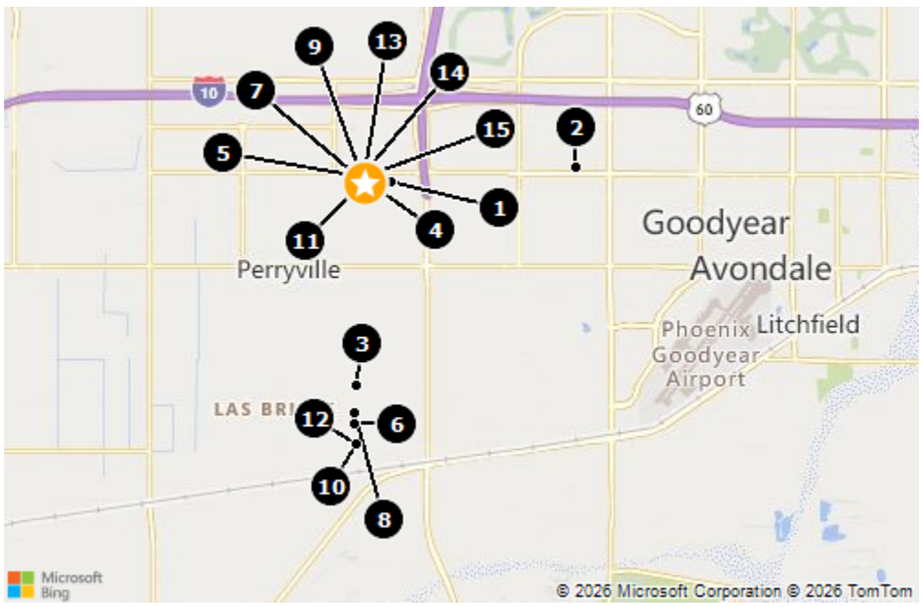
ICE SiteX Report

OrderID: 98738732

SiteX Property Information Report



Subject Property Location

17631 W MONROE ST, GOODYEAR, AZ 85338-4978

County:	**MARICOPA AZ**	Census Tract:	040130610.574003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	502-53-300	Thomas Bros Pg-Grid:	

Valuation

Value:	**$446,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$414,780 - $477,220	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	440803
Assd Land Value:		Market Land Value:	$62,100	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$37
Total Assessed Value:	$9,315	Total Assessor Market Value:	$62,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 547 Subdivision: SILVA TRAILS AT WEST GOODYEAR PHASE 1 Phase No: 1 Map Ref: MB 169137 Sec/Twnship/Range: SEC 11 TWN 1N RNG 2W
Abbreviated Description: 169137 SILVA TRAILS AT WEST GOODYEAR PHASE 1

Property Characteristics

Lot Size:	5,488 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/21/2025	Sales Price:	N/A
Document #:	20250607789 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/20/2025		
Document Type:			

Legal Description:
Lot: 547 Subdivision: SILVA TRAILS AT WEST GOODYEAR PHASE 1 Map Ref: MB 1691 PG 37

Prior Transfer

Recording Date:	10/21/2025	Sales Price:	$440,000
Document #:	20250607787 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/16/2025		
Document Type:			

Legal Description:
Lot: 547 Subdivision: SILVA TRAILS AT WEST GOODYEAR PHASE 1 Map Ref: MB 1691 PG 37

Prior Transfer

Recording Date:	08/26/2022	Sales Price:	N/A
Document #:	20220672770 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 547 Subdivision: SILVA TRAILS AT WEST GOODYEAR PHASE 1 Phase No: 1 Map Ref: MB 169137 Sec/Twnship/Range: SEC 11 TWN 1N RNG 2W
Abbreviated Description: 169137 SILVA TRAILS AT WEST GOODYEAR PHASE 1

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$6,755,710	Median # of Bedrooms	
Median Lot Size	5,744 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2024
Price Range - 2 Yrs	$417,000 to $500,000	Age Range	1 years to 2 years
Median Value	$439,990	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**17748 W MONROE ST** **GOODYEAR, AZ 85338-5169**	10/22/2026	$439,990			//		5,060 SF	
		APN: 502-53-452 Document #: 20260611966 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 45 Subdivision: SILVA TRAILS AT WEST GOODYEAR PHASE II MapRef: MB 1774 PG 34 Abbreviated Description: Lot:45 Subdivision:SILVA TRAILS AT WEST GOODYEAR PHASE II Map Ref:MB 1774 PG 34								
2	.12Mi.	**237 N 177TH DR** **GOODYEAR, AZ 85338-5179**	10/02/2026	$417,000			//		6,103 SF	
		APN: 502-53-428 Document #: 20260575564 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: SILVA TRAILS AT WEST GOODYEAR - PHASE II MapRef: MB 1774 PG 34 Abbreviated Description: Lot:21 Subdivision:SILVA TRAILS AT WEST GOODYEAR - PHASE II Map Ref:MB 1774 PG 34								
3	.16Mi.	**17758 W WOODLANDS AVE** **GOODYEAR, AZ 85338-5167**	09/15/2026	$424,990			//		5,225 SF	
		APN: 502-53-425 Document #: 20260541340 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: SILVA TRAILS AT WEST GOODYEAR Phase No: II Legal Unit: 108 MapRef: MB 1774 PG 34 Abbreviated Description: Lot:18 Subdivision:SILVA TRAILS AT WEST GOODYEAR Phase No:II Legal Unit:108 Map Ref:MB 1774 PG 34City/Muni/Twp:GOODYEAR City/Muni/Twp: GOODYEAR								
4	.14Mi.	**17525 W ADAMS ST** **GOODYEAR, AZ 85338-4896**	09/15/2026	$420,000	$204	2049	//3.67	2025	6,766 SF	
		APN: 502-53-215 Document #: 20260541922 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 462 Subdivision: SILVA TRAILS AT WEST GOODYEAR Phase No: I MapRef: MB F PG 93 Abbreviated Description: Lot:462 Subdivision:SILVA TRAILS AT WEST GOODYEAR Phase No:I Map Ref:MB F PG 93								
5	.1Mi.	**248 N 176TH LN** **GOODYEAR, AZ 85338-4980**	09/09/2026	$457,990			//		10,203 SF	
		APN: 502-53-245 Document #: 20260530009 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 492 Subdivision: SILVA TRAILS AT WEST GOODYEAR PHASE 1 MapRef: MB 1691 PG 37 Abbreviated Description: Lot:492 Subdivision:SILVA TRAILS AT WEST GOODYEAR PHASE 1 Map Ref:MB 1691 PG 37City/Muni/Twp:GOODYEAR City/Muni/Twp: GOODYEAR								
6	.17Mi.	**17764 W WOODLANDS AVE** **GOODYEAR, AZ 85338-5167**	09/04/2026	$425,695			//		5,225 SF	
		APN: 502-53-424 Document #: 20260525672 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: SILVA TRAILS AT WEST GOODYEAR - PHASE II MapRef: MB 1774 PG 34 Abbreviated Description: Lot:17 Subdivision:SILVA TRAILS AT WEST GOODYEAR - PHASE II Map Ref:MB 1774 PG 34City/Muni/Twp:GOODYEAR City/Muni/Twp: GOODYEAR								
7	.08Mi.	**236 N 176TH LN** **GOODYEAR, AZ 85338-4980**	08/28/2026	$476,880			//		5,783 SF	
		APN: 502-53-243 Document #: 20260509890 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 490 Subdivision: SILVA TRAILS AT WEST GOODYEAR - PHASE 1 MapRef: MB 1691 PG 37 Abbreviated Description: Lot:490 Subdivision:SILVA TRAILS AT WEST GOODYEAR - PHASE 1 Map Ref:MB 1691 PG 37								
8	.14Mi.	**17746 W WOODLANDS AVE** **GOODYEAR, AZ 85338-5167**	08/14/2026	$450,315			//		8,080 SF	
		APN: 502-53-427 Document #: 20260482380 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Subdivision: SILVA TRAILS AT WEST GOODYEAR Phase No: II MapRef: MB 1774 PG 34 Abbreviated Description: Lot:20 Subdivision:SILVA TRAILS AT WEST GOODYEAR Phase No:II Map Ref:MB 1774 PG 34City/Muni/Twp:GOODYEAR City/Muni/Twp: GOODYEAR								
9	.1Mi.	**17650 W WOODLANDS AVE** **GOODYEAR, AZ 85338-4983**	08/12/2026	$439,990			//		7,065 SF	
		APN: 502-53-247 Document #: 20260476259 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 494 Subdivision: SILVA TRAILS AT WEST GOODYEAR PHASE 1 MapRef: MB 1691 PG 37 Abbreviated Description: Lot:494 Subdivision:SILVA TRAILS AT WEST GOODYEAR PHASE 1 Map Ref:MB 1691 PG 37								
10	.15Mi.	**17761 W WOODLANDS AVE** **GOODYEAR, AZ 85338-5167**	07/31/2026	$429,195			//		5,060 SF	
		APN: 502-53-449 Document #: 20260455076 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 42 Subdivision: SILVA TRAILS AT WEST GOODYEAR Phase No: II MapRef: MB 1774 PG 34 Abbreviated Description: Lot:42 Subdivision:SILVA TRAILS AT WEST GOODYEAR Phase No:II Map Ref:MB 1774 PG 34								
11	.14Mi.	**17740 W WASHINGTON ST** **GOODYEAR, AZ 85338-6571**	07/31/2026	$500,000	$213	2342	//4	2024	6,248 SF	
		APN: 502-53-023 Document #: 20260455028 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 164 Subdivision: SILVA TRAILS Phase No: 1 MapRef: MB 1691 PG 37 Abbreviated Description: Lot:164 Subdivision:SILVA TRAILS Phase No:1 Map Ref:MB 1691 PG 37								
12	.16Mi.	**17767 W WOODLANDS AVE** **GOODYEAR, AZ 85338-5167**	07/23/2026	$433,695			//		5,060 SF	
		APN: 502-53-448 Document #: 20260437664 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 41 Subdivision: SILVA TRAILS AT WEST GOODYEAR PHASE II MapRef: MB 1774 PG 34 Abbreviated Description: Lot:41 Subdivision:SILVA TRAILS AT WEST GOODYEAR PHASE II Map Ref:MB 1774 PG 34								

ICE SiteX Report

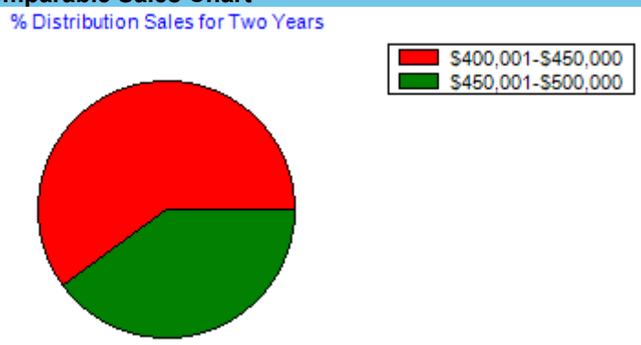
OrderID: 98738732

13 .07Mi. **17647 W WOODLANDS AVE** 07/21/2026 $499,990 // 5,489 SF
GOODYEAR, AZ 85338-4984
APN: 502-53-343 Document #: 20260433194
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 590 Subdivision: SILVA TRAILS AT WEST GOODYEAR - PHASE 1 MapRef: MB 1691 PG 37 Abbreviated Description: Lot:590 Subdivision:SILVA TRAILS AT WEST GOODYEAR - PHASE 1 Map Ref:MB 1691 PG 37City/Muni/Twp:GOODYEAR City/Muni/Twp: GOODYEAR

14 .09Mi. **242 N 176TH LN** 07/14/2026 $489,990 // 5,744 SF
GOODYEAR, AZ 85338-4980
APN: 502-53-244 Document #: 20260418748
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 491 Subdivision: SILVA TRAILS AT WEST GOODYEAR- PHASE 1 MapRef: MB 1691 PG 37 Abbreviated Description: Lot:491 Subdivision:SILVA TRAILS AT WEST GOODYEAR- PHASE 1 Map Ref:MB 1691 PG 37

15 .09Mi. **17632 W WOODLANDS AVE** 07/09/2026 $449,990 // 5,623 SF
GOODYEAR, AZ 85338-4983
APN: 502-53-250 Document #: 20260411198
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 497 Subdivision: SILVA TRAILS AT WEST GOODYEAR PHASE 1 MapRef: MB 1691 PG 37 Abbreviated Description: Lot:497 Subdivision:SILVA TRAILS AT WEST GOODYEAR PHASE 1 Map Ref:MB 1691 PG 37

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.	**17631 W MONROE ST**	**08/26/2022**	$62,100	$9,315				5,488 SF	
.02Mi.	**17643 W MONROE ST**	**08/26/2022**	$62,100	$9,315				5,488 SF	
.02Mi.	**17619 W MONROE ST**	**08/26/2022**	$62,100	$9,315				5,488 SF	
.02Mi.	**17630 W ADAMS ST**	**05/13/2025**	$330,700	$33,070	1,560	//3	2025	5,488 SF	
.02Mi.	**17624 W ADAMS ST**	**06/18/2025**	$374,300	$37,430	2,049	//3.67	2025	5,488 SF	
.02Mi.	**17636 W ADAMS ST**	**05/30/2025**	$374,300	$37,430	2,049	//3.67	2025	5,488 SF	
.03Mi.	**17649 W MONROE ST**	**08/26/2022**	$62,100	$9,315				5,488 SF	
.03Mi.	**17642 W ADAMS ST**	**04/17/2025**	$352,500	$35,250	1,832	//3.33	2025	5,488 SF	
.03Mi.	**17618 W ADAMS ST**	**05/05/2025**	$352,500	$35,250	1,832	//3.33	2025	5,488 SF	
.03Mi.	**17628 W MONROE ST**	**08/26/2022**	$64,000	$9,600				5,713 SF	
.03Mi.	**17655 W MONROE ST**	**08/26/2022**	$62,100	$9,315				5,487 SF	
.03Mi.	**17622 W MONROE ST**	**08/26/2022**	$64,000	$9,600				5,713 SF	
.03Mi.	**17612 W ADAMS ST**	**04/29/2025**	$374,300	$37,430	2,049	//3.67	2025	5,488 SF	
.03Mi.	**17648 W ADAMS ST**	**05/28/2025**	$374,300	$37,430	2,049	//3.67	2025	5,488 SF	
.04Mi.	**17640 W MONROE ST**	**08/26/2022**	$64,000	$9,600				5,713 SF	
.04Mi.	**17654 W ADAMS ST**	**05/07/2025**	$374,300	$37,430	2,049	//3.67	2025	5,486 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98738732

Flood Report

The Subject Property of **17631 W MONROE ST, GOODYEAR, AZ 85338-4978** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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