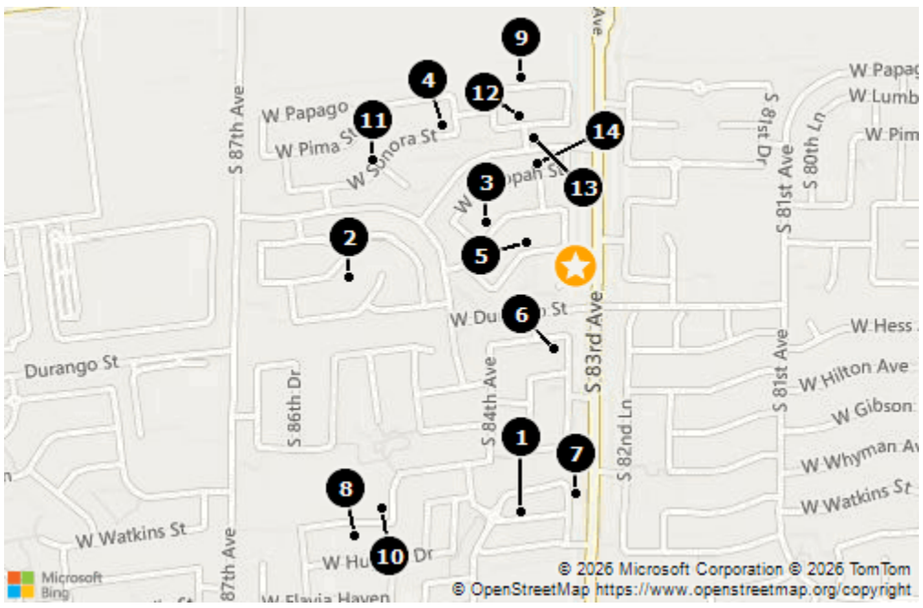
ICE SiteX Report

OrderID: 97951712

SiteX Property Information Report



Subject Property Location

1909 S 83RD DR, TOLLESON, AZ 85353-8973

County:	**MARICOPA AZ**	Census Tract:	040130822.052005
Property Use:	Single Family Residential	Zoning:	R-43AG
Parcel Number:	101-56-129	Thomas Bros Pg-Grid:	736-2F

Valuation

Value:	**$364,000**	FSD:	13	Common Confidence Score:	47
Value Range:	$316,680 - $411,320	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	621300
Assd Land Value:		Market Land Value:	$62,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$251,600	Total Taxable Value:	$1,603
Total Assessed Value:	$31,450	Total Assessor Market Value:	$314,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 129 Subdivision: 83RD & BUCKEYE Map Ref: MB 55550 Sec/Twnship/Range: SEC 15 TWN 1N RNG 1E
Abbreviated Description: 83RD & BUCKEYE MCR 555-50

Property Characteristics

Lot Size:	5,500 SF	Bedrooms:		Pool:	
Building Area:	1785 SF	Baths:	2.67	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	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:	04/23/2026	Sales Price:	$211,640
Document #:	20260241588 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/01/2024	Loan Amount:	N/A
Document #:	20240408375 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2054	Type Finance:	
Legal Description:			

Lot: 129 Subdivision: 83RD & BUCKEYE

Prior Transfer

Recording Date:	12/07/2017	Sales Price:	$156,120
Document #:	2017-0905472 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/31/2016	Sales Price:	$135,450
Document #:	2016-0798089 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 97951712

Prior Transfer

Recording Date:	10/04/2016	Sales Price:	$159,000
Document #:	2016-0727676 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/28/2016		
Document Type:			

Legal Description:
Lot: 129 Subdivision: 83RD & BUCKEYE Map Ref: MAP355 PG50

Prior Transfer

Recording Date:	10/04/2016	Sales Price:	$159,000
Document #:	20160727676 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 129 Subdivision: 83RD & BUCKEYE Map Ref: MB 55550 Sec/Twnship/Range: SEC 15 TWN 1N RNG 1E
Abbreviated Description: 83RD & BUCKEYE MCR 555-50

Prior Transfer

Recording Date:	10/04/2016	Sales Price:	N/A
Document #:	2016-0727675 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/28/2016		
Document Type:			

Legal Description:
Lot: 129 Subdivision: 83RD & BUCKEYE Map Ref: MAP355 PG50

Prior Transfer

Recording Date:	10/04/2016	Sales Price:	N/A
Document #:	2016-0727674 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/20/2003		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/30/2003	Sales Price:	N/A
Document #:	2003-1507295 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/21/2003		
Document Type:			

Legal Description:
Lot: 129 Subdivision: 83RD & BUCKEYE Map Ref: MAP555 PG50

Prior Transfer

Recording Date:	03/24/2003	Sales Price:	$142,630
Document #:	2003-0356030 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/19/2003		
Document Type:			

Legal Description:
Lot: 129 Subdivision: 83RD & BUCKEYE Map Ref: MAP555 PG50

Prior Transfer

Recording Date:	03/24/2003	Sales Price:	N/A
Document #:	2003-0356029 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/19/2003		
Document Type:			

Legal Description:
Lot: 129 Subdivision: 83RD & BUCKEYE Map Ref: MAP555 PG50

Area Sales Analysis

Total Area Sales	$4,892,999	Median # of Bedrooms	
Median Lot Size	5,500 SF	Median # of Baths	2.33
Median Living Area	1,702 SF	Median Year Built	2002
Price Range - 2 Yrs	$205,000 to $446,000	Age Range	22 years to 25 years
Median Value	$356,500	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**8336 W HAMMOND LN** **TOLLESON, AZ 85353-8907**	07/02/2026	$339,000	$252	1341	5//2	2001	3,755 SF	
		APN: 101-55-256 Document #: 20260397945 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 256 Subdivision: RYLAND AT HERITAGE POINT RE PLAT MapRef: MB 554 PG 2 Abbreviated Description: Lot:256 Subdivision:RYLAND AT HERITAGE POINT RE PLAT Map Ref:MB 554 PG 2								
2	.31Mi.	**8605 W APACHE ST** **TOLLESON, AZ 85353-8934**	06/26/2026	$295,000	$151	1942	5//2.67	2002	7,398 SF	
		APN: 101-56-050 Document #: 20260384462 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 50 Subdivision: 83RD & BUCKEYE MapRef: MB 556 PG 50 Abbreviated Description: Lot:50 Subdivision:83RD & BUCKEYE Map Ref:MB 556 PG 50								
3	.13Mi.	**8406 W MOHAVE ST** **TOLLESON, AZ 85353-8960**	06/08/2026	$446,000	$200	2227	5//4	2002	5,500 SF	Yes
		APN: 101-56-174 Document #: 20260343924 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 174 Subdivision: 83RD BUCKEYE MapRef: MB 555 PG 50 Abbreviated Description: Lot:174 Subdivision:83RD BUCKEYE Map Ref:MB 555 PG 50								
4	.26Mi.	**8406 W SONORA ST** **TOLLESON, AZ 85353-8824**	06/05/2026	$315,000	$253	1243	5//2	2002	5,500 SF	
		APN: 101-56-339 Document #: 20260341770								

ICE SiteX Report

OrderID: 97951712

Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 339 Subdivision: 83RD BUCKEYE MapRef: MB 555 PG 50 Abbreviated Description: Lot:339 Subdivision:83RD BUCKEYE Map Ref:MB 555 PG 50

5	.07Mi.	**8320 W APACHE ST** **TOLLESON, AZ 85353-8975**	05/29/2026	$369,000	$200	1836	6//2.67	2002	6,755 SF	

APN: 101-56-145 Document #: 20260325074
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 145 Subdivision: 83RD AND BUCKEYE MapRef: MB 555 PG 50 Abbreviated Description: Lot:145 Subdivision:83RD AND BUCKEYE Map Ref:MB 555 PG 50

6	.12Mi.	**8313 W GROSS AVE** **TOLLESON, AZ 85353-8955**	05/19/2026	$370,000	$228	1619	6//2.33	2004	5,500 SF	

APN: 101-55-350 Document #: 20260302036
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 350 Subdivision: RYLAND AT HERITAGE POINT RE-PLAT MapRef: MB 554 PG 2 Abbreviated Description: Lot:350 Subdivision:RYLAND AT HERITAGE POINT RE-PLAT Map Ref:MB 554 PG 2

7	.31Mi.	**2409 S 83RD DR** **TOLLESON, AZ 85353-8905**	05/19/2026	$345,000	$158	2170	//3.33	2003	4,539 SF	

APN: 101-55-229 Document #: 20260300853
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 229 Subdivision: RYLAND AT HERITAGE POINT REPLAT MapRef: MB 554 PG 2 Abbreviated Description: Lot:229 Subdivision:RYLAND AT HERITAGE POINT REPLAT Map Ref:MB 554 PG 2

8	.47Mi.	**8521 W WATKINS ST** **TOLLESON, AZ 85353-3905**	04/30/2026	$370,000	$214	1723	6//2	2003	6,600 SF	

APN: 101-55-509 Document #: 20260260876
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 509 Subdivision: RYLAND AT HERITAGE POINT REPLAT MapRef: MB 554 PG 2 Abbreviated Description: Lot:509 Subdivision:RYLAND AT HERITAGE POINT REPLAT Map Ref:MB 554 PG 2

9	.26Mi.	**8330 W PAPAGO ST** **TOLLESON, AZ 85353-8810**	04/17/2026	$347,000	$245	1412	5//2.33	2002	4,950 SF	

APN: 101-56-242 Document #: 20260230159
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 242 Subdivision: 83RD BUCKEYE MapRef: MB 555 PG 50 Abbreviated Description: Lot:242 Subdivision:83RD BUCKEYE Map Ref:MB 555 PG 50

10	.42Mi.	**2242 S 85TH DR** **TOLLESON, AZ 85353-8723**	03/25/2026	$379,000	$225	1680	5//2.67	2002	6,600 SF	Yes

APN: 101-55-530 Document #: 20260172384
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 530 Subdivision: RYLAND AT THE HERITAGE POINT REPLAT MapRef: MB 554 PG 2 Abbreviated Description: Lot:530 Subdivision:RYLAND AT THE HERITAGE POINT REPLAT Map Ref:MB 554 PG 2

11	.31Mi.	**8532 W SONORA ST** **TOLLESON, AZ 85353-8825**	01/14/2026	$359,000	$302	1186	5//2	2002	4,950 SF	

APN: 101-56-327 Document #: 20260023751
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 327 Subdivision: 83RD AND BUCKEYE MapRef: MB 555 PG 50 Abbreviated Description: Lot:327 Subdivision:83RD AND BUCKEYE Map Ref:MB 555 PG 50

12	.21Mi.	**8328 W PIMA ST** **TOLLESON, AZ 85353-8800**	01/08/2026	$205,000	$118	1725	5//2.33	2002	5,500 SF	

APN: 101-56-267 Document #: 20260012975
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 267 Subdivision: 83RD BUCKEYE MapRef: MB 555 PG 50 Abbreviated Description: Lot:267 Subdivision:83RD BUCKEYE Map Ref:MB 555 PG 50

13	.18Mi.	**8323 W PIMA ST** **TOLLESON, AZ 85353-8802**	11/03/2025	$354,000	$250	1412	5//2.33	2002	5,150 SF	

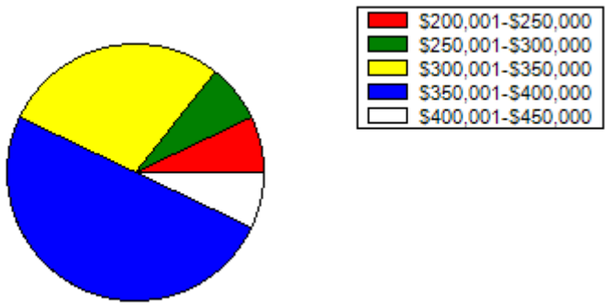
APN: 101-56-221 Document #: 20250636196
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 221 Subdivision: 83RD BUCKEYE MapRef: MB 555 PG 50 Abbreviated Description: Lot:221 Subdivision:83RD BUCKEYE Map Ref:MB 555 PG 50City/Muni/Twp:TOLLESON City/Muni/Twp: TOLLESON

14	.15Mi.	**8318 W COCOPAH ST** **TOLLESON, AZ 85353-8967**	10/06/2025	$399,999	$217	1836	6//2.67	2002	6,050 SF	

APN: 101-56-198 Document #: 20250575299
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 198 Subdivision: 83RD & BUCKEYE MapRef: MB 555 MAP 50 Abbreviated Description: Lot:198 Subdivision:83RD & BUCKEYE Map Ref:MB 555 MAP 50

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.

ICE SiteX Report

OrderID: 97951712

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.	**1909 S 83RD DR**	**10/04/2016**	$314,500	$31,450	1,785	7//2.67	2003	5,500 SF	
.01Mi.	**1905 S 83RD DR**	**06/12/2019**	$367,000	$36,700	2,279	//4	2002	5,500 SF	Yes
.01Mi.	**1913 S 83RD DR**	**07/26/2024**	$320,600	$32,060	1,836	6//2.67	2002	6,050 SF	
.02Mi.	**1901 S 83RD DR**	**03/12/2015**	$313,600	$31,360	1,726	6//2.67	2002	6,050 SF	
.02Mi.	**1917 S 83RD DR**	**01/05/2010**	$315,600	$31,560	1,785	7//2.67	2003	6,130 SF	
.03Mi.	**8303 W APACHE ST**	**03/16/2022**	$323,500	$32,350	1,836	6//2.67	2002	6,273 SF	
.03Mi.	**1821 S 83RD DR**	**03/23/2021**	$346,200	$34,620	2,279	//4	2002	5,500 SF	
.04Mi.	**1921 S 83RD DR**	**07/19/2012**	$344,500	$34,450	2,015	7//3	2003	10,646 SF	
.04Mi.	**8307 W APACHE ST**	**07/08/2005**	$316,200	$31,620	1,726	6//2.67	2002	6,177 SF	
.04Mi.	**1912 S 83RD DR**	**10/22/2020**	$346,600	$34,660	2,015	7//3	2002	8,638 SF	
.04Mi.	**1817 S 83RD DR**	**01/24/2005**	$344,300	$34,430	2,279	//4	2002	5,500 SF	
.04Mi.	**8304 W APACHE ST**	**08/28/2014**	$324,000	$32,400	1,836	6//2.67	2002	6,560 SF	
.04Mi.	**1925 S 83RD DR**	**10/18/2023**	$323,800	$32,380	1,726	6//2.67	2003	9,030 SF	
.05Mi.	**1916 S 83RD DR**	**08/24/2005**	$351,100	$35,110	2,363	//4	2002	5,655 SF	
.05Mi.	**8311 W APACHE ST**	**10/21/2020**	$328,800	$32,880	1,836	6//2.67	2002	6,067 SF	
.05Mi.	**1813 S 83RD DR**	**08/04/2021**	$313,600	$31,360	1,726	6//2.67	2002	6,050 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	30.0 years old	Households:	12,535
Median Household Income:	$73,277	Households w/Family:	84%
Household Income Per Capita:	$24,371	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	55%

School District

School District Zone:	Tolleson Union High School District	Students:	13,931
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.90Mi.	**Tolleson Union High School** Number of Students: 2,648 Student-Teacher Ratio: 20.85 Advanced Placement: Yes	C-	Public	9 - 12
1.90Mi.	**Tolleson Union High School** Number of Students: 2,648 Student-Teacher Ratio: 20.85 Advanced Placement: Yes	C-	Public	9 - 12
0.55Mi.	**Dos Rios Elementary School** Number of Students: 614 Student-Teacher Ratio: 18.33	C+	Public	KG - 8
0.55Mi.	**Dos Rios Elementary School** Number of Students: 614 Student-Teacher Ratio: 18.33	C+	Public	KG - 8

Flood Report

The Subject Property of **1909 S 83RD DR, TOLLESON, AZ 85353-8973** 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.

ICE SiteX Report

OrderID: 97951712

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	62%	NOTABLY LOWER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	21%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	98%	SIMILAR
MURDER	55%	NOTABLY LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.