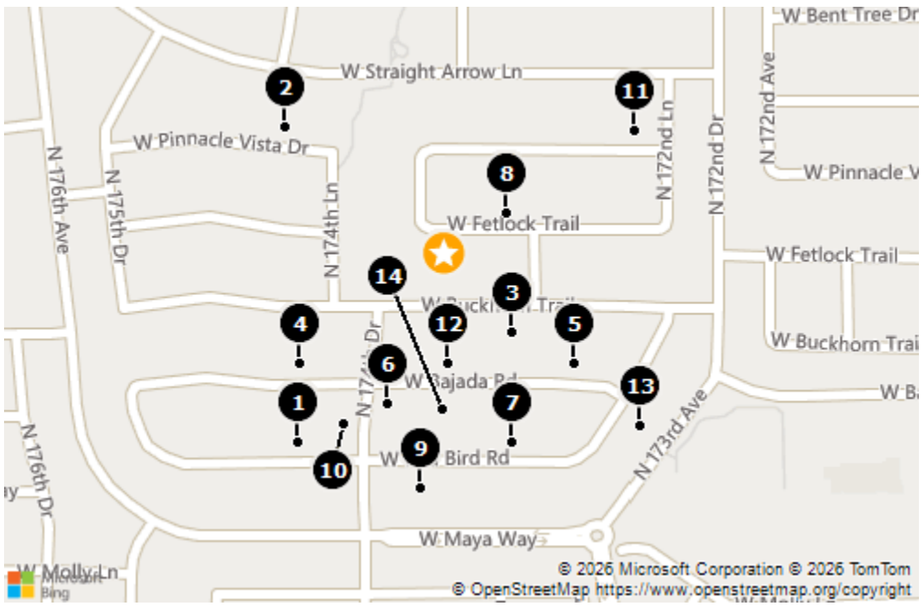
ICE SiteX Report

OrderID: 98359139

SiteX Property Information Report



Subject Property Location

17391 W FETLOCK TRL, SURPRISE, AZ 85387-1087

County:	**MARICOPA AZ**	Census Tract:	040130405.392026
Property Use:	Single Family Residential	Zoning:	PAD
Parcel Number:	503-51-731	Thomas Bros Pg-Grid:	

Valuation

Value:	**$371,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$341,320 - $400,680	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	811500
Assd Land Value:		Market Land Value:	$64,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$258,100	Total Taxable Value:	$1,006
Total Assessed Value:	$32,260	Total Assessor Market Value:	$322,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Subdivision: DESERT OASIS PARCEL 14B Map Ref: MB 89217 Sec/Twnship/Range: SEC 35 TWN 5N RNG 2W
Abbreviated Description: DESERT OASIS PARCEL 14B MCR 892-17

Property Characteristics

Lot Size:	7,463 SF	Bedrooms:		Pool:	
Building Area:	1950 SF	Baths:	2.67	Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/28/2026	Sales Price:	N/A
Document #:	20260321801 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/27/2023	Sales Price:	$400,000
Document #:	20230096194 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B Map Ref: MB 89217 Sec/Twnship/Range: SEC 35 TWN 5N RNG 2W
Abbreviated Description: DESERT OASIS PARCEL 14B MCR 892-17

Prior Transfer

Recording Date:	02/27/2023	Sales Price:	$400,000
Document #:	20230096194 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/17/2023		
Document Type:			

Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B Map Ref: MB 892 PG 17

Prior Transfer

Recording Date:	06/21/2018	Sales Price:	N/A

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Document #:	20180473300 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/14/2018		
Document Type:			

Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B FINAL PLAT Map Ref: DOC2007-0167272

Prior Transfer

Recording Date:	11/30/2017	Sales Price:	$227,000
Document #:	2017-0889927 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/30/2017		
Document Type:			

Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B FINAL PLAT Map Ref: MB 892 PG 17

Prior Transfer

Recording Date:	10/25/2017	Sales Price:	$82,000
Document #:	2017-0792732 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/17/2017	Sales Price:	$215,400
Document #:	2017-0769674 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/15/2017		
Document Type:			

Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B Map Ref: MB 982 PG 17

Prior Transfer

Recording Date:	04/22/2015	Sales Price:	$82,000
Document #:	2015-0276994 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/20/2011	Sales Price:	N/A
Document #:	2011-1046605 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/14/2011		
Document Type:			

Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B FINAL PLAT Map Ref: MAP892 PG17

Prior Transfer

Recording Date:	12/16/2011	Sales Price:	$196,326
Document #:	2011-1038774 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/21/2011	Loan Amount:	N/A
Document #:	2011-0965364 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2041	Type Finance:	

Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B FINAL PLAT

Prior Transfer

Recording Date:	11/21/2011	Sales Price:	N/A
Document #:	2011-0965363 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/18/2011		
Document Type:			

Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B Map Ref: MAP892 PG17

Prior Transfer

Recording Date:	11/21/2011	Sales Price:	$102,500
Document #:	2011-0965362 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/25/2011		
Document Type:			

Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B Map Ref: MAP892 PG17

Mortgage Record

Recording Date:	05/19/2009	Loan Amount:	N/A
Document #:	2009-0447440 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2039	Type Finance:	

Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B FINAL PLAT

Prior Transfer

Recording Date:	05/07/2009	Sales Price:	$194,146
Document #:	2009-0410581 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/13/2008	Sales Price:	$190,060
Document #:	2008-0223302 BK-PG -	Type of Sale:	Verified Sale Price

ICE SiteX Report

OrderID: 98359139

Contract Date: 03/10/2008
Document Type:
Legal Description:
Lot: 17 Subdivision: DESERT OASIS PARCEL 14B FINAL PLAT Map Ref: MAP892 PG17

Area Sales Analysis

Total Area Sales	$5,944,400	Median # of Bedrooms	
Median Lot Size	7,475 SF	Median # of Baths	3
Median Living Area	2,039 SF	Median Year Built	2007
Price Range - 2 Yrs	$350,000 to $543,000	Age Range	8 years to 20 years
Median Value	$409,750	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**17486 W RED BIRD RD** **SURPRISE, AZ 85387-1008**	08/27/2026	$394,000	$197	1996	//2.33	2018	7,475 SF	
		APN: 510-04-892 Document #: 20260507679 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 133 Subdivision: DESERT OASIS PARCEL L14C MapRef: MB 974 PG 46 Abbreviated Description: Lot:133 Subdivision:DESERT OASIS PARCEL L14C Map Ref:MB 974 PG 46								
2	.14Mi.	**17494 W PINNACLE VISTA DR** **SURPRISE, AZ 85387-1055**	08/04/2026	$435,000	$248	1753	//2.33	2016	7,475 SF	Yes
		APN: 510-04-784 Document #: 20260462029 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Subdivision: DESERT OASIS MapRef: MB 974 PG 46 Abbreviated Description: Lot:25 Subdivision:DESERT OASIS Map Ref:MB 974 PG 46								
3	.07Mi.	**17375 W BUCKHORN TRL** **SURPRISE, AZ 85387-1016**	06/18/2026	$360,000	$176	2039	//3	2007	7,475 SF	Yes
		APN: 503-51-452 Document #: 20260367985 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 62 Subdivision: DESERT OASIS AT SURPRISE PARCEL L14-A MapRef: MB 822 PG 44 Abbreviated Description: Lot:62 Subdivision:DESERT OASIS AT SURPRISE PARCEL L14-A Map Ref:MB 822 PG 44								
4	.12Mi.	**17484 W BAJADA RD** **SURPRISE, AZ 85387-1000**	05/20/2026	$424,900	$224	1894	//2.33	2016	7,475 SF	
		APN: 510-04-870 Document #: 20260303996 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 111 Subdivision: DESERT OASIS PARCEL L14C MapRef: MB 974 PG 46 Abbreviated Description: Lot:111 Subdivision:DESERT OASIS PARCEL L14C Map Ref:MB 974 PG 46								
5	.11Mi.	**17328 W BAJADA RD** **SURPRISE, AZ 85387-1001**	05/12/2026	$543,000	$151	3579	//4	2007	7,475 SF	Yes
		APN: 503-51-435 Document #: 20260285983 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 45 Subdivision: DESERT OASIS AT SURPRISE PARCEL L14A MapRef: MB 822 PG 44 Abbreviated Description: Lot:45 Subdivision:DESERT OASIS AT SURPRISE PARCEL L14A Map Ref:MB 822 PG 44								
6	.11Mi.	**27103 N 174TH DR** **SURPRISE, AZ 85387-1053**	03/20/2026	$360,000	$176	2039	//3	2006	8,137 SF	
		APN: 503-51-422 Document #: 20260162115 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Subdivision: DESERT OASIS AT SURPRISE PARCEL L14A MapRef: MB 822 PG 44 Abbreviated Description: Lot:32 Subdivision:DESERT OASIS AT SURPRISE PARCEL L14A Map Ref:MB 822 PG 44								
7	.13Mi.	**17368 W RED BIRD RD** **SURPRISE, AZ 85387-1023**	03/16/2026	$395,000	$179	2205	8//3	2006	7,475 SF	
		APN: 503-51-414 Document #: 20260150035 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Subdivision: DESERT OASIS AT SURPRISE PARCEL L14A MapRef: MB 822 PG 44 Abbreviated Description: Lot:24 Subdivision:DESERT OASIS AT SURPRISE PARCEL L14A Map Ref:MB 822 PG 44								
8	.05Mi.	**17366 W FETLOCK TRL** **SURPRISE, AZ 85387-1083**	03/10/2026	$350,000	$209	1668	//2.67	2008	7,475 SF	
		APN: 503-51-760 Document #: 20260138636 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 46 Subdivision: DESERT OASIS PARCEL 14B MapRef: MB 892 PG 17 Abbreviated Description: Lot:46 Subdivision:DESERT OASIS PARCEL 14B Map Ref:MB 892 PG 17								
9	.16Mi.	**17429 W RED BIRD RD** **SURPRISE, AZ 85387-1027**	02/12/2026	$419,500	$179	2337	//3	2006	7,475 SF	
		APN: 503-51-392 Document #: 20260083070 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Subdivision: DESERT OASIS AT SURPRISE PARCEL L14-A MapRef: MB 822 PG 44 Abbreviated Description: Lot:2 Subdivision:DESERT OASIS AT SURPRISE PARCEL L14-A Map Ref:MB 822 PG 44								
10	.13Mi.	**27080 N 174TH DR** **SURPRISE, AZ 85387-1029**	02/02/2026	$440,000	$220	1996	//2.33	2017	8,171 SF	Yes
		APN: 510-04-889 Document #: 20260060923 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 130 Subdivision: DESERT OASIS PARCEL L14C MapRef: MB 974 PG 46 Abbreviated Description: Lot:130 Subdivision:DESERT OASIS PARCEL L14C Map Ref:MB 974 PG 46								
11	.15Mi.	**17292 W PINNACLE VISTA DR** **SURPRISE, AZ 85387-1079**	12/17/2025	$400,000	$205	1950	//2.67	2007	7,800 SF	
		APN: 503-51-778 Document #: 20250727556 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Subdivision: DESERT OASIS PARCEL 14B MapRef: MB 892 PG 17 Abbreviated Description: Lot:64 Subdivision:DESERT OASIS PARCEL 14B Map Ref:MB 892 PG 17								
12	.07Mi.	**17412 W BAJADA RD** **SURPRISE, AZ 85387-1003**	12/10/2025	$388,000	$190	2039	//3	2006	7,475 SF	
		APN: 503-51-442 Document #: 20250710958 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: DESERT OASIS AT SURPRISE MapRef: MB 822 PG 44 Abbreviated Description: Lot:52 Subdivision:DESERT OASIS AT SURPRISE Map Ref:MB 822 PG 44

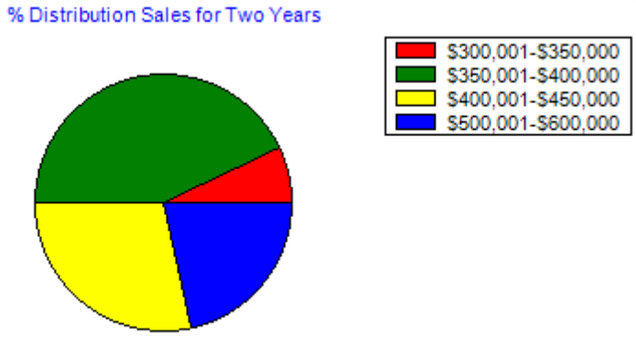
13	.17Mi.	**27071 N 172ND LN SURPRISE, AZ 85387-1050**	12/04/2025	$515,000	$172	2989	//4.33	2006	7,713 SF	Yes

APN: 503-51-405 Document #: 20250700047
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: DESERT OASIS AT SURPRISE PARCEL L14A MapRef: MB 822 PG 44 Abbreviated Description: Lot:15 Subdivision:DESERT OASIS AT SURPRISE PARCEL L14A Map Ref:MB 822 PG 44

14	.1Mi.	**17415 W BAJADA RD SURPRISE, AZ 85387-1005**	11/26/2025	$520,000	$145	3579	//4	2006	7,475 SF	

APN: 503-51-424 Document #: 20250686709
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: DESERT OASIS AT SURPRISE PARCEL L14A MapRef: MB 822 PG 44 Abbreviated Description: Lot:34 Subdivision:DESERT OASIS AT SURPRISE PARCEL L14A Map Ref:MB 822 PG 44

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.	**17391 W FETLOCK TRL**	**02/27/2023**	$322,600	$32,260	1,950	//2.67	2007	7,463 SF	
.01Mi.	**17383 W FETLOCK TRL**	**05/23/2008**	$317,000	$31,700	1,836	//2.67	2008	7,475 SF	
.01Mi.	**17399 W FETLOCK TRL**	**06/22/2016**	$357,300	$35,730	2,401	//3.67	2007	7,283 SF	
.02Mi.	**17422 W BUCKHORN TRL**	**10/20/2021**	$370,100	$37,010	2,337	//3	2007	7,475 SF	
.02Mi.	**17375 W FETLOCK TRL**	**02/01/2023**	$282,300	$28,230	1,426	//2.33	2008	7,590 SF	
.03Mi.	**17410 W BUCKHORN TRL**	**02/27/2015**	$380,600	$38,060	2,678	//3.67	2007	7,475 SF	
.03Mi.	**17434 W BUCKHORN TRL**	**12/07/2007**	$406,300	$40,630	2,205	//3	2007	7,475 SF	Yes
.03Mi.	**27315 N 174TH AVE**	**07/24/2019**	$283,700	$28,370	1,426	//2.33	2007	8,041 SF	
.03Mi.	**17398 W BUCKHORN TRL**	**07/03/2019**	$397,300	$39,730	2,990	//4.33	2007	7,590 SF	
.04Mi.	**17382 W FETLOCK TRL**	**06/12/2023**	$304,800	$30,480	1,668	//2.67	2008	7,475 SF	
.04Mi.	**17367 W FETLOCK TRL**	**12/18/2015**	$317,000	$31,700	1,836	//2.67	2008	7,475 SF	
.04Mi.	**27337 N 174TH AVE**	**10/05/2023**	$326,000	$32,600	1,950	//2.67	2007	8,050 SF	
.04Mi.	**17374 W FETLOCK TRL**	**01/27/2021**	$281,700	$28,170	1,426	//2.33	2008	7,475 SF	
.04Mi.	**17386 W BUCKHORN TRL**	**12/12/2018**	$427,600	$42,760	2,990	//4.33	2007	7,475 SF	Yes
.05Mi.	**17359 W FETLOCK TRL**	**12/24/2024**	$348,700	$34,870	1,950	//2.67	2008	7,460 SF	Yes
.05Mi.	**17366 W FETLOCK TRL**	**09/19/2025**	$304,800	$30,480	1,668	//2.67	2008	7,475 SF	

Rent vs. Own

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

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:	Nadaburg Unified School District	Students:	1,641
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**Desert Oasis Elementary School**	C+	Public	PK - 8

Number of Students: 753
Student-Teacher Ratio: 10.36

ICE SiteX Report

OrderID: 98359139

Flood Report

The Subject Property of **17391 W FETLOCK TRL, SURPRISE, AZ 85387-1087** 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

No alerts noted

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