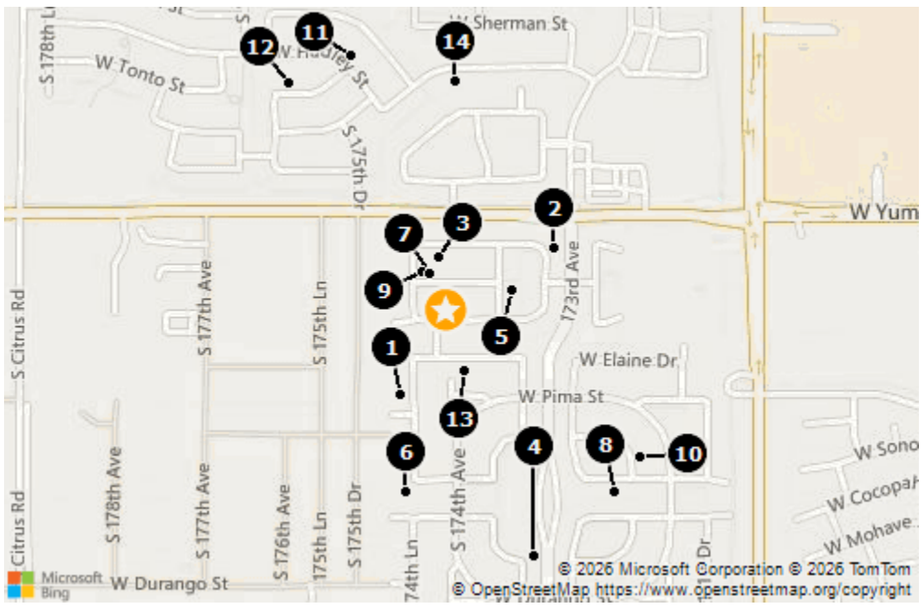
ICE SiteX Report

OrderID: 98394814

SiteX Property Information Report



Subject Property Location

17438 W PAPAGO ST, GOODYEAR, AZ 85338-1903

County:	**MARICOPA AZ**	Census Tract:	040130610.501003
Property Use:	Single Family Residential	Zoning:	PAD
Parcel Number:	502-43-373	Thomas Bros Pg-Grid:	901-6A

Valuation

Value:	**$370,000**	FSD:	6	Common Confidence Score:	85
Value Range:	$347,800 - $392,200	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	440808
Assd Land Value:		Market Land Value:	$62,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$251,700	Total Taxable Value:	$1,921
Total Assessed Value:	$31,460	Total Assessor Market Value:	$314,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 99 Subdivision: COTTONFLOWER UNIT 1 Legal Unit: 1 Map Ref: MB 52731 Sec/Twnship/Range: SEC 14 TWN 1N RNG 2W
Abbreviated Description: COTTONFLOWER UNIT 1 MCR 527-31

Property Characteristics

Lot Size:	6,028 SF	Bedrooms:		Pool:	
Building Area:	1686 SF	Baths:	3	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
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:	07/22/2026	Sales Price:	$378,026
Document #:	20260434931 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/25/2025	Sales Price:	N/A
Document #:	20250681482 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/29/2025	Sales Price:	$385,000
Document #:	20250626706 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/28/2025		
Document Type:			
Legal Description:			

Lot: 99 Subdivision: COTTON FLOWER UNIT 1 Map Ref: MB 527 PG 31

Prior Transfer

Recording Date:	01/24/2022	Sales Price:	$180,000
Document #:	2022-0067330 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	01/04/2022	Sales Price:	$410,500
Document #:	20220008872 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 99 Subdivision: COTTONFLOWER UNIT 1 Legal Unit: 1 Map Ref: MB 52731 Sec/Twnship/Range: SEC 14 TWN 1N RNG 2W
Abbreviated Description: COTTONFLOWER UNIT 1 MCR 527-31

Prior Transfer

Recording Date:	01/04/2022	Sales Price:	$410,500
Document #:	20220008872 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/21/2021		
Document Type:			

Legal Description:
Lot: 99 Subdivision: COTTONFLOWER UNIT I Map Ref: MB 527 PG 31

Prior Transfer

Recording Date:	06/06/2017	Sales Price:	N/A
Document #:	2017-0408607 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/22/2017	Sales Price:	$212,000
Document #:	2017-0368947 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/02/2017		
Document Type:			

Legal Description:
Lot: 99 Subdivision: COTTONFLOWER Legal Unit: 1 Map Ref: MB 527 PG 31

Prior Transfer

Recording Date:	11/13/2015	Sales Price:	$156,120
Document #:	2015-0813645 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/06/2015	Loan Amount:	N/A
Document #:	2015-0799634 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2045	Type Finance:	

Legal Description:
Lot: 99 Subdivision: COTTONFLOWER I Legal Unit: I

Mortgage Record

Recording Date:	09/02/2014	Loan Amount:	N/A
Document #:	2014-0580689 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2044	Type Finance:	

Legal Description:
Lot: 99 Subdivision: COTTONFLOWER I Legal Unit: 1

Prior Transfer

Recording Date:	09/02/2014	Sales Price:	N/A
Document #:	2014-0580688 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/06/2014		
Document Type:			

Legal Description:
Lot: 99 Subdivision: COTTONFLOWER Legal Unit: 1 Map Ref: MAP527 PG31

Prior Transfer

Recording Date:	09/02/2014	Sales Price:	$159,000
Document #:	2014-0580687 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/08/2014		
Document Type:			

Legal Description:
Lot: 99 Subdivision: COTTONFLOWER Legal Unit: 1 Map Ref: MAP527 PG31

Prior Transfer

Recording Date:	01/12/2011	Sales Price:	$96,500
Document #:	2011-0031136 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/06/2011		
Document Type:			

Legal Description:
Lot: 99 Subdivision: COTTONFLOWER UNIT 1 Map Ref: MAP527 PG31

Prior Transfer

Recording Date:	03/15/2010	Sales Price:	$91,600
Document #:	2010-0214804 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/08/2010		
Document Type:			

Legal Description:
Lot: 99 Subdivision: COTTONFLOWER UNIT 1 Map Ref: MAP527 PG31

Prior Transfer

Recording Date:	10/29/2009	Sales Price:	$150,000
Document #:	2009-1002286 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	10/20/2004	Sales Price:	$187,500
Document #:	2004-1226563 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/21/2004		
Document Type:			

Legal Description:
Lot: 99 Subdivision: COTTONFLOWER Legal Unit: 1 Map Ref: MAP527 PG31

Area Sales Analysis

Total Area Sales	$5,799,119	Median # of Bedrooms	
Median Lot Size	6,573 SF	Median # of Baths	3
Median Living Area	2,309 SF	Median Year Built	2002
Price Range - 2 Yrs	$326,619 to $580,000	Age Range	7 years to 25 years
Median Value	$397,500	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**1594 S 174TH LN** **GOODYEAR, AZ 85338-1947**	09/14/2026	$345,000	$147	2341	10//3	2003	8,500 SF	
		APN: 502-43-477 Document #: 20260538296 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 195 Subdivision: COTTONFLOWER UNIT III MapRef: MB 527 PG 32 Abbreviated Description: Lot:195 Subdivision:COTTONFLOWER UNIT III Map Ref:MB 527 PG 32								
2	.17Mi.	**1257 S 173RD DR** **GOODYEAR, AZ 85338-1950**	09/03/2026	$415,000	$164	2522	//3.67	2001	7,817 SF	
		APN: 502-43-300 Document #: 20260521466 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Subdivision: COTTONFLOWER UNIT I MapRef: MB 527 PG 31 Abbreviated Description: Lot:26 Subdivision:COTTONFLOWER UNIT I Map Ref:MB 527 PG 31								
3	.07Mi.	**17445 W NAVAJO ST** **GOODYEAR, AZ 85338-1946**	08/27/2026	$423,500	$167	2522	//3.33	2002	6,028 SF	Yes
		APN: 502-43-325 Document #: 20260507719 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 51 Subdivision: COTTONFLOWER UNIT I MapRef: MB 527 PG 31 Abbreviated Description: Lot:51 Subdivision:COTTONFLOWER UNIT I Map Ref:MB 527 PG 31								
4	.35Mi.	**1899 S 173RD DR** **GOODYEAR, AZ 85338-1954**	08/18/2026	$379,000	$218	1738	7//2.67	2003	7,116 SF	
		APN: 502-43-542 Document #: 20260489109 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 388 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:388 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6								
5	.09Mi.	**1323 S 173RD LN** **GOODYEAR, AZ 85338-1949**	08/10/2026	$395,000	$173	2277	7//3	2002	5,995 SF	
		APN: 502-43-363 Document #: 20260471559 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 89 Subdivision: COTTONFLOWER UNIT 1 MapRef: MB 527 PG 31 Abbreviated Description: Lot:89 Subdivision:COTTONFLOWER UNIT 1 Map Ref:MB 527 PG 31								
6	.25Mi.	**17473 W COCOPAH ST** **GOODYEAR, AZ 85338-1974**	06/09/2026	$400,000	$111	3599	//4	2002	6,585 SF	Yes
		APN: 502-43-489 Document #: 20260348481 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 207 Subdivision: COTTONFLOWER UNIT III MapRef: MB 527 PG 32 Abbreviated Description: Lot:207 Subdivision:COTTONFLOWER UNIT III Map Ref:MB 527 PG 32								
7	.06Mi.	**17454 W YAVAPAI ST** **GOODYEAR, AZ 85338-1935**	06/05/2026	$485,000	$177	2737	//4.67	2002	6,028 SF	
		APN: 502-43-345 Document #: 20260342596 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 71 Subdivision: COTTONFLOWER UNIT I MapRef: MB 527 PG 31 Abbreviated Description: Lot:71 Subdivision:COTTONFLOWER UNIT I Map Ref:MB 527 PG 31								
8	.34Mi.	**17249 W COCOPAH ST** **GOODYEAR, AZ 85338-1977**	05/29/2026	$370,000	$192	1918	//3	2002	5,500 SF	
		APN: 502-43-264 Document #: 20260325647 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 367 Subdivision: COTTONFLOWER UNIT II MapRef: MB 527 PG 30 Abbreviated Description: Lot:367 Subdivision:COTTONFLOWER UNIT II Map Ref:MB 527 PG 30								
9	.06Mi.	**17462 W YAVAPAI ST** **GOODYEAR, AZ 85338-1935**	05/15/2026	$419,000	$184	2277	7//3	2002	6,504 SF	
		APN: 502-43-346 Document #: 20260292633 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 72 Subdivision: COTTONFLOWER UNIT I MapRef: DOC 2001-0553948 Abbreviated Description: Lot:72 Subdivision:COTTONFLOWER UNIT I Map Ref:DOC 2001-0553948								
10	.33Mi.	**1667 S 172ND DR** **GOODYEAR, AZ 85338-1771**	05/04/2026	$366,000	$214	1710	//3	2003	6,569 SF	
		APN: 502-43-247 Document #: 20260267344 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 350 Subdivision: COTTONFLOWER UNIT II MapRef: MB 527 PG 30 Abbreviated Description: Lot:350 Subdivision:COTTONFLOWER UNIT II Map Ref:MB 527 PG 30								
11	.37Mi.	**17534 W HADLEY ST** **GOODYEAR, AZ 85338-4030**	02/25/2026	$326,619	$186	1752	//2	2019	6,699 SF	
		APN: 502-39-776 Document #: 20260109419								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 595 Subdivision: CANYON TRAILS UNIT 4 WEST PARCEL H MapRef: MB 906 PG 3 Abbreviated Description: Lot:595 Subdivision:CANYON TRAILS UNIT 4 WEST PARCEL H Map Ref:MB 906 PG 3

12	.37Mi.	**17584 W TONTO ST** **GOODYEAR, AZ 85338-4045**	02/18/2026	$390,000	$249	1564	//2	2018	6,050 SF

APN: 502-39-752 Document #: 20260092046
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 571 Subdivision: CANYON TRAILS UNIT 4 WEST PARCEL H MapRef: MB 906 PG 3 Abbreviated Description: Lot:571 Subdivision:CANYON TRAILS UNIT 4 WEST PARCEL H Map Ref:MB 906 PG 3

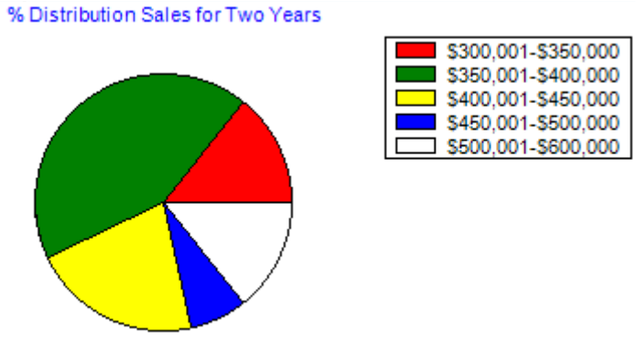
13	.09Mi.	**17419 W ELAINE DR** **GOODYEAR, AZ 85338-1982**	12/29/2025	$505,000	$140	3599	//4	2003	6,576 SF

APN: 502-43-436 Document #: 20250748757
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 154 Subdivision: COTTONFLOWER UNIT 3 MapRef: MB 527 PG 32 Abbreviated Description: Lot:154 Subdivision:COTTONFLOWER UNIT 3 Map Ref:MB 527 PG 32

14	.31Mi.	**17427 W HADLEY ST** **GOODYEAR, AZ 85338-4023**	10/09/2025	$580,000	$242	2389	//3	2018	10,217 SF

APN: 502-39-561 Document #: 20250585205
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 493 Subdivision: CANYON TRAILS UNIT 4 WEST PARCEL D2 MapRef: MB 799 PG 46 Abbreviated Description: Lot:493 Subdivision:CANYON TRAILS UNIT 4 WEST PARCEL D2 Map Ref:MB 799 PG 46

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.	**17438 W PAPAGO ST**	**01/04/2022**	$314,600	$31,460	1,686	6//3	2003	6,028 SF	
.01Mi.	**17446 W PAPAGO ST**	**12/03/2020**	$349,100	$34,910	2,277	7//3	2003	6,028 SF	
.02Mi.	**17439 W YAVAPAI ST**	**03/01/2024**	$367,300	$36,730	2,277	7//3	2003	6,028 SF	Yes
.02Mi.	**17454 W PAPAGO ST**	**03/29/2022**	$314,600	$31,460	1,686	6//3	2003	6,028 SF	
.02Mi.	**17422 W PAPAGO ST**	**05/14/2020**	$349,100	$34,910	2,277	7//3	2003	6,028 SF	
.02Mi.	**17447 W YAVAPAI ST**	**12/29/2020**	$314,600	$31,460	1,686	6//3	2003	6,028 SF	
.02Mi.	**17431 W YAVAPAI ST**	**01/10/2007**	$314,600	$31,460	1,686	6//3	2003	6,028 SF	
.03Mi.	**17455 W YAVAPAI ST**	**04/18/2023**	$391,500	$39,150	2,457	//3.67	2002	6,028 SF	Yes
.03Mi.	**17423 W YAVAPAI ST**	**05/04/2022**	$387,600	$38,760	2,522	//3.33	2003	6,028 SF	Yes
.03Mi.	**17462 W PAPAGO ST**	**10/28/2020**	$350,800	$35,080	2,277	7//3	2003	6,504 SF	
.03Mi.	**17429 W PAPAGO ST**	**07/22/2025**	$349,100	$34,910	2,277	7//3	2003	6,028 SF	
.04Mi.	**17453 W PAPAGO ST**	**11/27/2024**	$381,000	$38,100	2,277	7//3	2003	6,942 SF	Yes
.04Mi.	**17406 W PAPAGO ST**	**11/25/2019**	$361,200	$36,120	2,522	//3.33	2003	6,028 SF	
.04Mi.	**17461 W PAPAGO ST**	**03/23/2023**	$355,000	$35,500	1,686	6//3	2003	6,160 SF	
.05Mi.	**17407 W YAVAPAI ST**	**08/27/2020**	$396,000	$39,600	2,522	//3.33	2003	6,028 SF	Yes
.05Mi.	**17438 W YAVAPAI ST**	**03/17/2014**	$388,200	$38,820	2,522	//3.67	2001	6,028 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-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.81Mi.	**Centerra Mirage STEM Academy** Number of Students: 659 Student-Teacher Ratio: 26.15	C-	Public	KG - 8
5.35Mi.	**Verrado High School** Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes	C+	Public	9 - 12
5.35Mi.	**Verrado High School** Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes	C+	Public	9 - 12
2.81Mi.	**Centerra Mirage STEM Academy** Number of Students: 659 Student-Teacher Ratio: 26.15	C-	Public	KG - 8

Flood Report

The Subject Property of **17438 W PAPAGO ST, GOODYEAR, AZ 85338-1903** 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

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