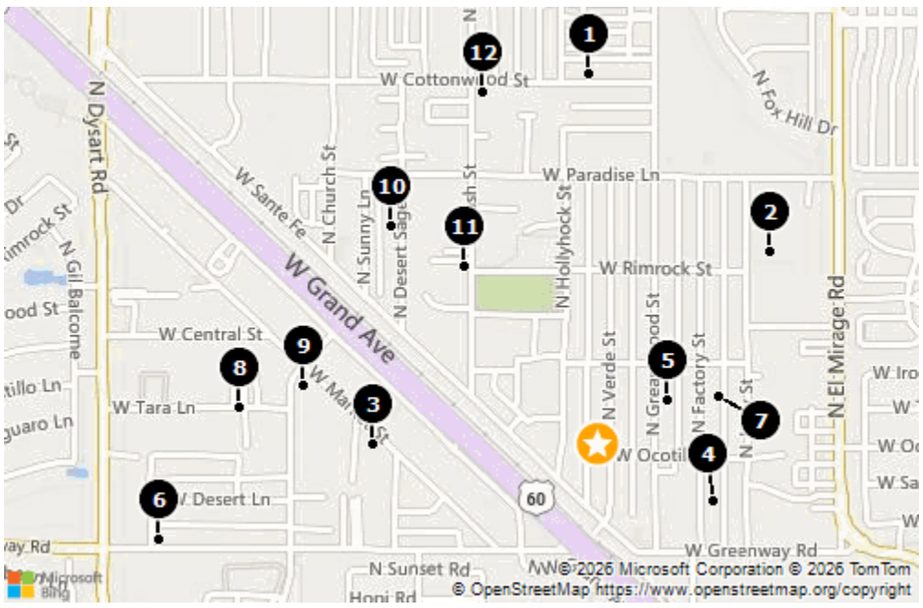
ICE SiteX Report

OrderID: 98508750

SiteX Property Information Report



Subject Property Location

15606 N VERDE ST, SURPRISE, AZ 85378-4167

County:	**MARICOPA AZ**	Census Tract:	040130608.011012
Property Use:	Single Family Residential	Zoning:	R-5
Parcel Number:	501-80-048	Thomas Bros Pg-Grid:	575-2E

Valuation

Value:	**$356,000**	FSD:	18	Common Confidence Score:	40
Value Range:	$291,920 - $420,080	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	891500
Assd Land Value:		Market Land Value:	$57,700	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$231,000	Total Taxable Value:	$1,326
Total Assessed Value:	$28,870	Total Assessor Market Value:	$288,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Subdivision: T W FELTNER Map Ref: MB 9933 Sec/Twnship/Range: SEC 2 TWN 3N RNG 1W
Abbreviated Description: T W FELTNER SUB

Property Characteristics

Lot Size:	9,450 SF	Bedrooms:		Pool:	
Building Area:	2784 SF	Baths:	4	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	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:	12/23/2024	Sales Price:	N/A
Document #:	20240684278 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/27/2023	Sales Price:	N/A
Document #:	20230097322 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/05/2023	Sales Price:	$447,000
Document #:	20230006205 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 2 Subdivision: T W FELTNER Map Ref: MB 9933 Sec/Twnship/Range: SEC 2 TWN 3N RNG 1W
Abbreviated Description: T W FELTNER SUB

Prior Transfer

Recording Date:	01/05/2023	Sales Price:	$447,000
Document #:	20230006205 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/28/2022		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 2 Subdivision: T W FELTNER SUBDIVISION Map Ref: MB 99 PG 33

Prior Transfer

Recording Date:	10/01/2022	Sales Price:	$447,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/24/2022	Sales Price:	$260,000
Document #:	20220264600 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/22/2022		
Document Type:			

Legal Description:
Lot: 2 Subdivision: T W FELTNER SUBDIVISION Map Ref: MB 99 PG 33

Prior Transfer

Recording Date:	12/15/2021	Sales Price:	N/A
Document #:	20211327355 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/27/2015		
Document Type:			

Legal Description:
Lot: 2 Subdivision: T W FELTNER SUBDIVISION Map Ref: MB 99 PG 33
Abbreviated Description: PRIOR REF: 20150056236 01/28/2015

Prior Transfer

Recording Date:	01/28/2015	Sales Price:	N/A
Document #:	2015-0056236 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/27/2015		
Document Type:			

Legal Description:
Lot: 204 Subdivision: MARYVALE TERRACE #40 Map Ref: MAP128 PG7

Prior Transfer

Recording Date:	03/27/2012	Sales Price:	N/A
Document #:	2012-0252547 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/27/2012		
Document Type:			

Legal Description:
Lot: 2 Subdivision: T W FELTNER SUBDIVISION Map Ref: MAP99 PG33

Prior Transfer

Recording Date:	03/12/2012	Sales Price:	$38,200
Document #:	2012-0204282 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/10/2012		
Document Type:			

Legal Description:
Lot: 2 Subdivision: TW FELTNER SUBDIVISION Map Ref: MAP99 PG33

Prior Transfer

Recording Date:	03/31/2009	Sales Price:	$120,000
Document #:	2009-0281177 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/24/2006	Loan Amount:	N/A
Document #:	2006-0983432 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 2 Subdivision: T W FELTNER SUBDIVISION

Prior Transfer

Recording Date:	08/01/2001	Sales Price:	N/A
Document #:	2001-0697466 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/11/2001		
Document Type:			

Legal Description:
Lot: 2 Subdivision: T W FELTNER SUBDIVISION Map Ref: MAP99 PG33

Prior Transfer

Recording Date:	08/01/2001	Sales Price:	$90,000
Document #:	2001-0697465 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/30/2001		
Document Type:			

Legal Description:
Lot: 2 Subdivision: T W FELTNER SUBDIVISION Map Ref: MAP99 PG33

Area Sales Analysis

Total Area Sales	$3,527,500	Median # of Bedrooms	
Median Lot Size	9,375 SF	Median # of Baths	2
Median Living Area	1,393 SF	Median Year Built	1972
Price Range - 2 Yrs	$140,000 to $495,000	Age Range	3 years to 91 years
Median Value	$304,000	Median Age	54 years

ICE SiteX Report

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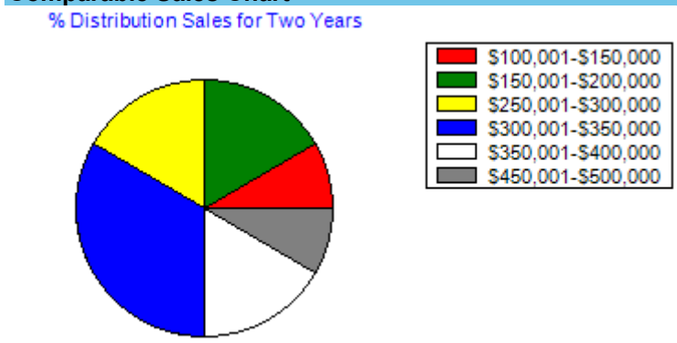
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.5Mi.	**12544 W COTTONWOOD ST** **SURPRISE, AZ 85378-3627**	09/02/2026	$182,500	$171	1064	5//1	1973	7,860 SF	
		APN: 501-81-047 Document #: 20260518358 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: COTTONWOOD SUBDIVISION MapRef: MB 135 PG 34 Abbreviated Description: Lot:3 Subdivision:COTTONWOOD SUBDIVISION Map Ref:MB 135 PG 34								
2	.35Mi.	**16007 N JERRY ST** **SURPRISE, AZ 85378-4147**	08/28/2026	$360,000	$251	1431	5//1	1964	24,611 SF	
		APN: 501-78-065A Document #: 20260511509 Document Type: Price Code: V Land Use: Single Family Residential Legal: Sec/Twnship/Range: S02T03NR01W Abbreviated Description: Sec/Twnship/Range:S02T03NR01W								
3	0Mi.	**12827 W MARKET ST** **SURPRISE, AZ 85374-7046**	08/17/2026	$265,000	$140	1880	6//2	1983	8,650 SF	
		APN: 501-22-035A Document #: 20260486446 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Subdivision: SUNNYVALE MapRef: MB 103 PG 46 Abbreviated Description: Subdivision:SUNNYVALE Map Ref:MB 103 PG 46Abbreviated Description:PORTION LOT10								
4	.18Mi.	**15427 N FACTORY ST** **SURPRISE, AZ 85378-4114**	07/28/2026	$140,000	$129	1080	4//1	1935	10,050 SF	
		APN: 501-23-021 Document #: 20260445923 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: NORTH EL MIRAGE MapRef: MB 45 PG 37 Abbreviated Description: Lot:21 Subdivision:NORTH EL MIRAGE Map Ref:MB 45 PG 37City/Muni/Twp:SURPRISE City/Muni/Twp: SURPRISE								
5	.12Mi.	**15633 N GREASEWOOD ST** **SURPRISE, AZ 85378-4124**	04/17/2026	$305,000	$280	1087	4//1	1953	9,375 SF	
		APN: 501-23-070 Document #: 20260230035 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: NORTH EL MIRAGE PLAT 3 MapRef: MB 54 PG 39 Abbreviated Description: Lot:6 Subdivision:NORTH EL MIRAGE PLAT 3 Map Ref:MB 54 PG 39								
6	.61Mi.	**13028 W GREENWAY RD** **SURPRISE, AZ 85374-4026**	03/23/2026	$303,000	$152	1982	6//2	1972	8,300 SF	
		APN: 501-21-080 Document #: 20260164791 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SURPRISE SOUTH NO 2 MapRef: MB 133 PG 25 Abbreviated Description: Lot:1 Subdivision:SURPRISE SOUTH NO 2 Map Ref:MB 133 PG 25								
7	.17Mi.	**15633 N FACTORY ST** **SURPRISE, AZ 85378-4116**	03/13/2026	$332,500	$252	1316	4//2	1986	9,375 SF	
		APN: 501-23-086 Document #: 20260148549 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Subdivision: NORTH EL MIRAGE PLAT 3 MapRef: MB 54 PG 39 Abbreviated Description: Lot:22 Subdivision:NORTH EL MIRAGE PLAT 3 Map Ref:MB 54 PG 39								
8	.53Mi.	**12940 W TARA LN** **SURPRISE, AZ 85374-4065**	01/30/2026	$380,000	$269	1412	//2.33	2023	6,960 SF	
		APN: 501-21-026B Document #: 20260057784 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 66F Subdivision: SURPRISE AMENDED MapRef: MB 28 PG 10 Sec/Twnship/Range: SW4 S02T03NR01W GSRBM Abbreviated Description: Subdivision:SURPRISE AMENDED Map Ref:MB 28 PG 10Sec/Twnship/Range:SW4 S02T03NR01W GSRBM Abbreviated Description:PORTION LOT66F								
9	.4Mi.	**15645 N SUNNY LN** **SURPRISE, AZ 85374-4052**	01/27/2026	$179,500	$130	1374	6//2	1950	14,075 SF	
		APN: 501-22-051G Document #: 20260048653 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 60 Subdivision: SURPRIZE AMENDED Tract No: 1&2 MapRef: MB 30 PG 5 Sec/Twnship/Range: S02T03NR01W GSRBM Abbreviated Description: Lot:60 Subdivision:SURPRIZE AMENDED Tract No:1&2 Map Ref:MB 30 PG 5Sec/Twnship/Range:S02T03NR01W GSRBM								
10	.4Mi.	**16026 N DESERT SAGE ST** **SURPRISE, AZ 85378-4105**	01/23/2026	$495,000	$186	2656	//2.33	2016	8,540 SF	Yes
		APN: 501-20-021 Document #: 20260043247 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: VASQUEZ COURT MapRef: MB 65 PG 19 Abbreviated Description: Lot:21 Subdivision:VASQUEZ COURT Map Ref:MB 65 PG 19								
11	.3Mi.	**16002 N NASH ST** **SURPRISE, AZ 85378-4153**	12/30/2025	$265,000	$251	1054	//2	1979	9,540 SF	
		APN: 501-20-040B Document #: 20250751028 Document Type: Price Code: V Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:STR: S2S2E2NE4NE4SW4 S02T03NR01W GSRBM								
12	.49Mi.	**12681 W COTTONWOOD ST** **SURPRISE, AZ 85378-3629**	12/26/2025	$320,000	$221	1444	5//2	1972	10,611 SF	
		APN: 501-81-063 Document #: 20250744429 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Subdivision: PHILLIPS ESTATES MapRef: MB 139 PG 39 Abbreviated Description: Lot:9 Subdivision:PHILLIPS ESTATES Map Ref:MB 139 PG 39								

ICE SiteX Report

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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.	**15606 N VERDE ST**	**01/05/2023**	$288,700	$28,870	2,784	6//4	1961	9,450 SF	
.01Mi.	**15612 N VERDE ST**	**04/25/2007**	$143,100	$14,310	546	4//1	1963	7,588 SF	
.01Mi.	**15602 N VERDE ST**	**08/28/1992**	$195,100	$19,510	1,172	5//2	1960	7,588 SF	
.02Mi.	**15618 N VERDE ST**	**04/25/2007**	$199,500	$19,950	1,378	5//2	1955	7,588 SF	
.03Mi.	**15605 N HOLLYHOCK ST**	**01/25/2002**	$159,362	$15,936	967	5//1	1945	6,522 SF	
.03Mi.	**15444 N VERDE ST**	**06/24/2020**	$253,600	$25,360	1,618	6//2	1955	14,244 SF	
.04Mi.	**15622 N VERDE ST**	**10/16/2023**	$207,300	$20,730	1,230	5//1	1970	7,588 SF	
.04Mi.	**15613 N HOLLYHOCK ST**	**02/24/2025**	$195,300	$19,530	1,092	5//1	1993	7,840 SF	
.04Mi.	**12540 W OCOTILLO LN**	**12/30/2009**	$286,600	$28,660	1,546	5//2	2004	10,403 SF	
.04Mi.	**15615 N VERDE ST**	**07/30/2001**	$199,600	$19,960	966	4//1	1950	10,050 SF	
.05Mi.	**15617 N HOLLYHOCK ST**	**09/26/1988**	$181,600	$18,160	792	5//1	1962	8,102 SF	
.05Mi.	**15438 N VERDE ST**	**08/04/2021**	$283,000	$28,300	1,408	//1	2021	11,700 SF	
.05Mi.	**15626 N VERDE ST**	**09/23/2005**	$247,700	$24,770	1,125	5//2	2010	7,588 SF	
.05Mi.	**15445 N VERDE ST**	**04/01/2025**	$155,600	$15,560	684	4//1	1960	10,050 SF	
.05Mi.	**12533 W SANTA FE DR**	**08/05/2024**	$204,100	$20,410	1,830	8//1	1964	17,580 SF	
.05Mi.	**12535 W SANTA FE DR**	**08/05/2024**	$209,500	$20,950	1,620	6//1	1945	15,110 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	50.8 years old	Households:	3,874
Median Household Income:	$60,920	Households w/Family:	62%
Household Income Per Capita:	$33,994	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Dysart Unified District	Students:	23,078
Number of Schools:	24	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.13Mi.	**Thompson Ranch Elementary School**	C	Public	PK - 8
Number of Students: 759 Student-Teacher Ratio: 19.71				
3.20Mi.	**Valley Vista High School**	B+	Public	9 - 12
Number of Students: 2,334 Student-Teacher Ratio: 23.91 Advanced Placement: Yes				

ICE SiteX Report

OrderID: 98508750

Flood Report

The Subject Property of **15606 N VERDE ST, SURPRISE, AZ 85378-4167** 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	124%	HIGHER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	66%	NOTABLY LOWER
AGGRAVATED ASSAULT	144%	NOTABLY HIGHER
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	111%	HIGHER
OVERALL	125%	HIGHER

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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