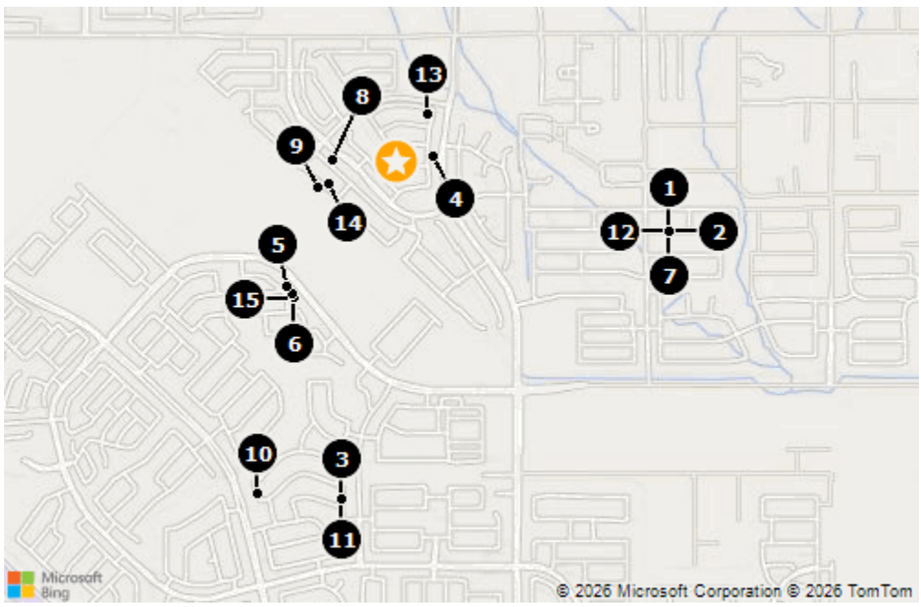
ICE SiteX Report

OrderID: 97547471

SiteX Property Information Report



Subject Property Location

16464 W HONEYSUCKLE DR, SURPRISE, AZ 85387-6883

County:	**MARICOPA AZ**	Census Tract:	040130405.381019
Property Use:	Single Family Residential	Zoning:	PAD
Parcel Number:	503-73-707	Thomas Bros Pg-Grid:	534-6H

Valuation

Value:	**$413,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$392,350 - $433,650	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	891500
Assd Land Value:		Market Land Value:	$76,300	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$305,200	Total Taxable Value:	$1,332
Total Assessed Value:	$38,150	Total Assessor Market Value:	$381,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 Map Ref: MB 66538 Sec/Twnship/Range: SEC 1 TWN 4N RNG 2W
Abbreviated Description: DESERT OASIS OF SURPRISE PARCEL B7 MCR 665-38

Property Characteristics

Lot Size:	7,544 SF	Bedrooms:		Pool:	Yes
Building Area:	2240 SF	Baths:	3.33	Fireplace:	
Year Built:	2006	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

Prior Transfer

Recording Date:	04/25/2025	Sales Price:	N/A
Document #:	20250232396 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/31/2024	Sales Price:	N/A
Document #:	20240585099 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/31/2024		
Document Type:			

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 Map Ref: MB 665 PG 38

Prior Transfer

Recording Date:	10/31/2024	Sales Price:	$450,000
Document #:	20240585098 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 Map Ref: MB 66538 Sec/Twnship/Range: SEC 1 TWN 4N RNG 2W
Abbreviated Description: DESERT OASIS OF SURPRISE PARCEL B7 MCR 665-38

Prior Transfer

Recording Date:	10/31/2024	Sales Price:	$450,000

ICE SiteX Report

OrderID: 97547471

Document #:	20240585098 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/30/2024		
Document Type:			

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 Map Ref: MB 665 PG 38

Prior Transfer

Recording Date:	03/10/2020	Sales Price:	$280,000
Document #:	20200206543 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/09/2020		
Document Type:			

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 Map Ref: MB 665 PG 38

Prior Transfer

Recording Date:	07/11/2016	Sales Price:	$195,918
Document #:	2016-0483966 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/17/2016	Loan Amount:	N/A
Document #:	2016-0170794 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2046	Type Finance:	

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7

Prior Transfer

Recording Date:	05/15/2015	Sales Price:	$181,868
Document #:	2015-0342318 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/23/2015	Sales Price:	N/A
Document #:	2015-0281466 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/09/2015		
Document Type:			

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 Map Ref: MAP665 PG38

Prior Transfer

Recording Date:	07/17/2012	Sales Price:	$190,414
Document #:	2012-0623502 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/27/2012	Loan Amount:	N/A
Document #:	2012-0561387 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2042	Type Finance:	

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7

Prior Transfer

Recording Date:	05/06/2009	Sales Price:	$188,413
Document #:	2009-0401955 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/23/2009	Loan Amount:	N/A
Document #:	2009-0360776 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2039	Type Finance:	

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7

Prior Transfer

Recording Date:	12/22/2008	Sales Price:	$50,865
Document #:	2008-1076508 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/07/2008	Sales Price:	$190,900
Document #:	2008-0961606 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/04/2008		
Document Type:			

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 Map Ref: MAP665 PG38

Mortgage Record

Recording Date:	11/02/2006	Loan Amount:	N/A
Document #:	2006-1452987 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7

ICE SiteX Report

OrderID: 97547471

Prior Transfer

Recording Date:	11/02/2006	Sales Price:	$339,106
Document #:	2006-1452985 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/12/2006		
Document Type:			

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 Map Ref: MAP665 PG38

Prior Transfer

Recording Date:	11/02/2006	Sales Price:	N/A
Document #:	2006-1452984 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/12/2006		
Document Type:			

Legal Description:
Lot: 107 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 Map Ref: MAP665 PG38

Area Sales Analysis

Total Area Sales	$8,071,027	Median # of Bedrooms	
Median Lot Size	6,129 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2006
Price Range - 2 Yrs	$315,000 to $760,841	Age Range	20 years to 21 years
Median Value	$544,990	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**16760 W EL CORTEZ PL** **SURPRISE, AZ 85387-4587**	05/26/2026	$701,185			//		SF	
		APN: 503-87-496 Document #: 20260314939 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 171 Subdivision: ASANTE UNITS 3 8B AND 41 MapRef: MB 1802 PG 19 Abbreviated Description: Lot:171 Subdivision:ASANTE UNITS 3 8B AND 41 Map Ref:MB 1802 PG 19								
2	.22Mi.	**16742 W EL CORTEZ PL** **SURPRISE, AZ 85387-4587**	05/22/2026	$602,190			//		SF	
		APN: 503-87-499 Document #: 20260310308 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 174 Subdivision: ASANTE UNITS 38B AND 41 MapRef: MB 1829 PG 10 Abbreviated Description: Lot:174 Subdivision:ASANTE UNITS 38B AND 41 Map Ref:MB 1829 PG 10								
3	.25Mi.	**25580 N 166TH LN** **SURPRISE, AZ 85387-2602**	05/11/2026	$671,953			//		SF	
		APN: 503-87-333 Document #: 20260281580 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Subdivision: ASANTE UNITS 38B AND 41 MapRef: MB 183 PG 145 Abbreviated Description: Lot:8 Subdivision:ASANTE UNITS 38B AND 41 Map Ref:MB 183 PG 145								
4	.1Mi.	**25879 N 163RD DR** **SURPRISE, AZ 85387-6880**	05/08/2026	$365,000	$212	1716	//2.67	2006	6,562 SF	
		APN: 503-73-726 Document #: 20260279208 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 126 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 MapRef: MB 665 PG 38 Abbreviated Description: Lot:126 Subdivision:DESERT OASIS OF SURPRISE PARCEL B7 Map Ref:MB 665 PG 38								
5	.45Mi.	**25413 N 167TH LN** **SURPRISE, AZ 85387-2455**	05/08/2026	$544,990			//		7,065 SF	
		APN: 503-72-909 Document #: 20260278640 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: ASANTE UNIT 313 MapRef: MB 1741 PG 26 Abbreviated Description: Lot:37 Subdivision:ASANTE UNIT 313 Map Ref:MB 1741 PG 26								
6	.45Mi.	**25389 N 167TH LN** **SURPRISE, AZ 85387-2454**	05/04/2026	$515,000			//		7,444 SF	
		APN: 503-72-911 Document #: 20260268064 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Subdivision: ASANTE UNIT 313 MapRef: MB 1741 PG 28 Abbreviated Description: Lot:39 Subdivision:ASANTE UNIT 313 Map Ref:MB 1741 PG 28								
7	.23Mi.	**16706 W EL CORTEZ PL** **SURPRISE, AZ 85387-4587**	04/29/2026	$635,000			//		SF	
		APN: 503-87-502 Document #: 20260256589 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 177 Subdivision: ASANTE UNITS 3 8B AND 4 1 MapRef: MB 183 PG 145 Abbreviated Description: Lot:177 Subdivision:ASANTE UNITS 3 8B AND 4 1 Map Ref:MB 183 PG 145								
8	.17Mi.	**25855 N SANDSTONE WAY** **SURPRISE, AZ 85387-6836**	04/28/2026	$595,000	$176	3367	//3.67	2006	7,475 SF	Yes
		APN: 503-73-456 Document #: 20260252668 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Subdivision: DESERT OASIS OF SURPRISE PARCEL B6 MapRef: MB 665 PG 36 Abbreviated Description: Lot:13 Subdivision:DESERT OASIS OF SURPRISE PARCEL B6 Map Ref:MB 665 PG 36								
9	.23Mi.	**25828 N DESERT MESA DR** **SURPRISE, AZ 85387-6823**	04/22/2026	$415,000	$186	2231	//3	2006	7,475 SF	
		APN: 503-73-502 Document #: 20260239140 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Block: 6 Subdivision: DESERT OASIS OF SURPRISE PARCEL B6 MapRef: MB 665 PG 36 Abbreviated Description: Lot:59 Block:6 Subdivision:DESERT OASIS OF SURPRISE PARCEL B6 Map Ref:MB 665 PG 36								
10	.32Mi.	**25602 N 167TH DR** **SURPRISE, AZ 85387-2591**	04/14/2026	$597,947			//		SF	
		APN: 503-87-475 Document #: 20260221478 Document Type: Price Code: V								

ICE SiteX Report

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Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: ASANTE UNITS 38B AND 41 MapRef: MB 1829 PG 10 Abbreviated Description: Lot:150 Subdivision:ASANTE UNITS 38B AND 41 Map Ref:MB 1829 PG 10

11 .35Mi. **25450 N 166TH LN** 04/10/2026 $445,021 // SF
SURPRISE, AZ 85387-2608
APN: 503-87-425 Document #: 20260213233
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 100 Subdivision: ASANTE UNITS 38B AND 41 MapRef: MB 1802 PG 19 Abbreviated Description: Lot:100 Subdivision:ASANTE UNITS 38B AND 41 Map Ref:MB 1802 PG 19

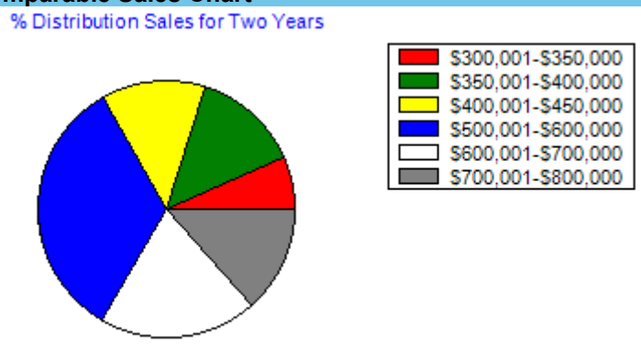
12 .23Mi. **16772 W EL CORTEZ PL** 04/09/2026 $760,841 // SF
SURPRISE, AZ 85387-4587
APN: 503-87-494 Document #: 20260209877
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 169 Subdivision: ASANTE UNITS 38B AND 41 MapRef: MB 1829 PG 10 Abbreviated Description: Lot:169 Subdivision:ASANTE UNITS 38B AND 41 Map Ref:MB 1829 PG 10

13 .15Mi. **16403 W PASO TRL** 04/07/2026 $315,000 $238 1320 //2.67 2005 6,129 SF
SURPRISE, AZ 85387-6874
APN: 503-73-660 Document #: 20260203325
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: DESERT OASIS OF SURPRISE PARCEL B7 MapRef: MB 665 PG 38 Abbreviated Description: Lot:60 Subdivision:DESERT OASIS OF SURPRISE PARCEL B7 Map Ref:MB 665 PG 38

14 .19Mi. **25817 N DESERT MESA DR** 03/30/2026 $389,900 $157 2483 //3 2006 7,475 SF
SURPRISE, AZ 85387-6824
APN: 503-73-547 Document #: 20260184794
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 104 Subdivision: DESERT OASIS OF SURPRISE PARCEL B6 MapRef: MB 665 PG 36 Abbreviated Description: Lot:104 Subdivision:DESERT OASIS OF SURPRISE PARCEL B6 Map Ref:MB 665 PG 36

15 .46Mi. **25377 N 167TH LN** 03/25/2026 $517,000 // 8,260 SF
SURPRISE, AZ 85387-2454
APN: 503-72-912 Document #: 20260173848
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: ASANTE-UNIT 313 MapRef: MB 183 PG 145 Abbreviated Description: Lot:40 Subdivision:ASANTE-UNIT 313 Map Ref:MB 183 PG 145

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.	**16464 W HONEYSUCKLE DR**	**10/31/2024**	$381,500	$38,150	2,240	//3.33	2006	7,544 SF	Yes
.01Mi.	**16456 W HONEYSUCKLE DR**	**06/29/2017**	$360,100	$36,010	1,936	//2.67	2007	6,705 SF	Yes
.02Mi.	**16448 W HONEYSUCKLE DR**	**06/06/2022**	$318,200	$31,820	1,564	//2.33	2006	8,224 SF	
.02Mi.	**16463 W PRICKLY PEAR TRL**	**01/28/2022**	$330,000	$33,000	1,980	//3.67	2006	6,409 SF	
.03Mi.	**16455 W PRICKLY PEAR TRL**	**02/01/2019**	$349,500	$34,950	1,716	//2.67	2007	7,277 SF	Yes
.03Mi.	**16440 W HONEYSUCKLE DR**	**02/29/2016**	$363,800	$36,380	2,240	//3.33	2006	8,355 SF	
.04Mi.	**16447 W PRICKLY PEAR TRL**	**04/15/2024**	$337,100	$33,710	1,716	//2.67	2007	9,123 SF	
.04Mi.	**25918 N 165TH DR**	**05/03/2022**	$296,800	$29,680	1,320	//2.67	2006	8,252 SF	
.04Mi.	**16432 W HONEYSUCKLE DR**	**03/27/2020**	$359,700	$35,970	1,716	//2.67	2007	7,932 SF	Yes
.04Mi.	**16449 W HONEYSUCKLE DR**	**02/16/2021**	$376,200	$37,620	2,235	//3.33	2007	7,862 SF	Yes
.04Mi.	**25827 N 165TH LN**	**04/24/2024**	$342,600	$34,260	1,716	//2.67	2006	6,625 SF	Yes
.04Mi.	**25843 N 165TH LN**	**05/19/2017**	$320,100	$32,010	1,716	//2.67	2007	6,138 SF	
.04Mi.	**16439 W PRICKLY PEAR TRL**	**04/12/2018**	$359,200	$35,920	2,240	//3.33	2006	7,877 SF	
.04Mi.	**25811 N 165TH LN**	**01/10/2018**	$309,000	$30,900	1,564	//2.67	2006	6,357 SF	
.05Mi.	**25859 N 165TH LN**	**04/11/2007**	$350,800	$35,080	2,240	//3.67	2006	6,133 SF	
.05Mi.	**16441 W HONEYSUCKLE DR**	**07/23/2018**	$331,700	$33,170	1,564	//2.33	2006	7,563 SF	Yes

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	84%

ICE SiteX Report

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Demographics & Income

Median Age:	53.1 years old	Households:	6,910
Median Household Income:	$89,960	Households w/Family:	73%
Household Income Per Capita:	$43,794	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	17%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.14Mi.	**Willow Canyon High School** Number of Students: 1,901 Student-Teacher Ratio: 24.37 Advanced Placement: Yes	B	Public	9 - 12
1.70Mi.	**Asante Preparatory Academy** Number of Students: 876 Student-Teacher Ratio: 18.35	B	Public	PK - 8

Flood Report

The Subject Property of **16464 W HONEYSUCKLE DR, SURPRISE, AZ 85387-6883** 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	15%	SIGNIFICANTLY LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	10%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	46%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	34%	SIGNIFICANTLY LOWER
MURDER	14%	SIGNIFICANTLY LOWER
OVERALL	38%	SIGNIFICANTLY LOWER

Disaster Alerts

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

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