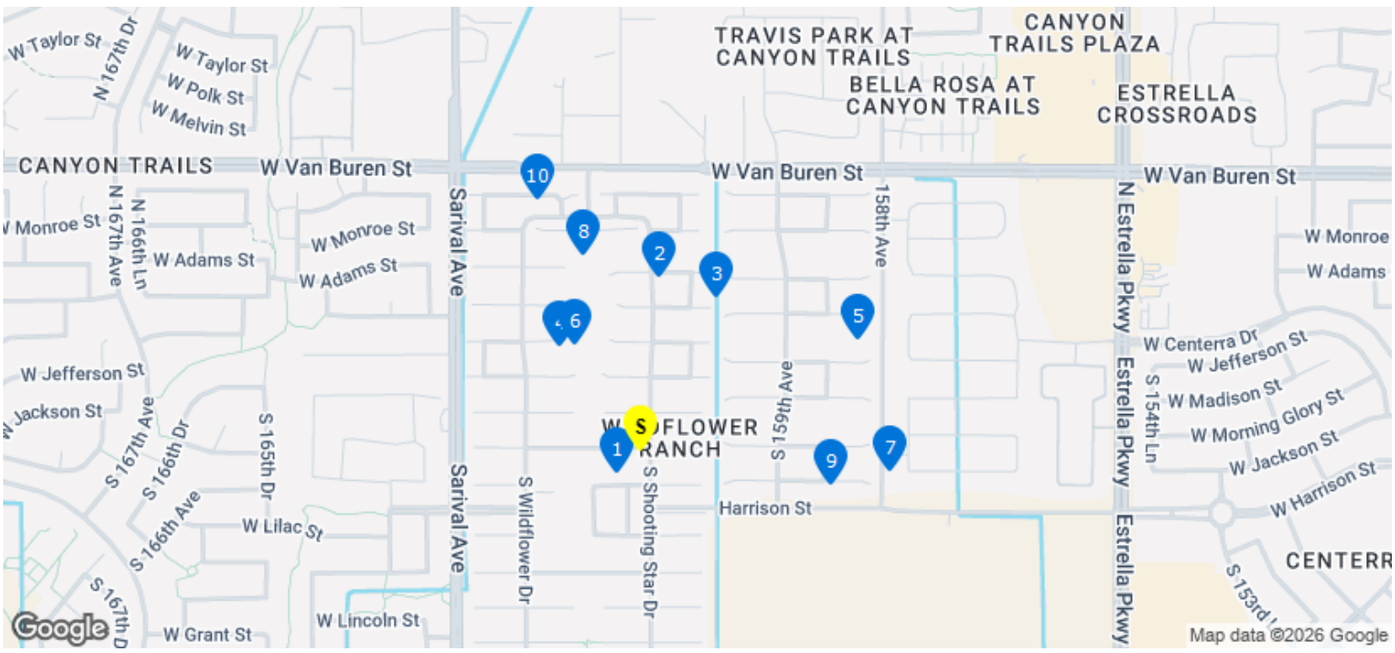
ICE SiteX Report

OrderID: 98775573

SiteX Property Information Report



Subject Property Location

16118 W MORNING GLORY ST, GOODYEAR, AZ 85338-6801

County:	**MARICOPA AZ**	Census Tract:	0610.52
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	500-05-617	Thomas Bros Pg-Grid:	

Valuation

Value:	**$323,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$290,700 - $355,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	440805
Assd Land Value:		Market Land Value:	$54,600	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$218,400	Total Taxable Value:	$1,047
Total Assessed Value:	$27,300	Total Assessor Market Value:	$273,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 534 Subdivision: WILDFLOWER RANCH UNIT 4 Legal Unit: 4 Map Ref: MB 44716 Sec/Twnship/Range: SEC 7 TWN 1N RNG 1W
Abbreviated Description: WILDFLOWER RANCH UNIT 4 MCR 447-16

Property Characteristics

Lot Size:	5,500 SF	Bedrooms:		Pool:	
Building Area:	1265 SF	Baths:	2.7	Fireplace:	
Year Built:	1999	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	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:	Wood
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/27/2026	Sales Price:	N/A
Document #:	20260318584 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/22/2026	Loan Amount:	N/A
Document #:	20260038575 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/07/2025		
TD Due Date:	11/01/2055	Type Finance:	
Legal Description:			

Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: 0

Mortgage Record

Recording Date:	01/22/2026	Loan Amount:	N/A
Document #:	20260038574 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	11/07/2025		
TD Due Date:	11/01/2055	Type Finance:	
Legal Description:			

Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: 0

ICE SiteX Report

OrderID: 98775573

Prior Transfer

Recording Date:	01/22/2026	Sales Price:	N/A
Document #:	20260038572 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/03/2025		
Document Type:	Deed		

Legal Description:
Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: MB 447 PG 16
Abbreviated Description: PRIOR REF: 20250649270 11/10/2025

Prior Transfer

Recording Date:	11/19/2025	Sales Price:	N/A
Document #:	20250669790 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/10/2025	Loan Amount:	N/A
Document #:	20250649273 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	11/07/2025		
TD Due Date:	11/01/2055	Type Finance:	

Legal Description:
Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: 0

Mortgage Record

Recording Date:	11/10/2025	Loan Amount:	N/A
Document #:	20250649272 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/03/2025		
TD Due Date:	11/01/2055	Type Finance:	

Legal Description:
Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: MB 447 PG 16

Prior Transfer

Recording Date:	11/10/2025	Sales Price:	$349,999
Document #:	20250649270 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/03/2025		
Document Type:	Deed		

Legal Description:
Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: MB 447 PG 16

Mortgage Record

Recording Date:	04/11/2025	Loan Amount:	N/A
Document #:	20250201981 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	04/01/2025		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: 0

Prior Transfer

Recording Date:	01/14/2019	Sales Price:	$92,787
Document #:	2019-0025161 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/05/2013	Loan Amount:	N/A
Document #:	2013-0205038 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/28/2013		
TD Due Date:	03/01/2043	Type Finance:	

Legal Description:
Subdivision: WILDFLOWER Legal Unit: IV Map Ref: MAP447 PG16

Prior Transfer

Recording Date:	03/05/2013	Sales Price:	N/A
Document #:	2013-0205037 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	02/28/2013		
Document Type:	Deed		

Legal Description:
Subdivision: WILDFLOWER Legal Unit: IV Map Ref: MAP447 PG16

Prior Transfer

Recording Date:	08/28/2012	Sales Price:	N/A
Document #:	2012-0769924 BK-PG -	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	03/22/2012		
Document Type:	Deed		

Legal Description:
Subdivision: WILDERFLOWER RANCH Legal Unit: IV Map Ref: MAP447 PG16

Prior Transfer

Recording Date:	02/28/2012	Sales Price:	$246,254
Document #:	2012-0162127 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	02/23/2012		
Document Type:	Deed		

Legal Description:
Subdivision: WILDFLOWER RANCH Legal Unit: 4 Map Ref: MAP447 PG16

Prior Transfer

Recording Date:	11/16/2011	Sales Price:	$211,396
Document #:	2011-0948657 BK-PG -	Type of Sale:	

ICE SiteX Report

OrderID: 98775573

Document Type:	Assignment
Legal Description:	

Prior Transfer

Recording Date:	10/16/2006	Sales Price:	N/A
Document #:	2006-1362866 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/14/2006		
Document Type:	Deed		
Legal Description:			

Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: MAP447 PG16

Prior Transfer

Recording Date:	10/16/2006	Sales Price:	$30,000
Document #:	2006-1358102 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	09/15/2006	Loan Amount:	N/A
Document #:	2006-1230964 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/05/2006		
TD Due Date:	10/01/2036	Type Finance:	
Legal Description:			

Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: MAP447 PG16

Prior Transfer

Recording Date:	09/15/2006	Sales Price:	N/A
Document #:	2006-1230963 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/05/2006		
Document Type:	Deed		
Legal Description:			

Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: MAP447 PG16

Prior Transfer

Recording Date:	09/15/2006	Sales Price:	$215,000
Document #:	2006-1230962 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/05/2006		
Document Type:	Deed		
Legal Description:			

Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: MAP447 PG16

Mortgage Record

Recording Date:	06/29/2004	Loan Amount:	N/A
Document #:	2004-0736648 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	06/08/2004		
TD Due Date:	06/08/2024	Type Finance:	Other
Legal Description:			

Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: 0

Prior Transfer

Recording Date:	11/30/1998	Sales Price:	$99,363
Document #:	98-1075509 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/23/1998		
Document Type:	Deed		
Legal Description:			

Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: MAP447 PG16

Mortgage Record

Recording Date:	11/30/1998	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	Conventional
Contract Date:	11/23/1998		
TD Due Date:	12/01/2028	Type Finance:	
Legal Description:			

Subdivision: WILDFLOWER RANCH UNIT IV Map Ref: MAP447 PG16

Prior Transfer

Recording Date:	08/07/1997	Sales Price:	N/A
Document #:	19970538353 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			

Subdivision: WILDFLOWER RANCH UNIT 4 Legal Unit: 4 Sec/Twnship/Range: SEC 7 TWN 1N RNG 1W
Abbreviated Description: WILDFLOWER RANCH UNIT 4 MCR 447-16

Area Sales Analysis

Total Area Sales	$3,365,500	Median # of Bedrooms	
Median Lot Size	5,790 SF	Median # of Baths	2
Median Living Area	1,262 SF	Median Year Built	2000
Price Range - 2 Yrs	$296,000 to $385,000	Age Range	25 years to 27 years
Median Value	$334,000	Median Age	26.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**16133 W MADISON ST GOODYEAR, AZ 85338-2896**	09/11/2026	$313,600	$297	1056	5//2	1999	4,640 SF	

APN: 500-05-640 Document #: 20260535196
Document Type: Warranty Deed Price Code: A

ICE SiteX Report

OrderID: 98775573

Land Use: Single Family Residential
Legal: Lot: 557 Subdivision: WILDFLOWER RANCH MapRef: MB 447 PG 16 Abbreviated Description: Lot:557 Subdivision:WILDFLOWER RANCH Map Ref:MB 447 PG 16

2	.08Mi.	**16139 W JEFFERSON ST** **GOODYEAR, AZ 85338-6823**	09/18/2026	$385,000	$304	1266	5//2.7	1999	7,255 SF	P

APN: 500-05-712 Document #: 20260548965
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 618 Subdivision: WILDFLOWER RANCH UNIT V MapRef: MB 481 PG 35 Abbreviated Description: Lot:618 Subdivision:WILDFLOWER RANCH UNIT V Map Ref:MB 481 PG 35

3	.08Mi.	**16109 W JEFFERSON ST** **GOODYEAR, AZ 85338-6823**	06/18/2026	$280,000	$265	1056	5//2	1999	5,500 SF	

APN: 500-05-706 Document #: 20260366559
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 612 Subdivision: WILDFLOWER RANCH UNIT V MapRef: MB 481 PG 35 Abbreviated Description: Lot:612 Subdivision:WILDFLOWER RANCH UNIT V Map Ref:MB 481 PG 35

4	.11Mi.	**16034 W JACKSON ST** **GOODYEAR, AZ 85338-2890**	07/31/2026	$350,000	$243	1440	5//2.3	1998	8,340 SF	

APN: 500-05-547 Document #: 20260456974
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 491 Subdivision: WILDFLOWER RANCH UNIT III MapRef: MB 440 PG 19 Abbreviated Description: Lot:491 Subdivision:WILDFLOWER RANCH UNIT III Map Ref:MB 440 PG 19

5	.11Mi.	**341 S 161ST LN** **GOODYEAR, AZ 85338-2887**	05/22/2026	$351,000	$277	1266	5//2.7	1998	6,200 SF	

APN: 500-05-509 Document #: 20260311758
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 439 Subdivision: WILDFLOWER RANCH UNIT III MapRef: MB 440 PG 19 Abbreviated Description: Lot:439 Subdivision:WILDFLOWER RANCH UNIT III Map Ref:MB 440 PG 19

6	.16Mi.	**16222 W MADISON ST** **GOODYEAR, AZ 85338-6804**	07/02/2026	$385,000	$247	1557	6//2.7	1999	7,525 SF	P

APN: 500-05-663 Document #: 20260399348
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 580 Subdivision: WILDFLOWER RANCH MapRef: MB 447 PG 16 Abbreviated Description: Lot:580 Subdivision:WILDFLOWER RANCH Map Ref:MB 447 PG 16

7	.18Mi.	**16118 W BUCHANAN ST** **GOODYEAR, AZ 85338-2867**	07/13/2026	$345,000	$241	1430	7//3	1998	6,353 SF	

APN: 500-05-469 Document #: 20260417237
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 399 Subdivision: WILDFLOWER RANCH UNIT III MapRef: DOC 98-0495611 Abbreviated Description: Lot:399 Subdivision:WILDFLOWER RANCH UNIT III Map Ref:DOC 98-0495611

8	.19Mi.	**16188 W MESQUITE DR** **GOODYEAR, AZ 85338-6827**	07/29/2026	$305,000	$289	1056	5//2	1999	5,501 SF	

APN: 500-05-786 Document #: 20260449063
Document Type: Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Lot: 692 Subdivision: WILDFLOWER RANCH UNIT V MapRef: MB 481 PG 35 Abbreviated Description: Lot:692 Subdivision:WILDFLOWER RANCH UNIT V Map Ref:MB 481 PG 35

9	.22Mi.	**16215 W LILAC ST** **GOODYEAR, AZ 85338-6809**	10/30/2026	$326,000	$258	1262	5//2	2000	7,900 SF	

APN: 500-05-492 Document #: 20260628259
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 422 Subdivision: WILDFLOWER RANCH III MapRef: MB 440 PG 19 Abbreviated Description: Lot:422 Subdivision:WILDFLOWER RANCH III Map Ref:MB 440 PG 19City/Muni/Twp:GOODYEAR City/Muni/Twp: GOODYEAR

10	.23Mi.	**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

11	.28Mi.	**16277 W WASHINGTON ST** **GOODYEAR, AZ 85338-6830**	07/28/2026	$350,000	$197	1780	//3.7	1999	6,721 SF	

APN: 500-05-825 Document #: 20260445799
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 731 Subdivision: WILDFLOWER RANCH UNIT V MapRef: MB 481 PG 35 Abbreviated Description: Lot:731 Subdivision:WILDFLOWER RANCH UNIT V Map Ref:MB 481 PG 35

12	.32Mi.	**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

13	.34Mi.	**29 N 163RD DR** **GOODYEAR, AZ 85338-**	10/23/2026	$235,000			//		89,734 SF	

APN: 503-63-811 Document #: 20260615098
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 3 Subdivision: THE G RANCH MapRef: MB 1660 PG 27 Abbreviated Description: Lot:3 Subdivision:THE G RANCH Map Ref:MB 1660 PG 27

14	.34Mi.	**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

15	.35Mi.	**15925 W MONROE ST** **GOODYEAR, AZ 85338-6878**	08/14/2026	$333,000	$208	1600	6//2	2000	6,600 SF	

APN: 500-88-223 Document #: 20260482830
Document Type: Special Warranty Deed Price Code: A

ICE SiteX Report

OrderID: 98775573

Land Use: Rural/Agricultural Residence
Legal: Lot: 966 Subdivision: WILDFLOWER RANCH UNIT VII MapRef: MB 510 PG 11 Abbreviated Description: Lot:966 Subdivision:WILDFLOWER RANCH UNIT VII Map Ref:MB 510 PG 11

16	.36Mi.	**15843 W WASHINGTON ST** **GOODYEAR, AZ 85338-6874**	07/13/2026	$350,000	$265	1320	6//2	2000	5,500 SF	

APN: 500-88-290 Document #: 20260415703
Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Lot: 1033 Subdivision: WILDFLOWER RANCH UNIT VII MapRef: MB 510 PG 11 Abbreviated Description: Lot:1033 Subdivision:WILDFLOWER RANCH UNIT VII Map Ref:MB 510 PG 11

17	.37Mi.	**16339 W BUCHANAN ST** **GOODYEAR, AZ 85338-2563**	10/09/2026	$361,000	$231	1563	//3	2010	8,255 SF	

APN: 500-93-108 Document #: 20260586890
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 88 Subdivision: CURTIS COMMONS MapRef: MB 891 PG 25 Abbreviated Description: Lot:88 Subdivision:CURTIS COMMONS Map Ref:MB 891 PG 25

18	.37Mi.	**437 S 163RD LN** **GOODYEAR, AZ 85338-2546**	04/23/2026	$261,000	$145	1794	//3	2010	8,400 SF	

APN: 500-93-123 Document #: 20260242357
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 103 Subdivision: CURTIS COMMONS MapRef: MB 891 PG 25 Abbreviated Description: Lot:103 Subdivision:CURTIS COMMONS Map Ref:MB 891 PG 25

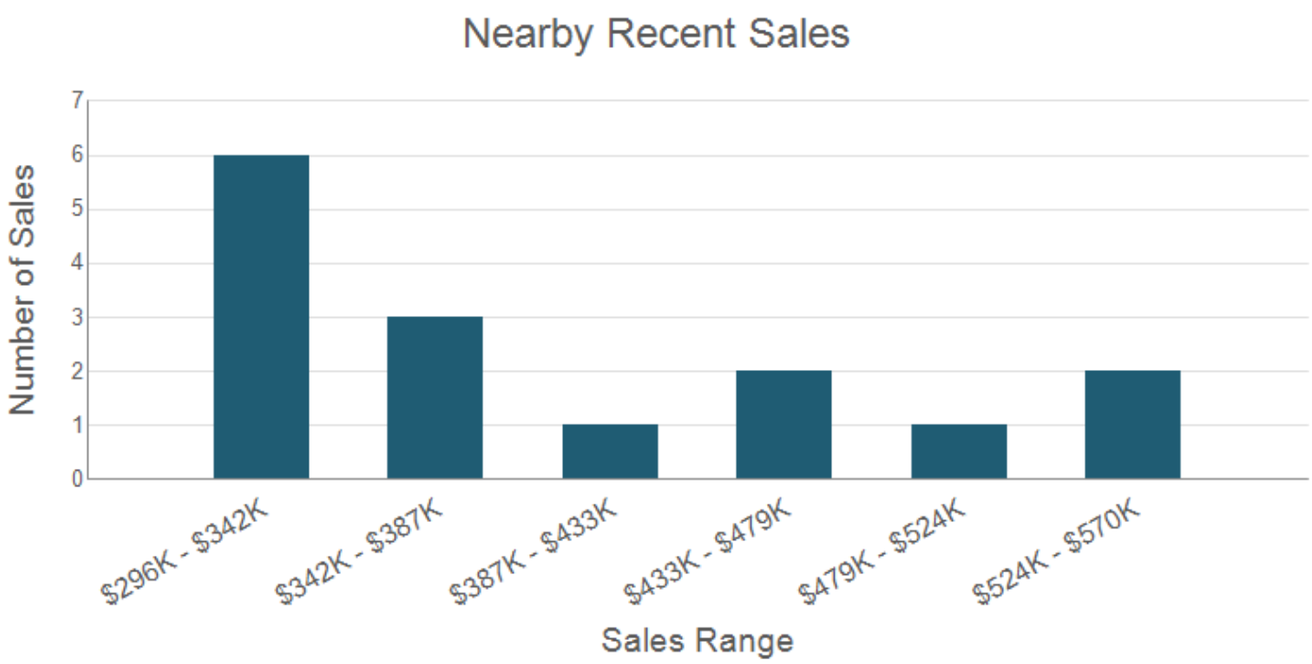
19	.39Mi.	**15815 W WASHINGTON ST** **GOODYEAR, AZ 85338-6874**	05/18/2026	$420,000	$270	1558	6//2	2000	6,125 SF	P

APN: 500-88-286 Document #: 20260299510
Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Lot: 1029 Subdivision: WILDFLOWER RANCH UNIT VII MapRef: MB 510 PG 11 Abbreviated Description: Lot:1029 Subdivision:WILDFLOWER RANCH UNIT VII Map Ref:MB 510 PG 11

20	.41Mi.	**42 N 163RD LN** **GOODYEAR, AZ 85338-2702**	04/30/2026	$569,999	$191	2984	//3.3	2002	9,952 SF	P

APN: 500-91-580 Document #: 20260259856
Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Lot: 577 Subdivision: CANYON TRAILS UNIT 2 MapRef: MB 565 PG 45 Abbreviated Description: Lot:577 Subdivision:CANYON TRAILS UNIT 2 Map Ref:MB 565 PG 45

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: 98775573

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.	**16118 W MORNING GLORY ST**	**08/07/1997**	$273,000	$27,300	1,265	5//2.7	1999	5,500 SF	
.01Mi.	**16114 W MORNING GLORY ST**	**08/07/1997**	$251,300	$25,130	1,056	5//2	1999	5,500 SF	
.01Mi.	**16122 W MORNING GLORY ST**	**07/10/2018**	$260,700	$26,070	1,159	5//2	1999	5,500 SF	
.02Mi.	**16108 W MORNING GLORY ST**	**11/20/2020**	$260,700	$26,070	1,159	5//2	1999	5,500 SF	
.02Mi.	**16128 W MORNING GLORY ST**	**08/07/1997**	$251,300	$25,130	1,056	5//2	1999	5,500 SF	
.03Mi.	**16106 W MORNING GLORY ST**	**02/28/2008**	$274,000	$27,400	1,265	5//2.7	1999	5,835 SF	
.03Mi.	**16119 W MORNING GLORY ST**	**06/17/2019**	$275,200	$27,520	1,265	5//2.7	1999	6,240 SF	
.03Mi.	**16115 W MORNING GLORY ST**	**08/12/2021**	$262,800	$26,280	1,159	5//2	1999	6,240 SF	
.03Mi.	**16125 W MORNING GLORY ST**	**02/25/2019**	$275,200	$27,520	1,265	5//2.7	1999	6,240 SF	
.04Mi.	**16109 W MORNING GLORY ST**	**08/07/1997**	$253,300	$25,330	1,056	5//2	1999	6,240 SF	
.04Mi.	**16129 W MORNING GLORY ST**	**11/17/2020**	$282,100	$28,210	1,159	5//2	1999	6,240 SF	P
.04Mi.	**16136 W MORNING GLORY ST**	**05/22/2018**	$297,800	$29,780	1,265	5//2.7	1999	6,050 SF	P
.04Mi.	**16105 W MORNING GLORY ST**	**02/01/2024**	$310,700	$31,070	1,409	7//3	1999	6,510 SF	P
.05Mi.	**16133 W MORNING GLORY ST**	**10/30/2024**	$275,200	$27,520	1,265	5//2.7	1999	6,240 SF	
.05Mi.	**16139 W MORNING GLORY ST**	**08/07/1997**	$262,800	$26,280	1,159	5//2	1999	6,240 SF	
.07Mi.	**16084 W MADISON ST**	**08/16/2023**	$270,800	$27,080	1,262	5//2	1999	7,200 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
0.56Mi.	**Desert Edge High School** Number of Students: 2,106 Student-Teacher Ratio: 21.76 Advanced Placement: Yes	B-	Public	9 - 12
0.14Mi.	**Wildflower Accelerated Academy** Number of Students: 750 Student-Teacher Ratio: 25.86	A-	Public	PK - 8
0.14Mi.	**Wildflower Accelerated Academy** Number of Students: 750 Student-Teacher Ratio: 25.86	A-	Public	PK - 8
0.56Mi.	**Desert Edge High School** Number of Students: 2,106 Student-Teacher Ratio: 21.76 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **16118 W MORNING GLORY ST, GOODYEAR, AZ 85338-6801** 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.

ICE SiteX Report

OrderID: 98775573

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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