ICE SiteX Report

OrderID: 98665736

SiteX Property Information Report



Subject Property Location

17458 W CARIBBEAN LN, SURPRISE, AZ 85388-7734

County:	**MARICOPA AZ**	Census Tract:	040130610.592000
Property Use:	Single Family Residential	Zoning:	PAD
Parcel Number:	502-88-077	Thomas Bros Pg-Grid:	

Valuation

Value:	**$435,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$400,200 - $469,800	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	891503
Assd Land Value:		Market Land Value:	$70,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$282,400	Total Taxable Value:	$1,598
Total Assessed Value:	$35,300	Total Assessor Market Value:	$353,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 77 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MB 60147 Sec/Twnship/Range: SEC 11 TWN 3N RNG 2W
Abbreviated Description: SIERRA MONTANA PARCEL 19 MCR 601-47

Property Characteristics

Lot Size:	5,830 SF	Bedrooms:		Pool:	
Building Area:	2821 SF	Baths:	3.33	Fireplace:	
Year Built:	2003	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
Mortgage Record

Recording Date:	04/04/2024	Loan Amount:	N/A
Document #:	20240174160 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2064	Type Finance:	

Legal Description:
Lot: 77 Subdivision: SIERRA MONTANA PARCEL 19

Prior Transfer

Recording Date:	05/03/2023	Sales Price:	N/A
Document #:	20230227650 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/21/2023	Sales Price:	$473,000
Document #:	20230205698 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 77 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MB 60147 Sec/Twnship/Range: SEC 11 TWN 3N RNG 2W
Abbreviated Description: SIERRA MONTANA PARCEL 19 MCR 601-47

Prior Transfer

Recording Date:	04/21/2023	Sales Price:	$473,000
Document #:	20230205698 BK-PG -	Type of Sale:	Verified Sale Price

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Contract Date:	04/14/2023
Document Type:	
Legal Description:	
Lot: 77 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MB 601 PG 47	

Prior Transfer

Recording Date:	10/13/2021	Sales Price:	$91,920
Document #:	2021-1104561 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/04/2021	Sales Price:	$465,000
Document #:	20211069667 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/30/2021		
Document Type:			
Legal Description:			
Lot: 77 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MB 601 PG 47			

Prior Transfer

Recording Date:	04/05/2011	Sales Price:	$114,900
Document #:	2011-0291702 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/15/2011		
Document Type:			
Legal Description:			
Lot: 77 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47			

Prior Transfer

Recording Date:	12/22/2010	Sales Price:	$127,500
Document #:	2010-1111936 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/17/2010		
Document Type:			
Legal Description:			
Lot: 77 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47			

Prior Transfer

Recording Date:	10/04/2010	Sales Price:	$157,470
Document #:	2010-0860941 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/14/2010	Sales Price:	$157,470
Document #:	2010-0596478 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/26/2005	Loan Amount:	N/A
Document #:	2005-1419789 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	09/19/2035	Type Finance:	
Legal Description:			
Lot: 77 Subdivision: SIERRA MONTANA PARCEL 19			

Prior Transfer

Recording Date:	08/13/2004	Sales Price:	$196,843
Document #:	2004-0944667 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/12/2004		
Document Type:			
Legal Description:			
Lot: 77 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47			

Prior Transfer

Recording Date:	08/13/2004	Sales Price:	N/A
Document #:	2004-0944666 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/12/2004		
Document Type:			
Legal Description:			
Lot: 77 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47			

Prior Transfer

Recording Date:	02/27/2004	Sales Price:	$157,040 Multiple Parcels Involved in this transaction
Document #:	2004-0201585 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/25/2004		
Document Type:			
Legal Description:			
Lot: 54,77,78 Subdivision: SIERRA MONTANA PARCEL 19 Map Ref: MAP601 PG47			
Abbreviated Description: LOT81			

Area Sales Analysis

Total Area Sales	$8,517,888	Median # of Bedrooms	
Median Lot Size	6,332 SF	Median # of Baths	3
Median Living Area	2,147 SF	Median Year Built	2004
Price Range - 2 Yrs	$320,000 to $2,800,000	Age Range	21 years to 22 years
Median Value	$430,000	Median Age	22 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	0Mi.	**17520 W CARIBBEAN LN** **SURPRISE, AZ 85388-7732**	08/10/2026	$435,000	$212	2050	7//2.67	2004	5,830 SF	Yes
		APN: 502-88-070 Document #: 20260471569 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: SIERRA MONTANA PARCEL 19 MapRef: MB 601 PG 47 Abbreviated Description: Lot:70 Subdivision:SIERRA MONTANA PARCEL 19 Map Ref:MB 601 PG 47								
2	.1Mi.	**15140 N 174TH DR** **SURPRISE, AZ 85388-7843**	07/13/2026	$436,000	$168	2581	//3.33	2004	6,696 SF	Yes
		APN: 502-88-019 Document #: 20260415693 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: SIERRA MONTANA PARCEL 19 MapRef: MB 601 PG 47 Abbreviated Description: Lot:19 Subdivision:SIERRA MONTANA PARCEL 19 Map Ref:MB 601 PG 47								
3	.2Mi.	**17544 W PORT ROYALE LN** **SURPRISE, AZ 85388-7790**	06/30/2026	$475,000	$258	1834	//2	2004	7,712 SF	Yes
		APN: 502-88-164 Document #: 20260392317 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 63 Subdivision: SIERRA MONTANA PARCEL 20 MapRef: MB 601 PG 48 Abbreviated Description: Lot:63 Subdivision:SIERRA MONTANA PARCEL 20 Map Ref:MB 601 PG 48								
4	.16Mi.	**15109 N 175TH DR** **SURPRISE, AZ 85388-7870**	06/01/2026	$320,000	$153	2091	//2.67	2004	5,883 SF	
		APN: 502-88-168 Document #: 20260330524 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 67 Subdivision: SIERRA MONTANA PARCEL 20 MapRef: MB 601 PG 48 Abbreviated Description: Lot:67 Subdivision:SIERRA MONTANA PARCEL 20 Map Ref:MB 601 PG 48								
5	.09Mi.	**15219 N 174TH DR** **SURPRISE, AZ 85388-7842**	04/01/2026	$379,000	$209	1805	7//2.67	2004	6,095 SF	
		APN: 502-88-089 Document #: 20260190503 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 89 Subdivision: SIERRA MONTANA PARCEL 19 MapRef: MB 601 PG 47 Abbreviated Description: Lot:89 Subdivision:SIERRA MONTANA PARCEL 19 Map Ref:MB 601 PG 47								
6	.1Mi.	**17524 W ACAPULCO LN** **SURPRISE, AZ 85388-7702**	02/13/2026	$425,000	$200	2125	//3.33	2004	6,095 SF	Yes
		APN: 502-88-035 Document #: 20260086239 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 35 Subdivision: SIERRA MONTANA PARCEL 19 MapRef: MB 601 PG 47 Abbreviated Description: Lot:35 Subdivision:SIERRA MONTANA PARCEL 19 Map Ref:MB 601 PG 47								
7	.07Mi.	**17423 W CARMEN DR** **SURPRISE, AZ 85388-1228**	12/08/2025	$415,000	$172	2403	//3.67	2004	6,268 SF	
		APN: 502-84-049 Document #: 20250706233 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 49 Subdivision: SURPRISE FARMS PHASE 1 B SOUTH PARCEL 11 MapRef: MB 600 PG 17 Abbreviated Description: Lot:49 Subdivision:SURPRISE FARMS PHASE 1 B SOUTH PARCEL 11 Map Ref:MB 600 PG 17								
8	.15Mi.	**15541 N 174TH LN** **SURPRISE, AZ 85388-0275**	11/03/2025	$405,000	$188	2147	//2.67	2005	6,477 SF	Yes
		APN: 502-84-070 Document #: 20250636314 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: SURPRISE FARMS PHASE 1B SOUTH PARCEL 11 MapRef: MB 600 PG 17 Abbreviated Description: Lot:70 Subdivision:SURPRISE FARMS PHASE 1B SOUTH PARCEL 11 Map Ref:MB 600 PG 17								
9	.2Mi.	**15610 N 173RD LN** **SURPRISE, AZ 85388-0243**	10/15/2025	$400,000	$186	2147	//2.67	2005	6,391 SF	
		APN: 502-84-110 Document #: 20250595781 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 110 Subdivision: SURPRISE FARMS PHASE 1BSOUTH PARCEL 11 MapRef: MB 600 PG 17 Abbreviated Description: Lot:110 Subdivision:SURPRISE FARMS PHASE 1BSOUTH PARCEL 11 Map Ref:MB 600 PG 17								
10	.15Mi.	**15515 N 174TH AVE** **SURPRISE, AZ 85388-0265**	09/24/2025	$535,000	$168	3166	//4	2005	6,618 SF	Yes
		APN: 502-84-104 Document #: 20250549568 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 104 Subdivision: SURPRISE FARMS PHASE 1B SOUTH MapRef: DOC 2003-0607334 Abbreviated Description: Lot:104 Subdivision:SURPRISE FARMS PHASE 1B SOUTH Map Ref:DOC 2003-0607334								
11	0Mi.	**17532 W CARIBBEAN LN** **SURPRISE, AZ 85388-7732**	08/26/2025	$378,888	$183	2066	7//2.67	2004	5,830 SF	
		APN: 502-88-068 Document #: 20250492721 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 68 Subdivision: SIERRA MONTANA MapRef: MB 601 PG 47 Abbreviated Description: Lot:68 Subdivision:SIERRA MONTANA Map Ref:MB 601 PG 47								
12	.2Mi.	**15604 N 173RD LN** **SURPRISE, AZ 85388-0243**	06/27/2025	$439,000	$182	2403	//3.33	2005	6,391 SF	Yes
		APN: 502-84-109 Document #: 20250371496 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 109 Subdivision: SURPRISE FARMS PHASE 1B SOUTH PARCEL 11 Abbreviated Description: Lot:109 Subdivision:SURPRISE FARMS PHASE 1B SOUTH PARCEL 11								
13	.1Mi.	**17321 W CARMEN DR** **SURPRISE, AZ 85388-1230**	06/24/2025	$2,800,000	$1,029	2719	//4	2004	6,272 SF	Yes
		APN: 502-84-045 Document #: 20250363008 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: ALLORA SURPRISE Abbreviated Description: Lot:1 Subdivision:ALLORA SURPRISE								
14	.22Mi.	**15652 N 175TH CT** **SURPRISE, AZ 85388-1784**	05/29/2025	$675,000	$179	3755	//3.67	2005	14,180 SF	Yes
		APN: 502-84-311 Document #: 20250308579								

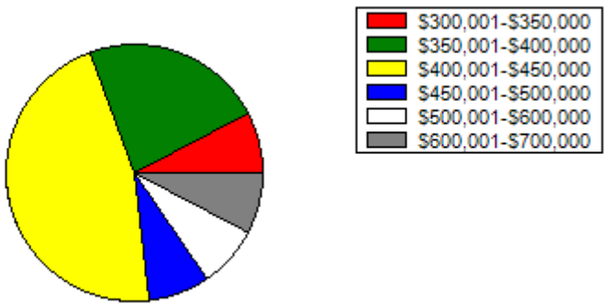
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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: SURPRISE FARMS PHASE 2 PARCEL 3 MapRef: MB 665 PG 20 Abbreviated Description: Lot:34 Subdivision:SURPRISE FARMS PHASE 2 PARCEL 3 Map Ref:MB 665 PG 20

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.

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.	**17458 W CARIBBEAN LN**	**04/21/2023**	$353,000	$35,300	2,821	//3.33	2003	5,830 SF	
.01Mi.	**17452 W CARIBBEAN LN**	**10/31/2019**	$322,700	$32,270	2,032	7//2.67	2004	5,830 SF	
.01Mi.	**17464 W CARIBBEAN LN**	**10/23/2015**	$354,100	$35,410	2,853	//3.33	2003	5,830 SF	
.02Mi.	**17446 W CARIBBEAN LN**	**09/16/2004**	$394,600	$39,460	2,901	//4.33	2004	5,830 SF	Yes
.02Mi.	**17470 W CARIBBEAN LN**	**04/28/2016**	$324,300	$32,430	2,066	7//2.67	2004	5,830 SF	
.03Mi.	**17440 W CARIBBEAN LN**	**01/21/2011**	$350,700	$35,070	2,159	//3.33	2004	5,830 SF	Yes
.03Mi.	**17476 W CARIBBEAN LN**	**02/28/2023**	$326,600	$32,660	1,733	6//2.67	2004	5,830 SF	Yes
.03Mi.	**17457 W CARIBBEAN LN**	**06/08/2016**	$362,300	$36,230	2,611	//3.33	2004	5,830 SF	
.03Mi.	**17451 W CARIBBEAN LN**	**03/07/2024**	$328,100	$32,810	2,032	7//2.67	2004	5,830 SF	
.03Mi.	**17463 W CARIBBEAN LN**	**04/30/2019**	$371,800	$37,180	2,881	//4.33	2004	5,976 SF	
.04Mi.	**17445 W CARIBBEAN LN**	**01/26/2022**	$320,500	$32,050	1,882	//3.33	2004	6,010 SF	
.04Mi.	**17469 W CARIBBEAN LN**	**06/03/2013**	$325,500	$32,550	1,749	6//2.67	2004	5,830 SF	
.04Mi.	**17482 W CARIBBEAN LN**	**09/19/2024**	$322,700	$32,270	2,066	7//2.67	2003	5,830 SF	
.04Mi.	**17434 W CARIBBEAN LN**	**07/05/2013**	$331,200	$33,120	1,733	6//2.67	2004	5,830 SF	Yes
.04Mi.	**17439 W CARIBBEAN LN**	**12/13/2023**	$383,700	$38,370	2,917	//4.33	2004	7,624 SF	
.04Mi.	**17475 W CARIBBEAN LN**	**12/18/2009**	$329,000	$32,900	2,048	7//2.67	2004	5,830 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	34.7 years old	Households:	9,879
Median Household Income:	$96,252	Households w/Family:	85%
Household Income Per Capita:	$38,380	Households w/Family Married:	70%
Most Common Education Level:	High School Graduate	Households w/Family Children:	48%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.10Mi.	**Shadow Ridge High School**	A-	Public	9 - 12
Number of Students: 2,212 Student-Teacher Ratio: 21.31 Advanced Placement: Yes				
0.51Mi.	**Sunset Hills Elementary School**	A-	Public	PK - 8
Number of Students: 877 Student-Teacher Ratio: 19.27				

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Flood Report

The Subject Property of **17458 W CARIBBEAN LN, SURPRISE, AZ 85388-7734** 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	46%	SIGNIFICANTLY LOWER
BURGLARY	39%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	45%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	39%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	18%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	11%	SIGNIFICANTLY LOWER
MURDER	28%	SIGNIFICANTLY LOWER
OVERALL	28%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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