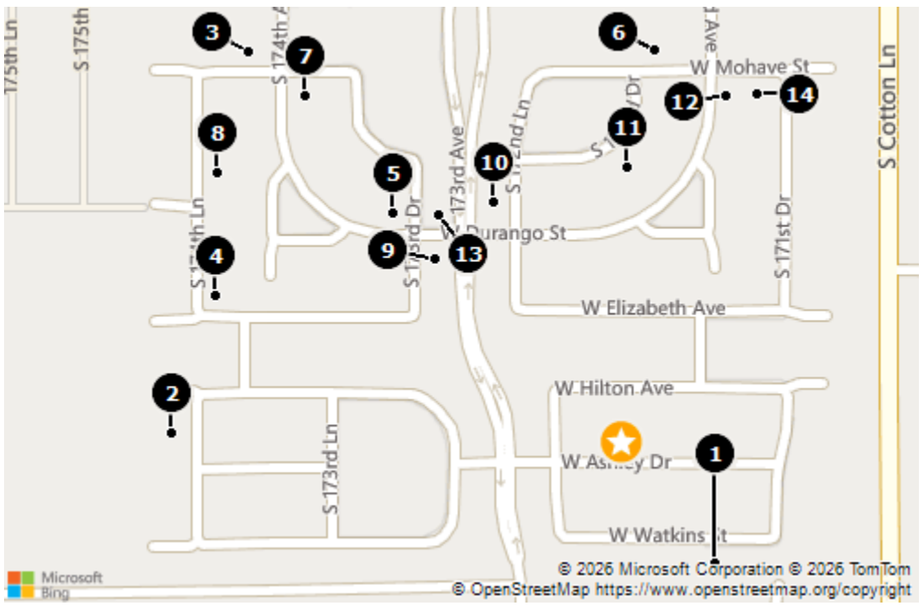
ICE SiteX Report

OrderID: 98472059

SiteX Property Information Report



Subject Property Location

17246 W ASHLEY DR, GOODYEAR, AZ 85338-1730

County:	**MARICOPA AZ**	Census Tract:	040130610.502010
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	502-85-036	Thomas Bros Pg-Grid:	902-3A

Valuation

Value:	**$505,000**	FSD:	15	Common Confidence Score:	49
Value Range:	$429,250 - $580,750	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	440808
Assd Land Value:		Market Land Value:	$79,300	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$317,500	Total Taxable Value:	$2,827
Total Assessed Value:	$39,680	Total Assessor Market Value:	$396,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 765 Subdivision: COTTONFLOWER UNIT 7 Legal Unit: 7 Map Ref: MB 55109 Sec/Twnship/Range: SEC 14 TWN 1N RNG 2W
Abbreviated Description: COTTONFLOWER UNIT 7 MCR 551-09

Property Characteristics

Lot Size:	6,380 SF	Bedrooms:		Pool:	Yes
Building Area:	2876 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

Prior Transfer

Recording Date:	12/18/2023	Sales Price:	N/A
Document #:	20230642414 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/07/2022	Loan Amount:	N/A
Document #:	20220555672 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII

Mortgage Record

Recording Date:	09/07/2021	Loan Amount:	N/A
Document #:	20210963326 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII

Prior Transfer

Recording Date:	10/25/2019	Sales Price:	$325,000
Document #:	20190857239 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT 7 Legal Unit: 7 Map Ref: MB 55109 Sec/Twnship/Range: SEC 14 TWN 1N RNG 2W
Abbreviated Description: COTTONFLOWER UNIT 7 MCR 551-09

Prior Transfer

Recording Date:	10/25/2019	Sales Price:	$325,000
Document #:	20190857239 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/17/2019		
Document Type:			

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII Map Ref: MB 551 PG 9

Prior Transfer

Recording Date:	03/05/2019	Sales Price:	$143,461
Document #:	2019-0150324 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/20/2019	Sales Price:	$294,900
Document #:	20190116123 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/15/2019		
Document Type:			

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER Legal Unit: VII Map Ref: MB 551 PG 9
City/Muni/Twp: GOODYEAR

Prior Transfer

Recording Date:	05/16/2013	Sales Price:	$149,785
Document #:	2013-0446729 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/06/2013	Loan Amount:	N/A
Document #:	2013-0411400 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2043	Type Finance:	

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER Legal Unit: VII
City/Muni/Twp: GOODYEAR

Prior Transfer

Recording Date:	03/15/2012	Sales Price:	N/A
Document #:	2012-0213851 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/14/2012		
Document Type:			

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER Legal Unit: VII Map Ref: MAP551 PG9
City/Muni/Twp: GOODYEAR

Prior Transfer

Recording Date:	11/17/2010	Sales Price:	$145,000
Document #:	2010-1006439 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/02/2010		
Document Type:			

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII Map Ref: MAP551 PG9
City/Muni/Twp: GOODYEAR

Prior Transfer

Recording Date:	03/09/2010	Sales Price:	$150,115
Document #:	2010-0196933 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/02/2010		
Document Type:			

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII Map Ref: MAP551 PG9

Prior Transfer

Recording Date:	02/23/2010	Sales Price:	$258,000
Document #:	2010-0150219 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/02/2009	Sales Price:	$258,000
Document #:	2009-0917135 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/24/2007	Loan Amount:	N/A
Document #:	2007-0093262 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	02/01/2012	Type Finance:	

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII

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Prior Transfer

Recording Date:	01/24/2007	Sales Price:	$322,500
Document #:	2007-0093260 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/04/2007		
Document Type:			

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII Map Ref: MAP551 PG9

Prior Transfer

Recording Date:	03/02/2006	Sales Price:	$200,000
Document #:	2006-0285781 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/15/2006	Sales Price:	$177,604
Document #:	2006-0211716 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/11/2005		
Document Type:			

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII Map Ref: MAP551 PG9

Prior Transfer

Recording Date:	09/10/2004	Sales Price:	$250,000
Document #:	2004-1060881 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/18/2004		
Document Type:			

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII Map Ref: MAP551 PG9

Mortgage Record

Recording Date:	04/28/2004	Loan Amount:	N/A
Document #:	2004-0462048 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2034	Type Finance:	

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER Legal Unit: VII

Prior Transfer

Recording Date:	04/28/2004	Sales Price:	N/A
Document #:	2004-0462047 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/19/2004		
Document Type:			

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII Map Ref: MAP551 PG9

Prior Transfer

Recording Date:	04/28/2004	Sales Price:	$221,878
Document #:	2004-0462046 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/19/2004		
Document Type:			

Legal Description:
Lot: 765 Subdivision: COTTONFLOWER UNIT VII Map Ref: MAP551 PG9

Area Sales Analysis

Total Area Sales	$5,698,925	Median # of Bedrooms	
Median Lot Size	6,561 SF	Median # of Baths	2.67
Median Living Area	1,958 SF	Median Year Built	2004
Price Range - 2 Yrs	$334,500 to $497,500	Age Range	21 years to 23 years
Median Value	$395,463	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**17189 W WATKINS ST** **GOODYEAR, AZ 85338-1719**	09/17/2026	$334,500	$185	1806	7//2.67	2003	6,050 SF	
		APN: 502-85-078 Document #: 20260546166 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 807 Subdivision: COTTONFLOWER MapRef: DOC 2001-482402 Abbreviated Description: Lot:807 Subdivision:COTTONFLOWER Map Ref:DOC 2001-482402								
2	.3Mi.	**2256 S 174TH LN** **GOODYEAR, AZ 85338-1933**	09/16/2026	$455,000	$182	2489	//3.33	2004	9,550 SF	
		APN: 502-43-859 Document #: 20260543952 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 679 Subdivision: COTTONFLOWER UNIT VI MapRef: MB 551 PG 8 Abbreviated Description: Lot:679 Subdivision:COTTONFLOWER UNIT VI Map Ref:MB 551 PG 8								
3	.36Mi.	**17420 W MOHAVE ST** **GOODYEAR, AZ 85338-1710**	07/29/2026	$497,500	$195	2549	//3.33	2005	6,576 SF	Yes
		APN: 502-43-548 Document #: 20260449301 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 394 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:394 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6								
4	.29Mi.	**17454 W ELIZABETH AVE** **GOODYEAR, AZ 85338-1991**	06/18/2026	$370,000	$184	2008	9//2.67	2004	6,526 SF	
		APN: 502-43-606 Document #: 20260369057 Document Type: Price Code: V Land Use: Rural/Agricultural Residence								

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Legal: Lot: 452 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:452 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6

5	.22Mi.	**17326 W DURANGO ST** **GOODYEAR, AZ 85338-1705**	06/11/2026	$415,000	$217	1908	8//2.67	2005	7,241 SF	Yes

APN: 502-43-567 Document #: 20260352373
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 413 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:413 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6

6	.27Mi.	**17222 W MOHAVE ST** **GOODYEAR, AZ 85338-1788**	06/01/2026	$340,000	$273	1245	6//2	2003	5,500 SF	

APN: 502-43-680 Document #: 20260330385
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 514 Subdivision: COTTONFLOWER UNIT V MapRef: MB 551 PG 7 Abbreviated Description: Lot:514 Subdivision:COTTONFLOWER UNIT V Map Ref:MB 551 PG 7

7	.32Mi.	**1815 S 174TH AVE** **GOODYEAR, AZ 85338-1932**	04/23/2026	$440,000	$219	2008	9//2.67	2004	6,600 SF	

APN: 502-43-576 Document #: 20260243140
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 422 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:422 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6

8	.33Mi.	**1909 S 174TH LN** **GOODYEAR, AZ 85338-1927**	03/30/2026	$475,000	$186	2549	//3.33	2005	6,600 SF	

APN: 502-43-613 Document #: 20260183536
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 459 Subdivision: COTTONFLOWER UNIT IV MapRef: DOC 2001-0482401 Abbreviated Description: Lot:459 Subdivision:COTTONFLOWER UNIT IV Map Ref:DOC 2001-0482401

9	.18Mi.	**2003 S 173RD DR** **GOODYEAR, AZ 85338-1956**	02/11/2026	$431,000	$214	2008	9//2.67	2004	7,281 SF	

APN: 502-43-647 Document #: 20260080816
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 493 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:493 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6

10	.18Mi.	**1976 S 172ND LN** **GOODYEAR, AZ 85338-1754**	01/29/2026	$390,925	$216	1806	//3	2003	5,500 SF	

APN: 502-43-661 Document #: 20260052721
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 495 Subdivision: COTTONFLOWER UNIT V MapRef: MB 551 PG 7 Abbreviated Description: Lot:495 Subdivision:COTTONFLOWER UNIT V Map Ref:MB 551 PG 7

11	.19Mi.	**17235 W APACHE ST** **GOODYEAR, AZ 85338-1786**	10/27/2025	$380,000	$237	1599	8//2	2003	6,546 SF	

APN: 502-43-797 Document #: 20250619781
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 631 Subdivision: COTTONFLOWER UNIT V MapRef: DOC 2001-482400 Abbreviated Description: Lot:631 Subdivision:COTTONFLOWER UNIT V Map Ref:DOC 2001-482400

12	.24Mi.	**17189 W MOHAVE ST** **GOODYEAR, AZ 85338-1791**	10/08/2025	$385,000	$240	1599	8//2	2004	5,571 SF	

APN: 502-43-720 Document #: 20250581609
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 554 Subdivision: COTTONFLOWER UNIT V Legal Unit: V MapRef: MB 551 PG 7 Abbreviated Description: Lot:554 Subdivision:COTTONFLOWER UNIT V Legal Unit:V Map Ref:MB 551 PG 7

13	.2Mi.	**1989 S 173RD DR** **GOODYEAR, AZ 85338-1955**	08/21/2025	$400,000	$198	2012	7//2.67	2005	7,281 SF	Yes

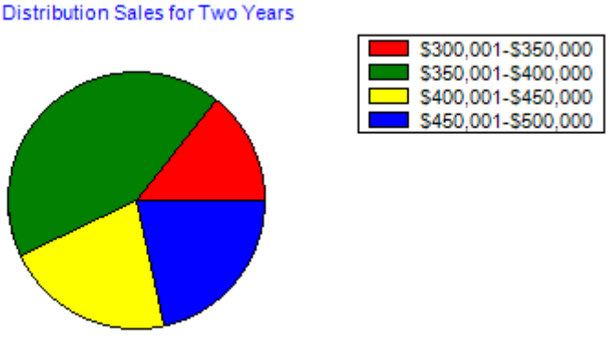
APN: 502-43-538 Document #: 20250483641
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: SW4NW4 S23T01NR02W Abbreviated Description: Sec/Twnship/Range:SW4NW4 S23T01NR02W

14	.25Mi.	**17163 W MOHAVE ST** **GOODYEAR, AZ 85338-1791**	07/21/2025	$385,000	$240	1599	8//2	2003	5,940 SF	

APN: 502-43-718 Document #: 20250416431
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 552 Subdivision: COTTONFLOWER UNIT V MapRef: MB 551 PG 7 Abbreviated Description: Lot:552 Subdivision:COTTONFLOWER UNIT V Map Ref:MB 551 PG 7

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.

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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.	**17246 W ASHLEY DR**	**10/25/2019**	$396,800	$39,680	2,876	//3.67	2004	6,380 SF	Yes
.02Mi.	**17235 W HILTON AVE**	**12/23/2013**	$364,800	$36,480	2,703	//3.33	2003	6,050 SF	
.02Mi.	**17251 W HILTON AVE**	**05/29/2013**	$392,300	$39,230	2,703	//3.33	2004	6,050 SF	Yes
.03Mi.	**17227 W HILTON AVE**	**04/17/2018**	$327,200	$32,720	2,059	//3.33	2004	6,050 SF	Yes
.03Mi.	**17253 W ASHLEY DR**	**07/15/2004**	$395,200	$39,520	2,703	//3.33	2004	6,050 SF	Yes
.03Mi.	**17220 W ASHLEY DR**	**11/26/2014**	$367,000	$36,700	2,703	//3.33	2004	6,380 SF	
.03Mi.	**17276 W ASHLEY DR**	**08/05/2021**	$315,300	$31,530	1,806	7//2.33	2004	6,528 SF	
.04Mi.	**17261 W ASHLEY DR**	**01/05/2005**	$313,700	$31,370	1,806	7//2.33	2004	6,050 SF	
.04Mi.	**17219 W HILTON AVE**	**01/06/2022**	$392,300	$39,230	2,703	//3.33	2004	6,050 SF	Yes
.04Mi.	**17269 W HILTON AVE**	**10/24/2017**	$297,500	$29,750	1,545	6//2	2004	6,528 SF	
.04Mi.	**17271 W ASHLEY DR**	**10/26/2017**	$310,300	$31,030	1,683	7//2	2004	7,946 SF	
.04Mi.	**17221 W ASHLEY DR**	**03/25/2009**	$395,200	$39,520	2,703	//3.33	2004	6,050 SF	Yes
.05Mi.	**17240 W HILTON AVE**	**07/13/2018**	$389,300	$38,930	2,703	//3.33	2004	6,050 SF	Yes
.05Mi.	**17242 W WATKINS ST**	**08/20/2018**	$333,100	$33,310	1,806	7//2.33	2003	6,050 SF	Yes
.05Mi.	**17250 W WATKINS ST**	**05/15/2008**	$368,800	$36,880	2,876	//3.67	2004	6,050 SF	
.05Mi.	**17248 W HILTON AVE**	**11/24/2020**	$315,700	$31,570	1,545	6//2	2004	6,050 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%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.76Mi.	**Centerra Mirage STEM Academy** Number of Students: 659 Student-Teacher Ratio: 26.15	B	Public	KG - 8
5.92Mi.	**Verrado High School** Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes	B	Public	9 - 12
5.92Mi.	**Verrado High School** Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes	B	Public	9 - 12
2.76Mi.	**Centerra Mirage STEM Academy** Number of Students: 659 Student-Teacher Ratio: 26.15	B	Public	KG - 8

Flood Report

The Subject Property of **17246 W ASHLEY DR, GOODYEAR, AZ 85338-1730** 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

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Disaster Alerts

No alerts noted

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