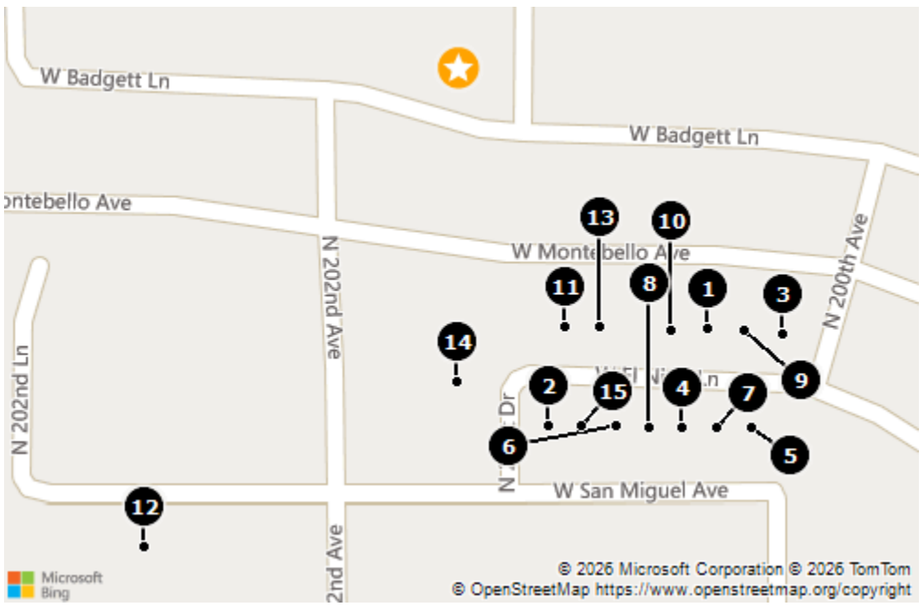
ICE SiteX Report

OrderID: 97850612

SiteX Property Information Report



Subject Property Location

20158 W BADGETT LN, LITCHFIELD PARK, AZ 85340-2454

County:	**MARICOPA AZ**	Census Tract:	040130506.192025
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	502-41-197	Thomas Bros Pg-Grid:	

Valuation

Value:	**$476,000**	FSD:	14	Common Confidence Score:	49
Value Range:	$409,360 - $542,640	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	790202
Assd Land Value:		Market Land Value:	$76,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$306,200	Total Taxable Value:	$2,089
Total Assessed Value:	$38,270	Total Assessor Market Value:	$382,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 47 Subdivision: CANYON VIEWS PHASE 4 UNIT 3 Phase No: 4 Legal Unit: 3 Map Ref: MB 155948 Sec/Twnship/Range: SEC 17 TWN 2N RNG 2W
Abbreviated Description: CANYON VIEWS PHASE 4 UNIT 3 MCR 1559-48

Property Characteristics

Lot Size:	6,742 SF	Bedrooms:		Pool:	
Building Area:	2156 SF	Baths:	3	Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
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:	11/05/2025	Sales Price:	$392,744
Document #:	20250642243 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/06/2024	Sales Price:	$399,990
Document #:	20240303032 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 47 Subdivision: CANYON VIEWS PHASE 4 UNIT 3 Phase No: 4 Legal Unit: 3 Map Ref: MB 155948 Sec/Twnship/Range: SEC 17 TWN 2N RNG 2W
Abbreviated Description: CANYON VIEWS PHASE 4 UNIT 3 MCR 1559-48

Prior Transfer

Recording Date:	06/06/2024	Sales Price:	$399,990
Document #:	20240303032 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/02/2024		
Document Type:			

Legal Description:
Lot: 47 Subdivision: CANYON VIEWS PHASE 4 UNIT 3 Map Ref: MB 1559 PG 48

Prior Transfer

Recording Date:	03/01/2024	Sales Price:	$399,990

ICE SiteX Report

OrderID: 97850612

Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$8,761,956	Median # of Bedrooms	
Median Lot Size	7,692 SF	Median # of Baths	2.67
Median Living Area	2,229 SF	Median Year Built	2025
Price Range - 2 Yrs	$535,000 to $715,000	Age Range	1 years to 3 years
Median Value	$557,990	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**20044 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	06/09/2026	$715,000	$266	2680	//3.33	2023	8,170 SF	
		APN: 502-41-266 Document #: 20260347407 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: CANYON VIEWS-PHASE 3-UNIT 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:14 Subdivision:CANYON VIEWS-PHASE 3-UNIT 2 Map Ref:MB 1559 PG 49								
2	.12Mi.	**20107 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2479**	05/28/2026	$569,990			//		7,679 SF	
		APN: 502-41-275 Document #: 20260323188 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: CANYON VIEWSPHASE 3 - UNIT 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:23 Subdivision:CANYON VIEWSPHASE 3 - UNIT 2 Map Ref:MB 1559 PG 49								
3	.14Mi.	**20016 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	05/15/2026	$545,990			//		8,431 SF	
		APN: 502-41-268 Document #: 20260294136 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16 Subdivision: CANYON VIEWSPHASE 3 UNIT 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:16 Subdivision:CANYON VIEWSPHASE 3 UNIT 2 Map Ref:MB 1559 PG 49								
4	.14Mi.	**20051 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	04/30/2026	$539,990	$242	2229	//2.67	2025	7,395 SF	
		APN: 502-41-271 Document #: 20260261785 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: CANYON VIEWSPHASE 3 UNIT 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:19 Subdivision:CANYON VIEWSPHASE 3 UNIT 2 Map Ref:MB 1559 PG 49								
5	.16Mi.	**20023 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	04/15/2026	$535,000			//		8,362 SF	
		APN: 502-41-269 Document #: 20260224774 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: CANYON VIEWS-PHASE 3 - UNIT 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:17 Subdivision:CANYON VIEWS-PHASE 3 - UNIT 2 Map Ref:MB 1559 PG 49								
6	.13Mi.	**20081 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	03/30/2026	$555,000	$207	2680	//3.33	2025	7,593 SF	
		APN: 502-41-273 Document #: 20260184011 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: CANYON VIEWSPHASE 3 UNIT 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:21 Subdivision:CANYON VIEWSPHASE 3 UNIT 2 Map Ref:MB 1559 PG 49								
7	.15Mi.	**20037 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	03/05/2026	$566,240			//		7,297 SF	
		APN: 502-41-270 Document #: 20260128796 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: CANYON VIEWSPHASE 3-UNIT 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:18 Subdivision:CANYON VIEWSPHASE 3-UNIT 2 Map Ref:MB 1559 PG 49								
8	.14Mi.	**20067 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	01/13/2026	$565,990			//		7,494 SF	
		APN: 502-41-272 Document #: 20260020555 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Subdivision: CANYON VIEWS PHASE 3 Legal Unit: 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:20 Subdivision:CANYON VIEWS PHASE 3 Legal Unit:2 Map Ref:MB 1559 PG 49								
9	.13Mi.	**20028 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	01/12/2026	$670,000	$300	2229	//2.67	2023	8,548 SF	
		APN: 502-41-267 Document #: 20260017382 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: CANYON VIEWS PHASE 3 Legal Unit: 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:15 Subdivision:CANYON VIEWS PHASE 3 Legal Unit:2 Map Ref:MB 1559 PG 49								
10	.11Mi.	**20058 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	01/06/2026	$557,990			//		7,866 SF	
		APN: 502-41-265 Document #: 20260006161 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Subdivision: CANYON VIEWS-PHASE 3 Legal Unit: 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:13 Subdivision:CANYON VIEWS-PHASE 3 Legal Unit:2 Map Ref:MB 1559 PG 49								
11	.09Mi.	**20100 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2479**	10/31/2025	$585,990	$218	2680	//3.33	2025	7,561 SF	
		APN: 502-41-262 Document #: 20250631977 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Subdivision: CANYON VIEWS PHASE 3 Legal Unit: 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:10 Subdivision:CANYON VIEWS PHASE 3 Legal Unit:2 Map Ref:MB 1559 PG 49								
12	.19Mi.	**20233 W SAN MIGUEL AVE** **LITCHFIELD PARK, AZ 85340-2426**	10/30/2025	$699,786	$265	2636	//4.33	2025	9,396 SF	
		APN: 502-41-484 Document #: 20250628283 Document Type: Price Code: V								

ICE SiteX Report

OrderID: 97850612

Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: CANYON VIEWS PHASE 3 UNIT 3 MapRef: MB 1560 PG 1 Abbreviated Description: Lot:18 Subdivision:CANYON VIEWS PHASE 3 UNIT 3 Map Ref:MB 1560 PG 1

13	.1Mi.	**20086 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	10/27/2025	$545,000	$244	2229	//2.67	2025	7,561 SF

APN: 502-41-263 Document #: 20250619210
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: CANYON VIEWS PHASE 3 UNIT 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:11 Subdivision:CANYON VIEWS PHASE 3 UNIT 2 Map Ref:MB 1559 PG 49

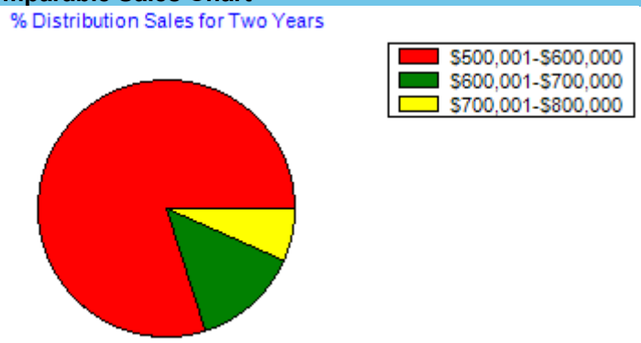
14	.11Mi.	**5736 N 201ST DR** **LITCHFIELD PARK, AZ 85340-2453**	10/24/2025	$555,990	$217	2561	//3.33	2025	10,396 SF

APN: 502-41-259 Document #: 20250615843
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: CANYON VIEWS PHASE 3 Legal Unit: 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:7 Subdivision:CANYON VIEWS PHASE 3 Legal Unit:2 Map Ref:MB 1559 PG 49

15	.13Mi.	**20093 W EL NIDO LN** **LITCHFIELD PARK, AZ 85340-2469**	09/30/2025	$554,000	$216	2561	//3.33	2025	7,692 SF

APN: 502-41-274 Document #: 20250564101
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: CANYON VIEWS PHASE 3 UNIT 2 MapRef: MB 1559 PG 49 Abbreviated Description: Lot:22 Subdivision:CANYON VIEWS PHASE 3 UNIT 2 Map Ref:MB 1559 PG 49

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.	**20158 W BADGETT LN**	**06/06/2024**	$382,700	$38,270	2,156	//3	2024	6,742 SF	
.01Mi.	**20170 W BADGETT LN**	**07/25/2024**	$384,000	$38,400	2,156	//3	2024	6,871 SF	
.01Mi.	**20144 W BADGETT LN**	**05/21/2024**	$354,700	$35,470	1,831	//2.67	2024	6,578 SF	
.02Mi.	**20182 W BADGETT LN**	**09/23/2024**	$380,500	$38,050	2,048	//3.67	2024	7,103 SF	
.03Mi.	**20149 W RANCHO DR**	**07/13/2023**	$456,500	$45,650	2,552	//4	2023	10,683 SF	
.03Mi.	**20137 W RANCHO DR**	**06/28/2023**	$464,100	$46,410	2,552	//4	2023	11,826 SF	
.03Mi.	**20190 W BADGETT LN**	**07/16/2024**	$386,300	$38,630	2,048	//3.67	2024	7,797 SF	
.03Mi.	**20157 W RANCHO DR**	**07/27/2023**	$429,500	$42,950	2,343	//3.67	2023	9,428 SF	
.03Mi.	**20155 W BADGETT LN**	**06/04/2024**	$376,600	$37,660	2,048	//3.67	2024	6,672 SF	
.03Mi.	**20167 W BADGETT LN**	**05/16/2024**	$382,100	$38,210	2,156	//3	2024	6,672 SF	
.04Mi.	**20143 W BADGETT LN**	**06/20/2024**	$381,100	$38,110	2,048	//3.67	2024	7,170 SF	
.04Mi.	**20179 W BADGETT LN**	**06/17/2024**	$327,700	$32,770	1,568	//2.33	2024	6,325 SF	
.04Mi.	**20116 W BADGETT LN**	**01/28/2025**	$314,000	$13,380	1,402	//2.67	2025	5,999 SF	
.04Mi.	**20165 W RANCHO DR**	**07/27/2023**	$394,800	$39,480	2,156	//3	2023	8,172 SF	
.04Mi.	**20131 W BADGETT LN**	**05/23/2024**	$386,300	$38,630	2,156	//3	2024	7,135 SF	
.04Mi.	**20196 W BADGETT LN**	**05/15/2024**	$334,800	$33,480	1,568	//2.33	2024	7,208 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	39.1 years old	Households:	12,102
Median Household Income:	$108,117	Households w/Family:	78%
Household Income Per Capita:	$43,230	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Litchfield Elementary District	Students:	10,755
Number of Schools:	19	Rating:	B+

ICE SiteX Report

OrderID: 97850612

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.80Mi.	**Verrado Elementary School** Number of Students: 847 Student-Teacher Ratio: 21.18	A	Public	KG - 5
1.80Mi.	**Verrado Elementary School** Number of Students: 847 Student-Teacher Ratio: 21.18	A	Public	KG - 5
1.90Mi.	**Verrado Middle School** Number of Students: 731 Student-Teacher Ratio: 21.19	B+	Public	6 - 8
1.90Mi.	**Verrado Middle School** Number of Students: 731 Student-Teacher Ratio: 21.19	B+	Public	6 - 8
1.79Mi.	**Verrado High School** Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes	C+	Public	9 - 12
1.79Mi.	**Verrado High School** Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **20158 W BADGETT LN, LITCHFIELD PARK, AZ 85340-2454** 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	52%	NOTABLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	52%	NOTABLY LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	37%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	56%	NOTABLY 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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