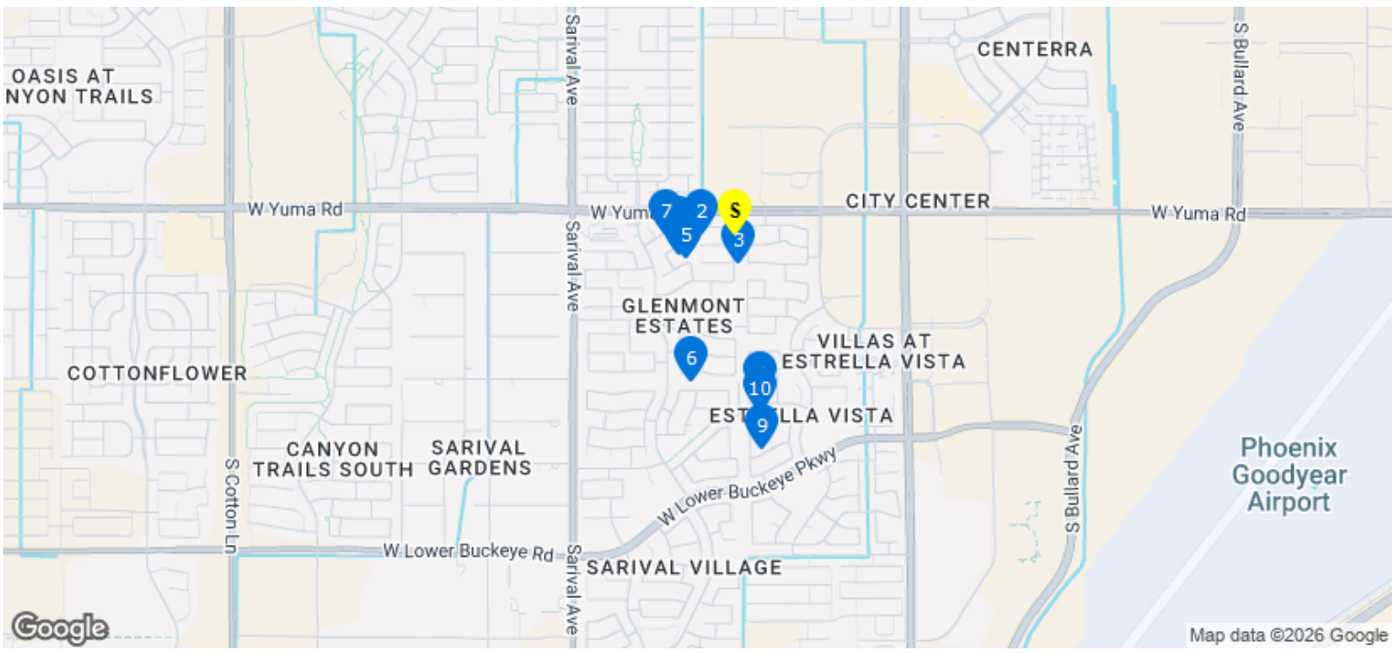
ICE SiteX Report

OrderID: 98775475

SiteX Property Information Report



Subject Property Location

15966 W ANASAZI ST, GOODYEAR, AZ 85338-9490

County:	**MARICOPA AZ**	Census Tract:	0610.49
Property Use:	Single Family Residential	Zoning:	PAD
Parcel Number:	500-07-860	Thomas Bros Pg-Grid:	

Valuation

Value:	**$400,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$368,000 - $432,000	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	440803
Assd Land Value:		Market Land Value:	$67,300	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$269,200	Total Taxable Value:	$2,062
Total Assessed Value:	$33,650	Total Assessor Market Value:	$336,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 394 Subdivision: PUEBLO VERDE Map Ref: MB 78714 Sec/Twnship/Range: SEC 18 TWN 1N RNG 1W
Abbreviated Description: PUEBLO VERDE MCR 787-14

Property Characteristics

Lot Size:	6,900 SF	Bedrooms:		Pool:	
Building Area:	1989 SF	Baths:	2.7	Fireplace:	
Year Built:	2009	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrigeration
Style:		Basement:		Roof Cover:	Concrete tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/26/2026	Sales Price:	N/A
Document #:	20260505782 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/25/2026	Sales Price:	N/A
Document #:	20260170906 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/24/2025	Loan Amount:	N/A
Document #:	20250040731 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	01/15/2025		
TD Due Date:	01/15/2055	Type Finance:	VAR
Legal Description:			

Subdivision: PUEBLO VERDE Map Ref: 0

Mortgage Record

Recording Date:	09/13/2023	Loan Amount:	N/A

ICE SiteX Report

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Document #:	20230479070 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	09/08/2023		
TD Due Date:	10/01/2033	Type Finance:	VAR

Legal Description:
Subdivision: PUEBLO VERDE Map Ref: 0

Mortgage Record

Recording Date:	05/31/2022	Loan Amount:	N/A
Document #:	20220464236 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/25/2022		
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Subdivision: PUEBLO VERDE Map Ref: 0

Prior Transfer

Recording Date:	05/18/2018	Sales Price:	$149,058
Document #:	2018-0381698 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/15/2018	Loan Amount:	N/A
Document #:	20180370904 BK-PG -	Loan Type:	Adjustable Rate Mortgage
Contract Date:	05/07/2018		
TD Due Date:	06/01/2048	Type Finance:	ADJ

Legal Description:
Subdivision: PUEBLO VERDE Map Ref: MB 787 PG 14

Prior Transfer

Recording Date:	05/15/2018	Sales Price:	N/A
Document #:	20180370903 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/07/2018		
Document Type:	Deed		

Legal Description:
Subdivision: PUEBLO VERDE Map Ref: MB 787 PG 14

Prior Transfer

Recording Date:	05/15/2018	Sales Price:	N/A
Document #:	20180370902 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/07/2018		
Document Type:	Deed		

Legal Description:
Subdivision: PUEBLO VERDE Map Ref: MB 787 PG 14

Mortgage Record

Recording Date:	09/16/2009	Loan Amount:	N/A
Document #:	2009-0859514 BK-PG -	Loan Type:	Conventional
Contract Date:	09/16/2009		
TD Due Date:	10/01/2039	Type Finance:	

Legal Description:
Subdivision: PUEBLO VERDE Map Ref: MAP787 PG14

Prior Transfer

Recording Date:	09/16/2009	Sales Price:	$146,135
Document #:	2009-0859513 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/16/2009		
Document Type:	Deed		

Legal Description:
Subdivision: PUEBLO VERDE Map Ref: MAP787 PG14

Prior Transfer

Recording Date:	09/16/2009	Sales Price:	N/A
Document #:	2009-0859511 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/16/2009		
Document Type:	Deed		

Legal Description:
Subdivision: PUEBLO VERDE Map Ref: MAP787 PG14

Area Sales Analysis

Total Area Sales	$3,989,369	Median # of Bedrooms	
Median Lot Size	7,206 SF	Median # of Baths	3
Median Living Area	1,788 SF	Median Year Built	2009
Price Range - 2 Yrs	$350,000 to $479,000	Age Range	16 years to 30 years
Median Value	$399,000	Median Age	17.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**15951 W YAVAPAI ST GOODYEAR, AZ 85338-9496**	03/26/2026	$403,000	$241	1674	//2.7	2008	6,900 SF	
		APN: 500-07-812 Document #: 20260176233 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 346 Subdivision: PUEBLO VERDE MapRef: MB 787 PG 14 Abbreviated Description: Lot:346 Subdivision:PUEBLO VERDE Map Ref:MB 787 PG 14								
2	.15Mi.	**15840 W YAVAPAI ST GOODYEAR, AZ 85338-3345**	06/18/2026	$345,000	$277	1245	6//2	2005	6,284 SF	
		APN: 500-90-133 Document #: 20260367024								

ICE SiteX Report

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Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 239 Subdivision: ESTRELLA VISTA PARCELS A & B MapRef: DOC 2002-0089638 Abbreviated Description: Lot:239 Subdivision:ESTRELLA VISTA PARCELS A & B Map Ref:DOC 2002-0089638

3	.16Mi.	**16066 W ANASAZI ST** **GOODYEAR, AZ 85338-9492**	09/02/2026	$375,000	$199	1888	//2.7	2010	7,394 SF	

APN: 500-07-872 Document #: 20260518350
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 406 Subdivision: PUEBLO VERDE MapRef: MB 787 PG 14 Abbreviated Description: Lot:406 Subdivision:PUEBLO VERDE Map Ref:MB 787 PG 14

4	.16Mi.	**15974 W TOHONO DR** **GOODYEAR, AZ 85338-7913**	08/10/2026	$370,000	$186	1989	//2.7	2006	6,900 SF	

APN: 500-07-761 Document #: 20260470950
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 295 Subdivision: PUEBLO VERDE MapRef: MB 787 PG 14 Abbreviated Description: Lot:295 Subdivision:PUEBLO VERDE Map Ref:MB 787 PG 14

5	.16Mi.	**16048 W PAPAGO ST** **GOODYEAR, AZ 85338-7906**	03/31/2026	$425,000	$254	1674	//2.7	2008	7,478 SF	

APN: 500-07-800 Document #: 20260186616
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 334 Subdivision: PUEBLO VERDE MapRef: MB 787 PG 14 Abbreviated Description: Lot:334 Subdivision:PUEBLO VERDE Map Ref:MB 787 PG 14

6	.17Mi.	**15839 W YAVAPAI ST** **GOODYEAR, AZ 85338-3347**	05/01/2026	$365,000	$186	1965	//2.7	2002	6,321 SF	

APN: 500-90-177 Document #: 20260262814
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 283 Subdivision: ESTRELLA VISTA PARCELS A B MapRef: MB 557 PG 24 Abbreviated Description: Lot:283 Subdivision:ESTRELLA VISTA PARCELS A B Map Ref:MB 557 PG 24

7	.19Mi.	**16101 W MARICOPA ST** **GOODYEAR, AZ 85338-2812**	09/15/2026	$400,000	$257	1557	6//2.7	1996	6,931 SF	

APN: 500-05-069 Document #: 20260540880
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: WILDFLOWER RANCH UNIT I MapRef: MB 410 PG 14 Abbreviated Description: Lot:11 Subdivision:WILDFLOWER RANCH UNIT I Map Ref:MB 410 PG 14

8	.25Mi.	**16067 W TOHONO DR** **GOODYEAR, AZ 85338-7917**	05/08/2026	$389,000	$187	2079	//3.3	2007	7,866 SF	

APN: 500-07-743 Document #: 20260278134
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 277 Subdivision: PUEBLO VERDE MapRef: MB 787 PG 14 Abbreviated Description: Lot:277 Subdivision:PUEBLO VERDE Map Ref:MB 787 PG 14

9	.26Mi.	**15875 W PIMA ST** **GOODYEAR, AZ 85338-3320**	07/17/2026	$375,000	$190	1970	8//2.7	2002	7,135 SF	

APN: 500-90-036 Document #: 20260425855
Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Lot: 142 Subdivision: ESTRELLA VISTA PARCELS A AND B MapRef: MB 557 PG 24 Abbreviated Description: Lot:142 Subdivision:ESTRELLA VISTA PARCELS A AND B Map Ref:MB 557 PG 24

10	.33Mi.	**15988 W COCOPAH ST** **GOODYEAR, AZ 85338-7929**	06/03/2026	$450,000	$202	2223	//3.3	2007	7,683 SF	P

APN: 500-07-693 Document #: 20260334786
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 227 Subdivision: PUEBLO VERDE MapRef: MB 787 PG 14 Abbreviated Description: Lot:227 Subdivision:PUEBLO VERDE Map Ref:MB 787 PG 14

11	.35Mi.	**16167 W HADLEY ST** **GOODYEAR, AZ 85338-2841**	09/29/2026	$350,000	$276	1266	5//2.7	1997	6,196 SF	

APN: 500-05-257 Document #: 20260567228
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 191 Subdivision: WILDFLOWER RANCH UNIT II MapRef: MB 420 PG 48 Abbreviated Description: Lot:191 Subdivision:WILDFLOWER RANCH UNIT II Map Ref:MB 420 PG 48

12	.35Mi.	**16043 W COCOPAH ST** **GOODYEAR, AZ 85338-7932**	05/26/2026	$495,000	$203	2438	//3.3	2009	7,616 SF	P

APN: 500-07-678 Document #: 20260314211
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 212 Subdivision: PUEBLO VERDE MapRef: MB 787 PG 14 Abbreviated Description: Lot:212 Subdivision:PUEBLO VERDE Map Ref:MB 787 PG 14

13	.36Mi.	**16113 W GRANT ST** **GOODYEAR, AZ 85338-2830**	03/18/2026	$350,000	$302	1159	5//2	1997	5,500 SF	

APN: 500-05-317 Document #: 20260157402
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 251 Subdivision: WILDFLOWER RANCH UNIT II MapRef: MB 420 PG 48 Abbreviated Description: Lot:251 Subdivision:WILDFLOWER RANCH UNIT II Map Ref:MB 420 PG 48

14	.38Mi.	**16129 W GRANT ST** **GOODYEAR, AZ 85338-2830**	07/08/2026	$351,000	$303	1159	5//2	1997	5,500 SF	

APN: 500-05-320 Document #: 20260407896
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 254 Subdivision: WILDFLOWER RANCH UNIT II MapRef: MB 420 PG 48 Abbreviated Description: Lot:254 Subdivision:WILDFLOWER RANCH UNIT II Map Ref:MB 420 PG 48

15	.39Mi.	**16261 W MARICOPA ST** **GOODYEAR, AZ 85338-2838**	09/29/2026	$399,000	$208	1917	//3.7	1997	5,915 SF	

APN: 500-05-181 Document #: 20260569148
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 115 Subdivision: WILDFLOWER RANCH UNIT II MapRef: MB 420 PG 48 Abbreviated Description: Lot:115 Subdivision:WILDFLOWER RANCH UNIT II Map Ref:MB 420 PG 48

16	.39Mi.	**16184 W HADLEY ST** **GOODYEAR, AZ 85338-2842**	03/04/2026	$345,000	$273	1266	5//2.7	1997	5,500 SF	

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APN: 500-05-261 Document #: 20260126090
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 195 Subdivision: WILDFLOWER RANCH UNIT II MapRef: MB 420 PG 48 Abbreviated Description: Lot:195 Subdivision:WILDFLOWER RANCH UNIT II Map Ref:MB 420 PG 48

17	.43Mi.	**15811 W COCOPAH ST** **GOODYEAR, AZ 85338-9413**	07/24/2026	$395,000	$166	2376	//3.7	2000	8,287 SF	P

APN: 500-06-745 Document #: 20260439945
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 69 Subdivision: ESTRELLA VISTA PARCELS C & G MapRef: MB 490 PG 31 Abbreviated Description: Lot:69 Subdivision:ESTRELLA VISTA PARCELS C & G Map Ref:MB 490 PG 31

18	.45Mi.	**16118 W LINCOLN ST** **GOODYEAR, AZ 85338-2869**	08/25/2026	$344,000	$297	1159	5//2	1997	5,500 SF	

APN: 500-05-424 Document #: 20260502467
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 354 Subdivision: WILDFLOWER RANCH UNIT III MapRef: MB 440 PG 19 Abbreviated Description: Lot:354 Subdivision:WILDFLOWER RANCH UNIT III Map Ref:MB 440 PG 19

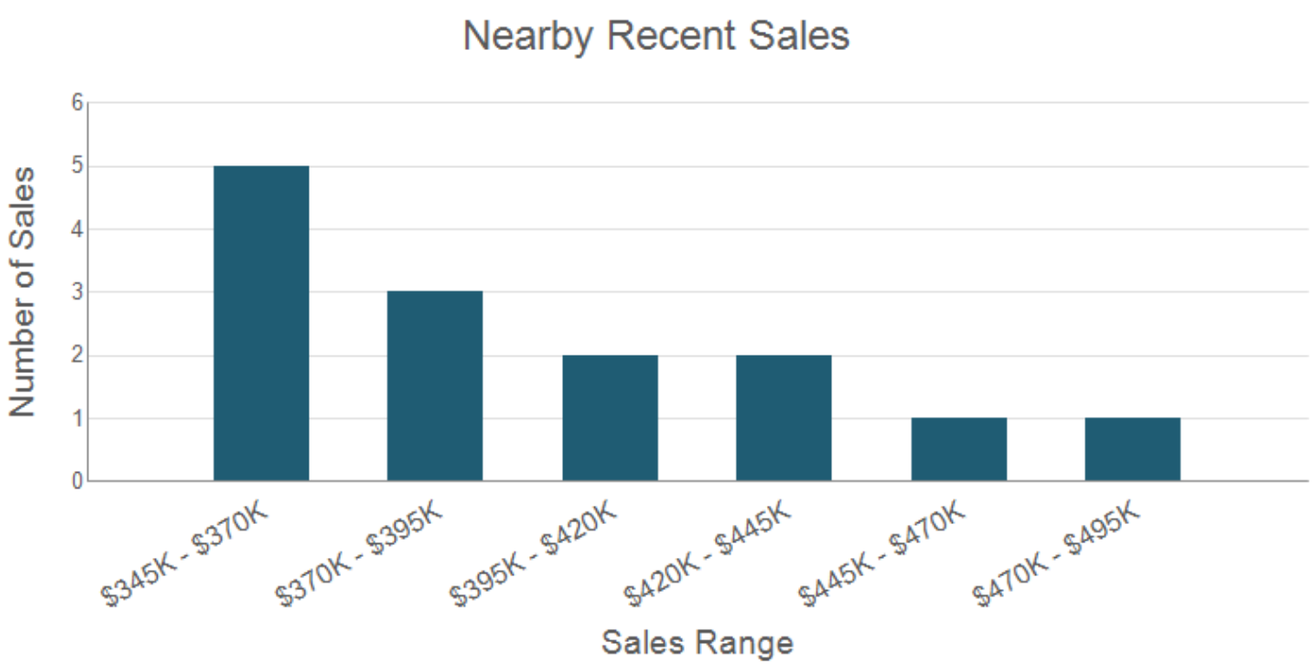
19	.45Mi.	**16191 W GRANT ST** **GOODYEAR, AZ 85338-2846**	08/25/2026	$358,000	$250	1430	7//3	1997	5,500 SF	

APN: 500-05-328 Document #: 20260501504
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 262 Subdivision: WILDFLOWER RANCH UNIT II MapRef: MB 420 PG 93 Abbreviated Description: Lot:262 Subdivision:WILDFLOWER RANCH UNIT II Map Ref:MB 420 PG 93

20	.45Mi.	**16248 W HADLEY ST** **GOODYEAR, AZ 85338-2852**	03/20/2026	$435,000	$218	1993	//3.7	1997	6,710 SF	P

APN: 500-05-267 Document #: 20260162533
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 201 Subdivision: WILDFLOWER RANCH UNIT II MapRef: MB 420 PG 48 Abbreviated Description: Lot:201 Subdivision:WILDFLOWER RANCH UNIT II Map Ref:MB 420 PG 48

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.

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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.	**15966 W ANASAZI ST**	**05/15/2018**	$336,500	$33,650	1,989	//2.7	2009	6,900 SF	
.01Mi.	**15954 W ANASAZI ST**	**10/24/2005**	$312,100	$31,210	1,674	//2.7	2009	6,900 SF	
.01Mi.	**15978 W ANASAZI ST**	**06/17/2021**	$330,700	$33,070	2,079	//3.3	2009	6,900 SF	
.02Mi.	**15990 W ANASAZI ST**	**04/03/2019**	$336,500	$33,650	1,989	//2.7	2009	6,900 SF	
.02Mi.	**15942 W ANASAZI ST**	**12/29/2021**	$336,500	$33,650	1,989	//2.7	2009	6,900 SF	
.03Mi.	**15965 W ANASAZI ST**	**10/05/2018**	$336,700	$33,670	1,989	//2.7	2009	6,900 SF	
.03Mi.	**15977 W ANASAZI ST**	**01/26/2022**	$336,700	$33,670	1,989	//2.7	2009	6,900 SF	
.03Mi.	**15953 W ANASAZI ST**	**12/09/2014**	$339,800	$33,980	1,989	//2.7	2009	6,900 SF	
.03Mi.	**15930 W ANASAZI ST**	**03/27/2020**	$326,100	$32,610	1,888	//2.7	2009	6,900 SF	
.03Mi.	**16002 W ANASAZI ST**	**10/25/2012**	$326,100	$32,610	1,888	//2.7	2009	6,900 SF	
.04Mi.	**15989 W ANASAZI ST**	**03/23/2015**	$329,300	$32,930	1,888	//2.7	2009	6,900 SF	
.04Mi.	**15941 W ANASAZI ST**	**09/30/2019**	$329,300	$32,930	1,888	//2.7	2009	6,900 SF	
.05Mi.	**16001 W ANASAZI ST**	**07/28/2021**	$329,300	$32,930	1,888	//2.7	2009	6,900 SF	
.05Mi.	**16008 W ANASAZI ST**	**10/24/2005**	$326,100	$32,610	1,888	//2.7	2009	6,900 SF	
.05Mi.	**15929 W ANASAZI ST**	**05/22/2013**	$329,700	$32,970	1,888	//2.7	2009	6,981 SF	
.05Mi.	**15964 W YAVAPAI ST**	**02/28/2013**	$314,300	$31,430	1,674	//2.7	2008	6,900 SF	

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%

School District

School District Zone:	Agua Fria Union High School District	Students:	10,089
Number of Schools:	6	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.24Mi.	**Desert Edge High School** Number of Students: 2,106 Student-Teacher Ratio: 21.76 Advanced Placement: Yes	B-	Public	9 - 12
0.24Mi.	**Desert Edge High School** Number of Students: 2,106 Student-Teacher Ratio: 21.76 Advanced Placement: Yes	B-	Public	9 - 12
0.62Mi.	**Desert Star School** Number of Students: 637 Student-Teacher Ratio: 20.89	B-	Public	PK - 8
0.62Mi.	**Desert Star School** Number of Students: 637 Student-Teacher Ratio: 20.89	B-	Public	PK - 8

Flood Report

The Subject Property of **15966 W ANASAZI ST, GOODYEAR, AZ 85338-9490** 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

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Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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