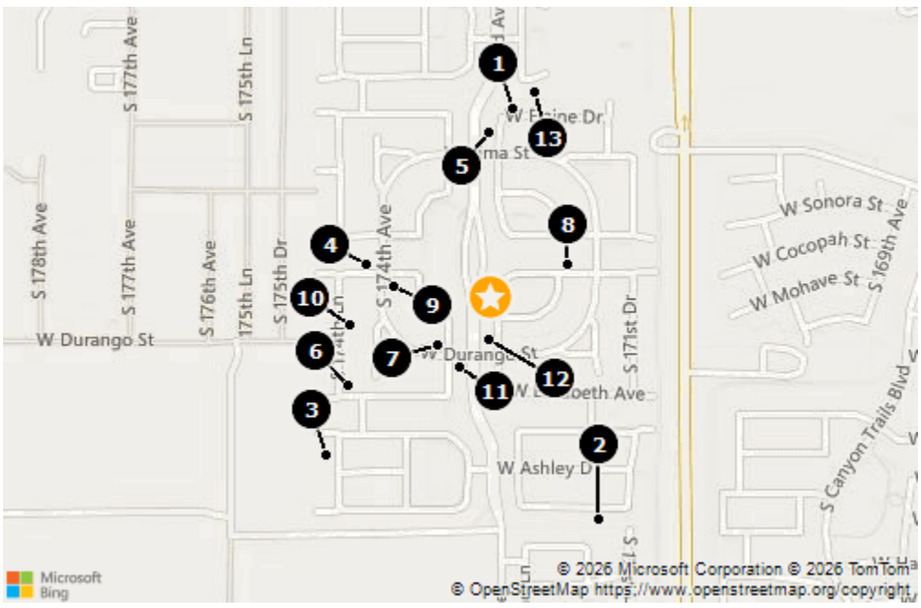
ICE SiteX Report

OrderID: 98444755

SiteX Property Information Report



Subject Property Location

1854 S 172ND LN, GOODYEAR, AZ 85338-1755

County:	**MARICOPA AZ**	Census Tract:	040130610.502002
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	502-43-667	Thomas Bros Pg-Grid:	

Valuation

Value:	**$353,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$324,760 - $381,240	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	440808
Assd Land Value:		Market Land Value:	$59,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$238,300	Total Taxable Value:	$1,557
Total Assessed Value:	$29,780	Total Assessor Market Value:	$297,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 501 Subdivision: COTTONFLOWER UNIT 5 Legal Unit: 5 Map Ref: MB 55107 Sec/Twnship/Range: SEC 14 TWN 1N RNG 2W
Abbreviated Description: COTTONFLOWER UNIT 5 MCR 551-07

Property Characteristics

Lot Size:	5,500 SF	Bedrooms:		Pool:	
Building Area:	1599 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	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:	04/22/2026	Sales Price:	N/A
Document #:	20260240903 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/10/2025	Loan Amount:	N/A
Document #:	20250586197 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT V

Mortgage Record

Recording Date:	04/01/2025	Loan Amount:	N/A
Document #:	20250178342 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT V
City/Muni/Twp: GOODYEAR

Prior Transfer

Recording Date:	09/10/2024	Sales Price:	N/A
Document #:	20240479321 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	09/03/2024	Loan Amount:	N/A
Document #:	20240467844 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2034	Type Finance:	

Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT V

Prior Transfer

Recording Date:	09/03/2024	Sales Price:	$370,000
Document #:	20240467842 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT 5 Legal Unit: 5 Map Ref: MB 55107 Sec/Twnship/Range: SEC 14 TWN 1N RNG 2W
Abbreviated Description: COTTONFLOWER UNIT 5 MCR 551-07

Prior Transfer

Recording Date:	09/03/2024	Sales Price:	$370,000
Document #:	20240467842 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/23/2024		

Document Type:
Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT V Map Ref: MB 551 PG 7

Mortgage Record

Recording Date:	02/24/2020	Loan Amount:	N/A
Document #:	20200151150 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT 5

Prior Transfer

Recording Date:	12/18/2018	Sales Price:	N/A
Document #:	20180926598 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/14/2018		

Document Type:
Legal Description:
Subdivision: COTTONFLOWER Legal Unit: 501 Map Ref: MB 551 PG 7

Prior Transfer

Recording Date:	12/18/2018	Sales Price:	$210,000
Document #:	20180926597 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/14/2018		

Document Type:
Legal Description:
Lot: 501 Subdivision: COTTONFLOWER Legal Unit: 5 Map Ref: MB 551 PG 7

Prior Transfer

Recording Date:	07/12/2013	Sales Price:	$89,351
Document #:	2013-0637033 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	06/26/2013	Loan Amount:	N/A
Document #:	2013-0583716 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2043	Type Finance:	

Legal Description:
Lot: 501 Subdivision: COTTONFLOWER Legal Unit: 5

Prior Transfer

Recording Date:	06/26/2013	Sales Price:	$145,000
Document #:	2013-0583714 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/21/2013		

Document Type:
Legal Description:
Lot: 501 Subdivision: COTTONFLOWER Legal Unit: 5 Map Ref: MAP551 PG7

Prior Transfer

Recording Date:	11/24/2009	Sales Price:	$223,000
Document #:	2009-1080490 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/25/2009	Sales Price:	$91,000
Document #:	2009-0791336 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/24/2009		

Document Type:
Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT V Map Ref: MAP551 PG7

Prior Transfer

Recording Date:	04/01/2009	Sales Price:	$223,000
Document #:	2009-0287341 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/01/2007	Sales Price:	$15,872
Document #:	2007-0638086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/29/2007	Sales Price:	$176,400
Document #:	2007-0614394 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/17/2007	Loan Amount:	N/A
Document #:	2007-0576321 BK-PG -	Loan Type:	Balloon
TD Due Date:	06/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT V

Mortgage Record

Recording Date:	09/08/2005	Loan Amount:	N/A
Document #:	2005-1316420 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/12/2020	Type Finance:	

Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT V
City/Muni/Twp: GOODYEAR

Prior Transfer

Recording Date:	06/02/2005	Sales Price:	$144,228
Document #:	2005-0737189 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/09/2005	Loan Amount:	N/A
Document #:	2005-0607680 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	06/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT V

Prior Transfer

Recording Date:	07/02/2004	Sales Price:	$146,473
Document #:	2004-0768564 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/01/2004		
Document Type:			

Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT V Map Ref: MAP551 PG7

Prior Transfer

Recording Date:	07/02/2004	Sales Price:	N/A
Document #:	2004-0768562 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/01/2004		
Document Type:			

Legal Description:
Lot: 501 Subdivision: COTTONFLOWER UNIT V Map Ref: MAP551 PG7

Area Sales Analysis

Total Area Sales	$5,255,425	Median # of Bedrooms	
Median Lot Size	6,526 SF	Median # of Baths	2.67
Median Living Area	1,918 SF	Median Year Built	2004
Price Range - 2 Yrs	$334,500 to $497,500	Age Range	21 years to 23 years
Median Value	$390,925	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**17268 W ELAINE DR** **GOODYEAR, AZ 85338-1795**	09/18/2026	$390,000	$203	1918	//3	2003	5,580 SF	Yes
		APN: 502-43-143 Document #: 20260549628 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 246 Subdivision: COTTONFLOWER UNIT I MapRef: MB 527 PG 30 Abbreviated Description: Lot:246 Subdivision:COTTONFLOWER UNIT I Map Ref:MB 527 PG 30								
2	.33Mi.	**17189 W WATKINS ST** **GOODYEAR, AZ 85338-1719**	09/17/2026	$334,500	$185	1806	7//2.67	2003	6,050 SF	
		APN: 502-85-078 Document #: 20260546166 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 807 Subdivision: COTTONFLOWER MapRef: DOC 2001-482402 Abbreviated Description: Lot:807 Subdivision:COTTONFLOWER Map Ref:DOC 2001-482402								
3	.31Mi.	**2256 S 174TH LN** **GOODYEAR, AZ 85338-1933**	09/16/2026	$455,000	$182	2489	//3.33	2004	9,550 SF	
		APN: 502-43-859 Document #: 20260543952 Document Type: Price Code: V Land Use: Rural/Agricultural Residence								

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Legal: Lot: 679 Subdivision: COTTONFLOWER UNIT VI MapRef: MB 551 PG 8 Abbreviated Description: Lot:679 Subdivision:COTTONFLOWER UNIT VI Map Ref:MB 551 PG 8

4	.18Mi.	**17420 W MOHAVE ST** **GOODYEAR, AZ 85338-1710**	07/29/2026	$497,500	$195	2549	//3.33	2005	6,576 SF	Yes

APN: 502-43-548 Document #: 20260449301
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 394 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:394 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6

5	.22Mi.	**1532 S 172ND LN** **GOODYEAR, AZ 85338-1758**	07/28/2026	$374,000	$194	1918	//3	2003	6,188 SF	

APN: 502-43-138 Document #: 20260447288
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 241 Subdivision: COTTONFLOWER UNIT II MapRef: MB 527 PG 30 Abbreviated Description: Lot:241 Subdivision:COTTONFLOWER UNIT II Map Ref:MB 527 PG 30

6	.23Mi.	**17454 W ELIZABETH AVE** **GOODYEAR, AZ 85338-1991**	06/18/2026	$370,000	$184	2008	9//2.67	2004	6,526 SF	

APN: 502-43-606 Document #: 20260369057
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 452 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:452 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6

7	.1Mi.	**17326 W DURANGO ST** **GOODYEAR, AZ 85338-1705**	06/11/2026	$415,000	$217	1908	8//2.67	2005	7,241 SF	Yes

APN: 502-43-567 Document #: 20260352373
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 413 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:413 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6

8	.11Mi.	**17222 W MOHAVE ST** **GOODYEAR, AZ 85338-1788**	06/01/2026	$340,000	$273	1245	6//2	2003	5,500 SF	

APN: 502-43-680 Document #: 20260330385
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 514 Subdivision: COTTONFLOWER UNIT V MapRef: MB 551 PG 7 Abbreviated Description: Lot:514 Subdivision:COTTONFLOWER UNIT V Map Ref:MB 551 PG 7

9	.13Mi.	**1815 S 174TH AVE** **GOODYEAR, AZ 85338-1932**	04/23/2026	$440,000	$219	2008	9//2.67	2004	6,600 SF	

APN: 502-43-576 Document #: 20260243140
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 422 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:422 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6

10	.19Mi.	**1909 S 174TH LN** **GOODYEAR, AZ 85338-1927**	03/30/2026	$475,000	$186	2549	//3.33	2005	6,600 SF	

APN: 502-43-613 Document #: 20260183536
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 459 Subdivision: COTTONFLOWER UNIT IV MapRef: DOC 2001-0482401 Abbreviated Description: Lot:459 Subdivision:COTTONFLOWER UNIT IV Map Ref:DOC 2001-0482401

11	.1Mi.	**2003 S 173RD DR** **GOODYEAR, AZ 85338-1956**	02/11/2026	$431,000	$214	2008	9//2.67	2004	7,281 SF	

APN: 502-43-647 Document #: 20260080816
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 493 Subdivision: COTTONFLOWER UNIT IV MapRef: MB 551 PG 6 Abbreviated Description: Lot:493 Subdivision:COTTONFLOWER UNIT IV Map Ref:MB 551 PG 6

12	.06Mi.	**1976 S 172ND LN** **GOODYEAR, AZ 85338-1754**	01/29/2026	$390,925	$216	1806	//3	2003	5,500 SF	

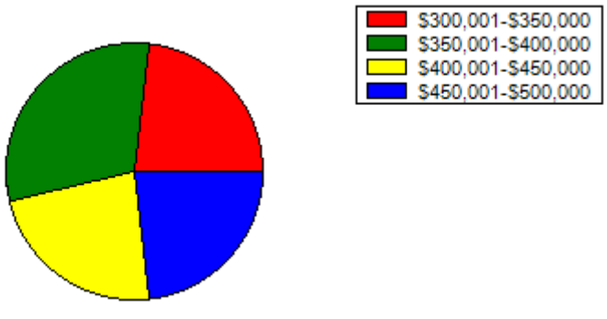
APN: 502-43-661 Document #: 20260052721
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 495 Subdivision: COTTONFLOWER UNIT V MapRef: MB 551 PG 7 Abbreviated Description: Lot:495 Subdivision:COTTONFLOWER UNIT V Map Ref:MB 551 PG 7

13	.28Mi.	**17257 W PAPAGO ST** **GOODYEAR, AZ 85338-2012**	11/26/2025	$342,500	$224	1527	6//2.33	2003	6,055 SF	Yes

APN: 502-43-128 Document #: 20250687053
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 15 Subdivision: COTTONFLOWER UNIT II MapRef: MB 527 PG 30 Abbreviated Description: Lot:15 Subdivision:COTTONFLOWER UNIT II Map Ref:MB 527 PG 30

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.

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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.	**1854 S 172ND LN**	**09/03/2024**	$297,800	$29,780	1,599	8//2	2004	5,500 SF	
.01Mi.	**1838 S 172ND LN**	**12/30/2021**	$317,600	$31,760	1,965	//2.67	2004	5,501 SF	
.01Mi.	**1870 S 172ND LN**	**03/04/2024**	$283,000	$28,300	1,399	7//2	2004	5,808 SF	
.02Mi.	**1886 S 172ND LN**	**07/15/2021**	$321,500	$32,150	1,599	8//2	2004	6,078 SF	Yes
.03Mi.	**1902 S 172ND LN**	**10/31/2019**	$341,800	$34,180	1,965	//2.67	2004	5,549 SF	Yes
.03Mi.	**17268 W APACHE ST**	**03/25/2021**	$291,500	$29,150	1,446	6//2.33	2003	5,463 SF	
.04Mi.	**1924 S 172ND LN**	**02/06/2020**	$269,500	$26,950	1,245	6//2	2003	5,500 SF	
.04Mi.	**17262 W APACHE ST**	**06/01/2022**	$284,600	$28,460	1,399	7//2	2003	5,500 SF	
.05Mi.	**1948 S 172ND LN**	**03/11/2010**	$270,200	$27,020	1,245	6//2	2004	5,500 SF	
.05Mi.	**17271 W APACHE ST**	**08/03/2018**	$269,500	$26,950	1,245	6//2	2003	5,500 SF	
.05Mi.	**1917 S 173RD DR**	**11/05/2018**	$391,300	$39,130	2,549	//3.33	2005	6,380 SF	Yes
.06Mi.	**1976 S 172ND LN**	**03/03/2021**	$310,700	$31,070	1,806	//3	2003	5,500 SF	
.06Mi.	**17272 W MOHAVE ST**	**03/22/2021**	$291,000	$29,100	1,446	6//2.33	2004	6,114 SF	
.06Mi.	**1941 S 173RD DR**	**06/17/2005**	$362,100	$36,210	2,549	//3.33	2005	6,593 SF	
.06Mi.	**17244 W APACHE ST**	**10/14/2011**	$308,000	$30,800	1,599	8//2	2004	7,524 SF	
.07Mi.	**17264 W MOHAVE ST**	**04/15/2010**	$269,500	$26,950	1,245	6//2	2003	5,500 SF	

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-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.75Mi.	**Centerra Mirage STEM Academy** Number of Students: 659 Student-Teacher Ratio: 26.15	B	Public	KG - 8
5.69Mi.	**Verrado High School** Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes	B	Public	9 - 12
5.69Mi.	**Verrado High School** Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes	B	Public	9 - 12
2.75Mi.	**Centerra Mirage STEM Academy** Number of Students: 659 Student-Teacher Ratio: 26.15	B	Public	KG - 8

Flood Report

The Subject Property of **1854 S 172ND LN, GOODYEAR, AZ 85338-1755** 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.

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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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