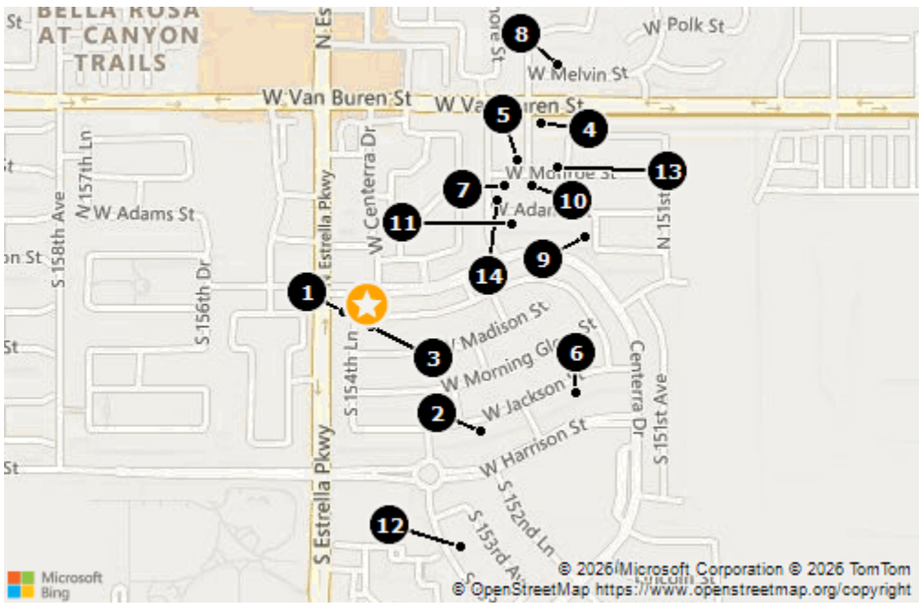
ICE SiteX Report

OrderID: 97908819

SiteX Property Information Report



Subject Property Location

15464 W JEFFERSON ST, GOODYEAR, AZ 85338-3382

County:	**MARICOPA AZ**	Census Tract:	040130610.522017
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	500-04-581	Thomas Bros Pg-Grid:	

Valuation

Value:	**$531,000**	FSD:	11	Common Confidence Score:	65
Value Range:	$472,590 - $589,410	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	440809
Assd Land Value:		Market Land Value:	$81,100	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$324,700	Total Taxable Value:	$2,346
Total Assessed Value:	$40,580	Total Assessor Market Value:	$405,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 319 Subdivision: CENTERRA Map Ref: MB 55337 Sec/Twnship/Range: SEC 8 TWN 1N RNG 1W
Abbreviated Description: CENTERRA MCR 553-37

Property Characteristics

Lot Size:	6,600 SF	Bedrooms:		Pool:	
Building Area:	3184 SF	Baths:	3.67	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
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

Mortgage Record

Recording Date:	09/12/2024	Loan Amount:	N/A
Document #:	20240484362 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2064	Type Finance:	

Legal Description:
Lot: 319 Subdivision: CENTERRA

Mortgage Record

Recording Date:	10/13/2023	Loan Amount:	N/A
Document #:	20230533657 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2044	Type Finance:	

Legal Description:
Lot: 319 Subdivision: CENTERRA

Mortgage Record

Recording Date:	05/03/2022	Loan Amount:	N/A
Document #:	20220385735 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2044	Type Finance:	

Legal Description:
Lot: 319 Subdivision: CENTERRA

Prior Transfer

Recording Date:	09/05/2018	Sales Price:	$211,105
Document #:	2018-0670656 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97908819

Document Type:
Legal Description:

Prior Transfer

Recording Date:	09/08/2014	Sales Price:	$149,511
Document #:	2014-0591535 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/14/2014	Sales Price:	$215,000
Document #:	2014-0537525 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/12/2014		
Document Type:			

Legal Description:
Lot: 319 Subdivision: CENTERRA Map Ref: MAP553 PG37

Prior Transfer

Recording Date:	10/04/2012	Sales Price:	$157,003
Document #:	2012-0900729 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/26/2012	Loan Amount:	N/A
Document #:	2012-0872482 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2042	Type Finance:	

Legal Description:
Lot: 319 Subdivision: CENTERRA

Prior Transfer

Recording Date:	03/12/2009	Sales Price:	$159,900
Document #:	2009-0218669 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/25/2009		
Document Type:			

Legal Description:
Lot: 319 Subdivision: CENTERRA Map Ref: MAP553 PG37

Prior Transfer

Recording Date:	12/15/2008	Sales Price:	$166,146
Document #:	2008-1057119 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/08/2008		
Document Type:			

Legal Description:
Lot: 319 Subdivision: CENTERRA Map Ref: MAP553 PG37

Mortgage Record

Recording Date:	12/05/2006	Loan Amount:	N/A
Document #:	2006-1588976 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/01/2021	Type Finance:	

Legal Description:
Lot: 319 Subdivision: CENTERRA

Prior Transfer

Recording Date:	12/05/2006	Sales Price:	$375,000
Document #:	2006-1588974 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/13/2006		
Document Type:			

Legal Description:
Lot: 319 Subdivision: CENTERRA Map Ref: MAP553 PG37

Prior Transfer

Recording Date:	11/29/2005	Sales Price:	$206,700
Document #:	2005-1796048 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/07/2005	Sales Price:	$99,300
Document #:	2005-1679315 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/24/2005	Loan Amount:	N/A
Document #:	2005-0689236 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/06/2020	Type Finance:	OTH

Legal Description:
Lot: 319 Subdivision: CENTERRA

Prior Transfer

Recording Date:	01/03/2005	Sales Price:	$4,780,000
Document #:	2005-0002820 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 97908819

Prior Transfer

Recording Date:	12/01/2004	Sales Price:	$258,417
Document #:	2004-1407964 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/29/2004		
Document Type:			

Legal Description:
Lot: 319 Subdivision: CENTERRA Map Ref: MAP553 PG37

Prior Transfer

Recording Date:	09/12/2003	Sales Price:	$9,624,250 Multiple Parcels Involved in this transaction
Document #:	2003-1283305 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/09/2003		
Document Type:			

Legal Description:
Lot: 178-434 Subdivision: CENTERRA Map Ref: MAP553 PG37

Prior Transfer

Recording Date:	01/30/2001	Sales Price:	$215,000
Document #:	20010064653 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 319 Subdivision: CENTERRA Map Ref: MB 55337 Sec/Twnship/Range: SEC 8 TWN 1N RNG 1W
Abbreviated Description: CENTERRA MCR 553-37

Area Sales Analysis

Total Area Sales	$5,265,700	Median # of Bedrooms	
Median Lot Size	5,765 SF	Median # of Baths	2.67
Median Living Area	1,765 SF	Median Year Built	2004
Price Range - 2 Yrs	$310,000 to $500,000	Age Range	21 years to 26 years
Median Value	$375,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**100 S 154TH LN** **GOODYEAR, AZ 85338-2977**	06/05/2026	$360,000	$214	1680	7//2.67	2005	8,416 SF	
		APN: 500-04-584 Document #: 20260340510 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 322 Subdivision: CENTERRA MapRef: MB 553 PG 37 Abbreviated Description: Lot:322 Subdivision:CENTERRA Map Ref:MB 553 PG 37								
2	.23Mi.	**15317 W JACKSON ST** **GOODYEAR, AZ 85338-3373**	04/22/2026	$370,000	$220	1678	8//2.33	2005	5,595 SF	
		APN: 500-04-563 Document #: 20260240016 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 301 Subdivision: CENTERRA MapRef: MB 553 PG 37 Abbreviated Description: Lot:301 Subdivision:CENTERRA Map Ref:MB 553 PG 37								
3	.03Mi.	**15461 W JEFFERSON ST** **GOODYEAR, AZ 85338-3383**	03/23/2026	$399,000	$183	2171	8//2.67	2004	6,600 SF	
		APN: 500-04-588 Document #: 20260167227 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 326 Subdivision: CENTERRA MapRef: MB 553 PG 37 Abbreviated Description: Lot:326 Subdivision:CENTERRA Map Ref:MB 553 PG 37								
4	.34Mi.	**283 N 152ND DR** **GOODYEAR, AZ 85338-2959**	03/18/2026	$370,000	$240	1537	6//2	2005	6,325 SF	Yes
		APN: 500-04-263 Document #: 20260158217 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 1 Subdivision: CENTERRA MapRef: MB 553 PG 37 Abbreviated Description: Lot:1 Subdivision:CENTERRA Map Ref:MB 553 PG 37								
5	.28Mi.	**212 N 152ND DR** **GOODYEAR, AZ 85338-2958**	03/06/2026	$320,000	$208	1537	6//2	2004	5,750 SF	
		APN: 500-04-434 Document #: 20260131970 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 172 Subdivision: CENTERRA MapRef: MB 553 PG 37 Abbreviated Description: Lot:172 Subdivision:CENTERRA Map Ref:MB 553 PG 37								
6	.3Mi.	**15233 W JACKSON ST** **GOODYEAR, AZ 85338-2997**	03/05/2026	$384,000	$211	1818	8//3.33	2005	5,500 SF	
		APN: 500-04-550 Document #: 20260127982 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 288 Subdivision: CENTERRA MapRef: MB 553 PG 37 Abbreviated Description: Lot:288 Subdivision:CENTERRA Map Ref:MB 553 PG 37								
7	.24Mi.	**15289 W MONROE ST** **GOODYEAR, AZ 85338-3399**	02/02/2026	$310,000	$233	1328	6//2	2003	5,500 SF	
		APN: 500-04-406 Document #: 20260061164 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 144 Subdivision: CENTERRA MapRef: MB 553 PG 37 Abbreviated Description: Lot:144 Subdivision:CENTERRA Map Ref:MB 553 PG 37								
8	.41Mi.	**15194 W MELVIN ST** **GOODYEAR, AZ 85338-4104**	01/05/2026	$400,000	$263	1516	5//2.33	2000	5,500 SF	Yes
		APN: 500-04-166 Document #: 20260004817 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 122 Subdivision: RANCHO MIRAGE MapRef: MB 518 PG 35 Abbreviated Description: Lot:122 Subdivision:RANCHO MIRAGE Map Ref:MB 518 PG 35								
9	.31Mi.	**42 N 151ST LN** **GOODYEAR, AZ 85338-2952**	12/30/2025	$400,000	$219	1819	6//2.67	2004	6,050 SF	Yes
		APN: 500-04-374 Document #: 20250750661 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 112 Subdivision: CENTERRA MapRef: MB 553 PG 37 Abbreviated Description: Lot:112 Subdivision:CENTERRA Map Ref:MB 553 PG 37								
10	.27Mi.	**15257 W MONROE ST** **GOODYEAR, AZ 85338-3399**	09/30/2025	$392,700	$181	2162	//3.33	2004	5,500 SF	
		APN: 500-04-402 Document #: 20250564260								

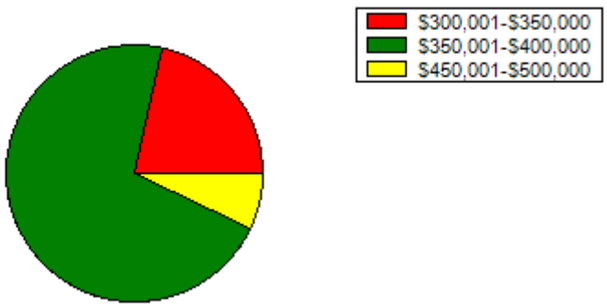
ICE SiteX Report

OrderID: 97908819

	Document Type: Price Code: V										
	Land Use: Rural/Agricultural Residence										
	Legal: Lot: 140 Subdivision: CENTERRA MapRef: MB 553 MAP 37 Abbreviated Description: Lot:140 Subdivision:CENTERRA Map Ref:MB 553 MAP 37										
11	.22Mi.	**15283 W ADAMS ST GOODYEAR, AZ 85338-2986**	08/29/2025	$310,000	$149	2068	//3.33	2003	5,500 SF		
	APN: 500-04-385 Document #: 20250501717										
	Document Type: Price Code: V										
	Land Use: Rural/Agricultural Residence										
	Legal: Lot: 123 Subdivision: CENTERRA MapRef: MB 553 PG 37 Abbreviated Description: Lot:123 Subdivision:CENTERRA Map Ref:MB 553 PG 37										
12	.34Mi.	**537 S 153RD LN GOODYEAR, AZ 85338-2975**	07/25/2025	$500,000	$191	2606	//3.67	2004	5,780 SF		Yes
	APN: 500-04-764 Document #: 20250427863										
	Document Type: Price Code: V										
	Land Use: Rural/Agricultural Residence										
	Legal: Lot: 502 Subdivision: CENTERRA MapRef: MB 553 PG 37 Abbreviated Description: Lot:502 Subdivision:CENTERRA Map Ref:MB 553 PG 37										
13	.32Mi.	**206 N 152ND AVE GOODYEAR, AZ 85338-2953**	07/22/2025	$375,000	$206	1819	6//2.67	2004	6,869 SF		
	APN: 500-04-270 Document #: 20250420565										
	Document Type: Price Code: V										
	Land Use: Rural/Agricultural Residence										
	Legal: Lot: 8 Subdivision: CENTERRA MapRef: DOC 2001-177542 Abbreviated Description: Lot:8 Subdivision:CENTERRA Map Ref:DOC 2001-177542										
14	.22Mi.	**15298 W ADAMS ST GOODYEAR, AZ 85338-2985**	06/13/2025	$375,000	$219	1712	7//2	2003	6,019 SF		
	APN: 500-04-388 Document #: 20250342723										
	Document Type: Price Code: V										
	Land Use: Rural/Agricultural Residence										
	Legal: Lot: 126 Subdivision: CENTERRA MapRef: MB 533 PG 37 Abbreviated Description: Lot:126 Subdivision:CENTERRA Map Ref:MB 533 PG 37										

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.	**15464 W JEFFERSON ST**	**01/30/2001**	$405,800	$40,580	3,184	//3.67	2004	6,600 SF	
.03Mi.	**15480 W JEFFERSON ST**	**07/05/2024**	$437,300	$43,730	3,184	//3.67	2004	9,138 SF	Yes
.03Mi.	**15461 W JEFFERSON ST**	**10/21/2022**	$358,800	$35,880	2,171	8//2.67	2004	6,600 SF	
.04Mi.	**100 S 154TH LN**	**09/04/2018**	$329,700	$32,970	1,680	7//2.67	2005	8,416 SF	
.04Mi.	**122 S 154TH LN**	**05/06/2024**	$343,100	$34,310	1,958	8//2.67	2005	6,341 SF	
.05Mi.	**15454 W MADISON ST**	**03/01/2024**	$320,300	$32,030	1,678	7//2.33	2005	5,500 SF	
.06Mi.	**15442 W MADISON ST**	**04/17/2014**	$340,000	$34,000	1,818	7//3.33	2005	6,050 SF	
.06Mi.	**166 S 154TH LN**	**08/21/2013**	$357,000	$35,700	2,171	8//2.67	2005	6,600 SF	
.06Mi.	**15430 W MADISON ST**	**03/23/2020**	$321,600	$32,160	1,678	7//2.33	2005	6,050 SF	
.07Mi.	**188 S 154TH LN**	**08/03/2021**	$357,000	$35,700	2,171	8//2.67	2005	6,600 SF	
.08Mi.	**202 S 154TH LN**	**01/21/2014**	$357,000	$35,700	2,171	8//2.67	2005	6,600 SF	
.08Mi.	**15453 W MADISON ST**	**05/20/2021**	$359,700	$35,970	2,171	8//2.67	2005	6,600 SF	
.08Mi.	**15385 W JEFFERSON ST**	**07/24/2020**	$346,700	$34,670	1,678	7//2.67	2005	5,657 SF	Yes
.09Mi.	**15396 W MADISON ST**	**01/30/2001**	$354,200	$35,420	1,818	7//3.33	2005	5,671 SF	Yes
.09Mi.	**212 S 154TH LN**	**02/20/2014**	$357,000	$35,700	2,171	8//2.67	2005	6,600 SF	
.09Mi.	**15425 W MADISON ST**	**04/11/2012**	$428,800	$42,880	2,911	//3.67	2005	6,600 SF	Yes

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	37.3 years old	Households:	20,712
Median Household Income:	$91,553	Households w/Family:	80%
Household Income Per Capita:	$37,455	Households w/Family Married:	68%
Most Common Education Level:	Some College	Households w/Family Children:	37%

ICE SiteX Report

OrderID: 97908819

School District

School District Zone:	Avondale Elementary District	Students:	6,000
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.35Mi.	**Centerra Mirage STEM Academy** Number of Students: 659 Student-Teacher Ratio: 26.15	C-	Public	KG - 8
0.73Mi.	**Desert Edge High School** Number of Students: 2,106 Student-Teacher Ratio: 21.76 Advanced Placement: Yes	D+	Public	9 - 12
0.73Mi.	**Desert Edge High School** Number of Students: 2,106 Student-Teacher Ratio: 21.76 Advanced Placement: Yes	D+	Public	9 - 12
0.35Mi.	**Centerra Mirage STEM Academy** Number of Students: 659 Student-Teacher Ratio: 26.15	C-	Public	KG - 8

Flood Report

The Subject Property of **15464 W JEFFERSON ST, GOODYEAR, AZ 85338-3382** 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	47%	SIGNIFICANTLY LOWER
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	48%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	34%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	54%	NOTABLY LOWER
MURDER	42%	SIGNIFICANTLY 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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