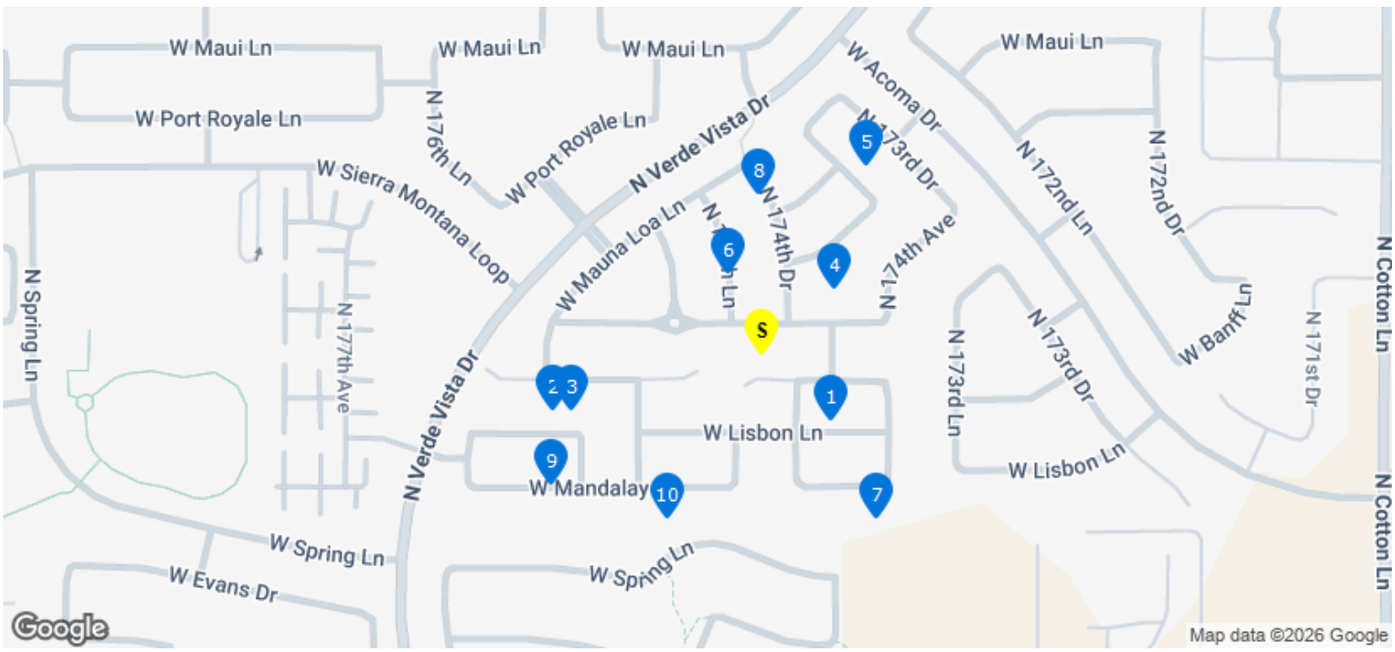
ICE SiteX Report

OrderID: 98745724

SiteX Property Information Report



Subject Property Location

17477 W WOODROW LN, SURPRISE, AZ 85388-7882

County:	**MARICOPA AZ**	Census Tract:	0610.60
Property Use:	Single Family Residential	Zoning:	PAD
Parcel Number:	502-88-870	Thomas Bros Pg-Grid:	

Valuation

Value:	**$354,000**	FSD:	9	Common Confidence Score:	65
Value Range:	$322,140 - $385,860	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	891503
Assd Land Value:		Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$240,300	Total Taxable Value:	$1,352
Total Assessed Value:	$30,030	Total Assessor Market Value:	$300,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 293 Subdivision: SIERRA MONTANA PARCEL 14 Map Ref: MB 68610 Sec/Twnship/Range: SEC 11 TWN 3N RNG 2W
Abbreviated Description: SIERRA MONTANA PARCEL 14 MCR 686-10

Property Characteristics

Lot Size:	3,600 SF	Bedrooms:		Pool:	
Building Area:	1819 SF	Baths:	3	Fireplace:	
Year Built:	2005	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:	Refrigeration
Style:		Basement:		Roof Cover:	Concrete tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/08/2026	Sales Price:	$405,057
Document #:	20260279000 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	08/22/2025	Loan Amount:	N/A
Document #:	20250486467 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/21/2025		
TD Due Date:	09/01/2055	Type Finance:	
Legal Description:			

Subdivision: SIERRA MONTANA PARCEL 14 Map Ref: 0

Prior Transfer

Recording Date:	08/22/2025	Sales Price:	N/A
Document #:	20250486466 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			

Subdivision: SIERRA MONTANA PARCEL 14 Sec/Twnship/Range: SEC 11 TWN 3N RNG 2W
Abbreviated Description: SIERRA MONTANA PARCEL 14 MCR 686-10

ICE SiteX Report

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Prior Transfer

Recording Date:	03/01/2025	Sales Price:	$379,900
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: SIERRA MONTANA PARCEL 14 Sec/Twnship/Range: SEC 11 TWN 3N RNG 2W
Abbreviated Description: SIERRA MONTANA PARCEL 14 MCR 686-10

Prior Transfer

Recording Date:	12/15/2011	Sales Price:	$240,000
Document #:	2011-1029175 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	11/10/2011	Sales Price:	$93,000
Document #:	2011-0936681 BK-PG -	Type of Sale:	Distressed Sale
Contract Date:	11/03/2011		
Document Type:	Deed		

Legal Description:
Subdivision: SIERRRA MONTANA PARCEL 14 Map Ref: MAP686 PG10

Prior Transfer

Recording Date:	09/02/2011	Sales Price:	$240,000
Document #:	2011-0735966 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	07/20/2006	Sales Price:	N/A
Document #:	2006-0968401 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/11/2006		
Document Type:	Deed		

Legal Description:
Subdivision: SIERRA MONTANA PARCEL 14 Map Ref: MAP656 PG10

Prior Transfer

Recording Date:	07/14/2006	Sales Price:	$232,977
Document #:	2006-0941120 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/12/2006	Loan Amount:	N/A
Document #:	2006-0790532 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	06/06/2006		
TD Due Date:	07/01/2036	Type Finance:	ADJ

Legal Description:
Subdivision: SIERRA MONTANA PARCEL 14 Map Ref: 0

Mortgage Record

Recording Date:	04/19/2006	Loan Amount:	N/A
Document #:	2006-0521630 BK-PG -	Loan Type:	INVALID CODE
Contract Date:	04/13/2006		
TD Due Date:	05/01/2036	Type Finance:	ADJ

Legal Description:
Subdivision: SIERRA MONTANA PARCEL 14 Map Ref: 0

Prior Transfer

Recording Date:	04/19/2006	Sales Price:	N/A
Document #:	2006-0521629 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/10/2006		
Document Type:	Deed		

Legal Description:
Subdivision: SIERRA MONTANA PARCEL 14 Map Ref: MAP686 PG10

Prior Transfer

Recording Date:	04/19/2006	Sales Price:	$232,977
Document #:	2006-0521628 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/13/2006		
Document Type:	Deed		

Legal Description:
Subdivision: SIERRA MONTANA PARCEL 14 Map Ref: MAP686 PG10

Prior Transfer

Recording Date:	04/19/2006	Sales Price:	N/A
Document #:	2006-0521626 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/13/2006		
Document Type:	Deed		

Legal Description:
Subdivision: SIERRA MONTANA PARCEL 14 Map Ref: MAP686 PG10

Area Sales Analysis

Total Area Sales	$3,512,301	Median # of Bedrooms	
Median Lot Size	3,698 SF	Median # of Baths	3
Median Living Area	1,902 SF	Median Year Built	2005
Price Range - 2 Yrs	$295,000 to $404,000	Age Range	20 years to 21 years
Median Value	$357,450	Median Age	21 years

ICE SiteX Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**17533 W MANDALAY LN** **SURPRISE, AZ 85388-7908**	09/17/2026	$322,500	$204	1578	//2.7	2005	3,604 SF	
		APN: 502-88-697 Document #: 20260547083 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 129 Subdivision: SIERRA MONTANA PARCEL 12 MapRef: MB 665 PG 9 Abbreviated Description: Lot:129 Subdivision:SIERRA MONTANA PARCEL 12 Map Ref:MB 665 PG 9								
2	.17Mi.	**17573 W MANDALAY LN** **SURPRISE, AZ 85388-7908**	06/05/2026	$364,500	$178	2048	//2.7	2005	3,953 SF	
		APN: 502-88-692 Document #: 20260340655 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 124 Subdivision: SIERRA MONTANA PARCEL 12 MapRef: MB 865 PG 9 Abbreviated Description: Lot:124 Subdivision:SIERRA MONTANA PARCEL 12 Map Ref:MB 865 PG 9City/Muni/Twp:SURPRISE City/Muni/Twp: SURPRISE								
3	.19Mi.	**17572 W SPRING LN** **SURPRISE, AZ 85388-7799**	08/13/2026	$374,500	$216	1737	5//2.7	2004	7,092 SF	
		APN: 502-87-213 Document #: 20260478994 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Subdivision: SIERRA MONTANA PARCEL 11 MapRef: MB F PG 93 Abbreviated Description: Lot:17 Subdivision:SIERRA MONTANA PARCEL 11 Map Ref:MB F PG 93								
4	.19Mi.	**15109 N 175TH DR** **SURPRISE, AZ 85388-7870**	06/01/2026	$320,000	$153	2091	//2.7	2004	5,883 SF	
		APN: 502-88-168 Document #: 20260330524 Document Type: Warranty Deed Price Code: A 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	.2Mi.	**17462 W MEADOW LN** **SURPRISE, AZ 85388-7785**	07/30/2026	$425,000	$231	1842	7//2.7	2004	6,930 SF	P
		APN: 502-87-257 Document #: 20260453579 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 61 Block: 11 Subdivision: SIERRA MONTANA PARCEL 11 MapRef: MB 601 PG 42 Abbreviated Description: Lot:61 Block:11 Subdivision:SIERRA MONTANA PARCEL 11 Map Ref:MB 601 PG 42								
6	.21Mi.	**17544 W PORT ROYALE LN** **SURPRISE, AZ 85388-7790**	06/30/2026	$475,000	$259	1834	//2	2004	7,712 SF	P
		APN: 502-88-164 Document #: 20260392317 Document Type: Warranty Deed Price Code: 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								
7	.23Mi.	**15016 N 176TH LN** **SURPRISE, AZ 85388-7854**	08/24/2026	$435,000	$166	2615	//4	2005	6,067 SF	P
		APN: 502-88-184 Document #: 20260498240 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 83 Subdivision: SIERRA MONTANA PARCEL 20 MapRef: MB 601 PG 48 Abbreviated Description: Lot:83 Subdivision:SIERRA MONTANA PARCEL 20 Map Ref:MB 601 PG 48								
8	.27Mi.	**15039 N 172ND LN** **SURPRISE, AZ 85388-7823**	07/24/2026	$380,000	$253	1502	7//2.3	2003	6,691 SF	P
		APN: 502-87-853 Document #: 20260439809 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 105 Subdivision: SIERRA MONTANA PARCEEL 18 MapRef: MB 601 PG 46 Abbreviated Description: Lot:105 Subdivision:SIERRA MONTANA PARCEEL 18 Map Ref:MB 601 PG 46								
9	.28Mi.	**14767 N 177TH AVE** **SURPRISE, AZ 85388-8739**	10/15/2026	$295,000	$219	1344	//3	2015	1,394 SF	
		APN: 502-89-247 Document #: 20260599767 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 106 Subdivision: SIERRA MONTANA PARCEL 7 MapRef: MB 785 PG 5 Abbreviated Description: Lot:106 Subdivision:SIERRA MONTANA PARCEL 7 Map Ref:MB 785 PG 5								
10	.29Mi.	**17636 W MAUI LN** **SURPRISE, AZ 85388-7772**	07/14/2026	$369,000	$201	1834	//2	2005	6,095 SF	
		APN: 502-88-200 Document #: 20260419046 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 99 Subdivision: SIERRA MONTANA PARCEL 20 MapRef: MB 601 PG 48 Abbreviated Description: Lot:99 Subdivision:SIERRA MONTANA PARCEL 20 Map Ref:MB 601 PG 48								
11	.3Mi.	**17470 W GELDING DR** **SURPRISE, AZ 85388-7762**	07/28/2026	$499,998	$242	2068	6//2.7	2004	9,436 SF	P
		APN: 502-87-311 Document #: 20260445773 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 115 Subdivision: SIERRA MONTANA PARCEL 11 MapRef: MB 601 PG 42 Abbreviated Description: Lot:115 Subdivision:SIERRA MONTANA PARCEL 11 Map Ref:MB 601 PG 42								
12	.3Mi.	**14332 N 174TH LN** **SURPRISE, AZ 85388-7845**	06/30/2026	$610,000	$251	2435	9//3.7	2003	13,368 SF	P
		APN: 502-87-310 Document #: 20260392499 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 114 Subdivision: SIERRA MONTANA PARCEL 11 MapRef: MB F PG 93 Abbreviated Description: Lot:114 Subdivision:SIERRA MONTANA PARCEL 11 Map Ref:MB F PG 93								
13	.32Mi.	**17223 W COUNTRY GABLES DR** **SURPRISE, AZ 85388-7743**	07/09/2026	$389,900	$170	2291	//3.3	2003	5,500 SF	
		APN: 502-87-847 Document #: 20260410275 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 99 Subdivision: SIERRA MONTANA PARCEL 18 MapRef: MB 601 PG 46 Abbreviated Description: Lot:99 Subdivision:SIERRA MONTANA PARCEL 18 Map Ref:MB 601 PG 46City/Muni/Twp:SURPRISE City/Muni/Twp: SURPRISE								
14	.33Mi.	**17746 W BANFF LN** **SURPRISE, AZ 85388-8736**	06/26/2026	$330,000	$221	1495	//3	2015	1,330 SF	

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APN: 502-89-190 Document #: 20260383087
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: SIERRA MONTANA MapRef: MB 785 PG 5 Abbreviated Description: Lot:49 Subdivision:SIERRA MONTANA Map Ref:MB 785 PG 5

15	.34Mi.	**17520 W CARIBBEAN LN SURPRISE, AZ 85388-7732**	08/10/2026	$435,000	$212	2050	7//2.7	2004	5,830 SF	P

APN: 502-88-070 Document #: 20260471569
Document Type: Warranty Deed Price Code:
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

16	.35Mi.	**17468 W CROCUS DR SURPRISE, AZ 85388-7750**	06/11/2026	$425,000	$177	2401	9//3.7	2004	6,930 SF	

APN: 502-87-323 Document #: 20260352854
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 127 Subdivision: SIERRA MONTANA PARCEL 11 MapRef: MB 601 PG 42 Abbreviated Description: Lot:127 Subdivision:SIERRA MONTANA PARCEL 11 Map Ref:MB 601 PG 42

17	.36Mi.	**17764 W MANDALAY LN SURPRISE, AZ 85388-8742**	08/04/2026	$315,000	$210	1499	//3	2015	1,088 SF	

APN: 502-89-219 Document #: 20260461584
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: SIERRA MONTANA PARCEL 7 MapRef: MB 785 PG 5 Abbreviated Description: Lot:78 Subdivision:SIERRA MONTANA PARCEL 7 Map Ref:MB 785 PG 5

18	.36Mi.	**17757 W MANDALAY LN SURPRISE, AZ 85388-8742**	07/17/2026	$298,000	$199	1499	//3	2015	1,088 SF	

APN: 502-89-220 Document #: 20260427559
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 79 Subdivision: SIERRA MONTANA PARCEL 7 MapRef: MB 785 PG 5 Abbreviated Description: Lot:79 Subdivision:SIERRA MONTANA PARCEL 7 Map Ref:MB 785 PG 5

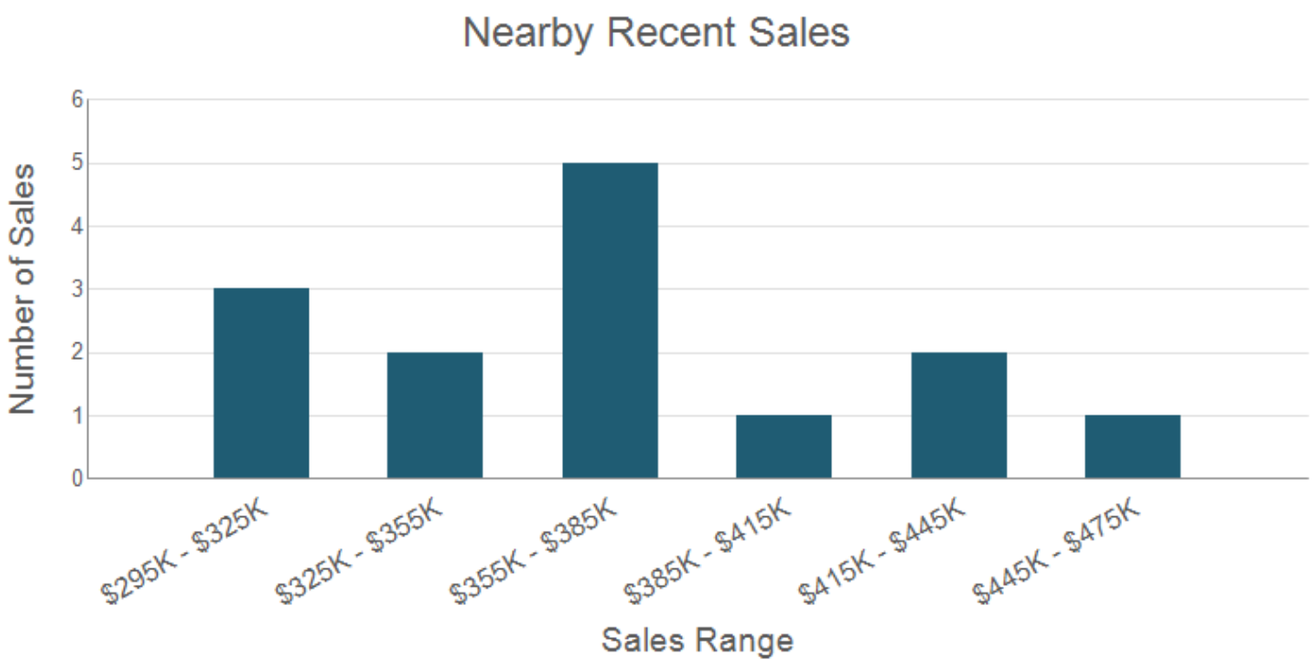
19	.36Mi.	**17193 W LISBON LN SURPRISE, AZ 85388-7939**	07/08/2026	$420,000	$189	2227	//3.3	2016	6,098 SF	

APN: 502-87-934 Document #: 20260406183
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: G Subdivision: SIERRA MONTANA PHASE 1 NORTH - PARCEL G MapRef: MB 1219 PG 9 Abbreviated Description: Lot:16 Block:G Subdivision:SIERRA MONTANA PHASE 1 NORTH - PARCEL G Map Ref:MB 1219 PG 9

20	.37Mi.	**17630 W CROCUS DR SURPRISE, AZ 85388-7746**	06/17/2026	$435,000	$263	1655	7//2.7	2004	7,119 SF	P

APN: 502-87-352 Document #: 20260365020
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 156 Subdivision: SIERRA MONTANA PARCEL 11 MapRef: MB 601 PG 42 Abbreviated Description: Lot:156 Subdivision:SIERRA MONTANA PARCEL 11 Map Ref:MB 601 PG 42

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.

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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.	**17477 W WOODROW LN**	**08/22/2025**	$300,300	$30,030	1,819	//3	2005	3,600 SF	
.01Mi.	**17483 W WOODROW LN**	**07/19/2024**	$306,600	$30,660	1,902	//3	2005	3,600 SF	
.01Mi.	**17471 W WOODROW LN**	**05/13/2009**	$306,600	$30,660	1,902	//2.7	2005	4,000 SF	
.02Mi.	**17494 W BANFF LN**	**06/12/2014**	$313,600	$31,360	2,048	//2.7	2005	4,343 SF	
.02Mi.	**17489 W WOODROW LN**	**08/30/2013**	$306,600	$30,660	1,902	//3	2005	3,600 SF	
.02Mi.	**17465 W WOODROW LN**	**03/10/2006**	$298,500	$29,850	1,835	//2.7	2005	3,600 SF	
.02Mi.	**17486 W BANFF LN**	**10/16/2013**	$334,000	$33,400	1,902	//2.7	2005	3,825 SF	P
.02Mi.	**14847 N 174TH LN**	**06/25/2021**	$306,000	$30,600	1,819	//2.7	2006	4,387 SF	
.02Mi.	**17478 W BANFF LN**	**09/09/2019**	$305,000	$30,500	1,902	//2.7	2005	3,825 SF	
.03Mi.	**17495 W WOODROW LN**	**02/06/2024**	$306,100	$30,610	1,902	//3	2005	3,550 SF	
.03Mi.	**17459 W WOODROW LN**	**10/29/2010**	$297,600	$29,760	1,819	//2.7	2005	3,600 SF	
.03Mi.	**14848 N 174TH DR**	**04/27/2012**	$289,500	$28,950	1,578	//2.7	2006	3,887 SF	
.03Mi.	**17470 W BANFF LN**	**08/20/2020**	$300,500	$30,050	1,825	//2.7	2005	3,825 SF	
.03Mi.	**14859 N 174TH LN**	**08/27/2021**	$308,600	$30,860	1,902	//2.7	2006	4,050 SF	
.03Mi.	**14858 N 174TH LN**	**02/12/2018**	$310,300	$31,030	1,902	//2.7	2006	4,164 SF	
.04Mi.	**17453 W WOODROW LN**	**05/21/2021**	$309,700	$30,970	2,048	//2.7	2005	4,000 SF	

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	41.1 years old	Households:	9,617
Median Household Income:	$114,905	Households w/Family:	84%
Household Income Per Capita:	$49,175	Households w/Family Married:	76%
Most Common Education Level:	Some College	Households w/Family Children:	40%

School District

School District Zone:	Agua Fria Union High School District	Students:	10,089
Number of Schools:	6	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.18Mi.	**Verrado High School**	B	Public	9 - 12
Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes				
9.18Mi.	**Verrado High School**	B	Public	9 - 12
Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes				

Flood Report

The Subject Property of **17477 W WOODROW LN, SURPRISE, AZ 85388-7882** 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	20%	SIGNIFICANTLY LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	24%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	56%	NOTABLY LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	41%	SIGNIFICANTLY LOWER
OVERALL	67%	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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Data deemed reliable, but not guaranteed.

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