260100555
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: MONTANA VISTA IL MapRef: MB 1210 PG 41 Abbreviated Description: Lot:12 Subdivision:MONTANA VISTA IL Map Ref:MB 1210 PG 41

13	.3Mi.	**1648 E DESERT LN** **PHOENIX, AZ 85042-6823**	02/18/2026	$448,500	$226	1977	7//2.67	2000	6,900 SF	

APN: 301-33-104 Document #: 20260093141
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: VISTA PORTICA MapRef: MB 482 PG 17 Abbreviated Description: Lot:86 Subdivision:VISTA PORTICA Map Ref:MB 482 PG 17

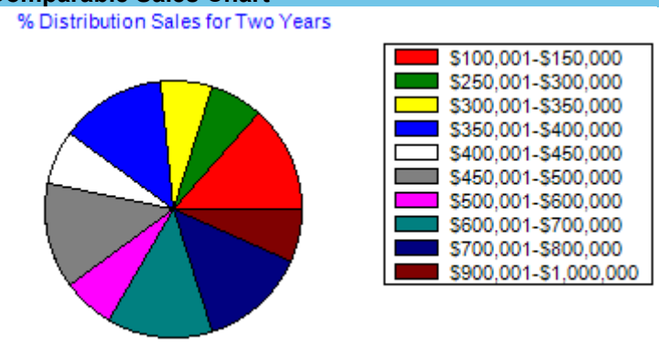
14	.18Mi.	**1432 E PEDRO RD** **PHOENIX, AZ 85042-7988**	02/17/2026	$650,000	$260	2495	//3	2016	7,945 SF	Yes

APN: 300-39-250 Document #: 20260089225
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: MONTANA VISTA II MapRef: MB 1210 PG 41 Abbreviated Description: Lot:55 Subdivision:MONTANA VISTA II Map Ref:MB 1210 PG 41

15	.2Mi.	**8828 S 16TH ST** **PHOENIX, AZ 85042-7915**	02/06/2026	$943,000	$282	3336	8//5.33	2002	95,571 SF	

APN: 300-39-140A Document #: 20260070995
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S04T01SR03E GSRBM Abbreviated Description: Sec/Twnship/Range:SE4 S04T01SR03E GSRBM

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.	**1530 E ARDMORE RD**	**09/26/2024**	$307,300	$30,730	1,582	6//2	1981	10,881 SF	
.02Mi.	**1524 E ARDMORE RD**	**02/11/2019**	$384,700	$38,470	2,616	8//3	1994	10,472 SF	
.02Mi.	**1536 E ARDMORE RD**	**10/23/2019**	$321,600	$32,160	1,287	5//2	1980	11,304 SF	Yes
.03Mi.	**1531 E WINSTON DR**	**06/15/1993**	$284,300	$28,430	1,150	4//2	1984	10,698 SF	
.03Mi.	**1525 E WINSTON DR**	**04/21/1989**	$284,100	$28,410	1,150	4//2	1984	10,437 SF	
.03Mi.	**1516 E ARDMORE RD**	**08/14/2001**	$276,200	$27,620	1,150	4//2	1982	10,141 SF	
.03Mi.	**1537 E WINSTON DR**	**02/25/1998**	$301,000	$30,100	1,150	4//2	1984	11,173 SF	Yes
.03Mi.	**1544 E ARDMORE RD**	**10/26/1994**	$337,000	$33,700	1,563	//2	1980	12,092 SF	Yes
.03Mi.	**1531 E ARDMORE RD**	**09/10/1982**	$302,800	$30,280	1,563	6//2	1980	10,106 SF	
.04Mi.	**1525 E ARDMORE RD**	**12/27/2023**	$290,600	$29,060	1,334	5//2	1980	10,084 SF	
.04Mi.	**1537 E ARDMORE RD**	**07/29/2005**	$323,000	$32,300	1,748	5//2	1980	10,119 SF	
.04Mi.	**1517 E WINSTON DR**	**01/17/2025**	$283,700	$28,370	1,150	4//2	1984	10,511 SF	
.04Mi.	**1545 E WINSTON DR**	**09/30/2021**	$333,800	$33,380	1,734	6//2	1988	12,266 SF	
.04Mi.	**1517 E ARDMORE RD**	**10/02/1989**	$361,500	$36,150	2,175	8//3.67	1990	10,193 SF	
.05Mi.	**1510 E ARDMORE RD**	**02/17/1982**	$293,700	$29,370	1,284	5//2	1982	10,180 SF	Yes
.05Mi.	**1550 E ARDMORE RD**	**08/10/2021**	$299,200	$29,920	1,534	5//2	1980	10,228 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	62%

ICE SiteX Report

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Demographics & Income

Median Age:	35.5 years old	Households:	16,181
Median Household Income:	$78,032	Households w/Family:	72%
Household Income Per Capita:	$36,267	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Roosevelt Elementary District	Students:	7,057
Number of Schools:	20	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.42Mi.	**Cloves C. Campbell Sr. Elementary School** Number of Students: 395 Student-Teacher Ratio: 16.46	C+	Public	PK - 8
2.11Mi.	**The Academies at South Mountain High School** Number of Students: 2,207 Student-Teacher Ratio: 20.7 Advanced Placement: Yes	D-	Public	9 - 12
2.11Mi.	**The Academies at South Mountain High School** Number of Students: 2,207 Student-Teacher Ratio: 20.7 Advanced Placement: Yes	D-	Public	9 - 12
1.42Mi.	**Cloves C. Campbell Sr. Elementary School** Number of Students: 395 Student-Teacher Ratio: 16.46	C+	Public	PK - 8

Flood Report

The Subject Property of **1530 E ARDMORE RD, PHOENIX, AZ 85042-7939** 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	103%	SIMILAR
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	113%	HIGHER
MURDER	99%	SIMILAR
OVERALL	93%	SIMILAR

Disaster Alerts

6/12/2024 - Rose Fire 6/28/2024 - Boulder View Fire

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