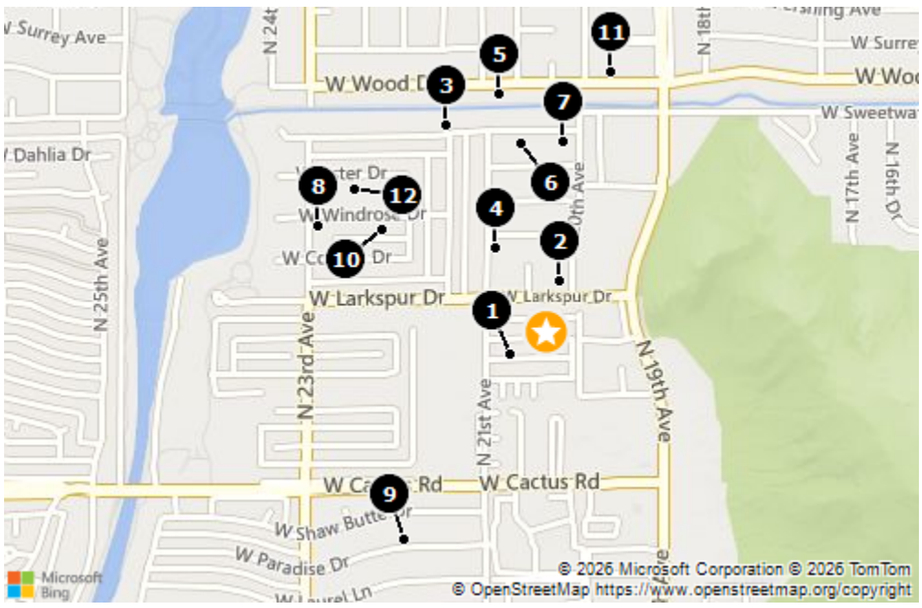
ICE SiteX Report

OrderID: 97797633

SiteX Property Information Report



Subject Property Location

2020 W RONALD RD, PHOENIX, AZ 85029-5500

County:	**MARICOPA AZ**	Census Tract:	040131039.002002
Property Use:	Single Family Residential	Zoning:	M-M
Parcel Number:	149-04-794	Thomas Bros Pg-Grid:	578-7D

Valuation

Value:	**$341,000**	FSD:	8	Common Confidence Score:	71
Value Range:	$313,720 - $368,280	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	061300
Assd Land Value:		Market Land Value:	$59,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$239,800	Total Taxable Value:	$993
Total Assessed Value:	$29,970	Total Assessor Market Value:	$299,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Subdivision: MOUNTAIN VIEW ESTATES LOT 1-49 TR A-G Map Ref: MB 34242 Sec/Twnship/Range: SEC 13 TWN 3N RNG 2E
Abbreviated Description: MOUNTAIN VIEW ESTATES MCR 342-42

Property Characteristics

Lot Size:	4,646 SF	Bedrooms:		Pool:	
Building Area:	1191 SF	Baths:	2.33	Fireplace:	
Year Built:	1992	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	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:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/17/2025	Loan Amount:	N/A
Document #:	20250143186 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Lot: 7 Subdivision: MOUNTAIN VIEW ESTATES

Prior Transfer

Recording Date:	01/03/2025	Sales Price:	N/A
Document #:	20250004981 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/18/2022	Sales Price:	$365,000
Document #:	20220783395 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Subdivision: MOUNTAIN VIEW ESTATES LOT 1-49 TR A-G Map Ref: MB 34242 Sec/Twnship/Range: SEC 13 TWN 3N RNG 2E
Abbreviated Description: MOUNTAIN VIEW ESTATES MCR 342-42

Prior Transfer

Recording Date:	10/18/2022	Sales Price:	$365,000
Document #:	20220783395 BK-PG -	Type of Sale:	Verified Sale Price

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Contract Date: 10/06/2022
Document Type:
Legal Description:
Lot: 7 Subdivision: MOUNTAIN VIEW ESTATES Map Ref: MB 342 PG 42

Prior Transfer

Recording Date:	09/07/2010	Sales Price:	$75,000
Document #:	2010-0770770 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/01/2010		
Document Type:			

Legal Description:
Lot: 7 Subdivision: MOUNTAIN VIEW ESTATES Map Ref: MAP342 PG42

Prior Transfer

Recording Date:	11/24/2003	Sales Price:	$113,000
Document #:	2003-1613761 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/17/2003		
Document Type:			

Legal Description:
Lot: 7 Subdivision: MOUNTAIN VIEW ESTATES Map Ref: MAP342 PG42

Prior Transfer

Recording Date:	09/10/2003	Sales Price:	$89,000
Document #:	2003-1269770 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/03/2003		
Document Type:			

Legal Description:
Lot: 7 Subdivision: MOUNTAIN VIEW ESTATES Map Ref: MAP342 PG42

Prior Transfer

Recording Date:	08/18/2000	Sales Price:	$99,900
Document #:	2000-0635422 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/07/2000		
Document Type:			

Legal Description:
Lot: 7 Subdivision: MOUNTAIN VIEW ESTATES Map Ref: MAP342 PG42

Area Sales Analysis

Total Area Sales	$4,353,887	Median # of Bedrooms	
Median Lot Size	7,097 SF	Median # of Baths	2
Median Living Area	1,291 SF	Median Year Built	1971
Price Range - 2 Yrs	$240,000 to $510,000	Age Range	34 years to 65 years
Median Value	$352,500	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**2046 W COLUMBINE DR** **PHOENIX, AZ 85029-5551**	06/03/2026	$335,000	$281	1191	5//2.33	1992	3,309 SF	
		APN: 149-04-808 Document #: 20260336281 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: MOUNTAIN VIEW ESTATES MapRef: MB 342 PG 42 Abbreviated Description: Lot:21 Subdivision:MOUNTAIN VIEW ESTATES Map Ref:MB 342 PG 42								
2	.07Mi.	**12608 N 20TH AVE** **PHOENIX, AZ 85029-2610**	05/18/2026	$240,000	$188	1272	6//2	1971	9,088 SF	
		APN: 149-04-278 Document #: 20260298857 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 81 Subdivision: CANYON FOOTHILLS MapRef: MB 127 PG 14 Abbreviated Description: Lot:81 Subdivision:CANYON FOOTHILLS Map Ref:MB 127 PG 14								
3	.31Mi.	**2122 W DAHLIA DR** **PHOENIX, AZ 85029-2629**	05/08/2026	$385,000	$298	1288	5//2	1974	7,529 SF	
		APN: 149-04-443 Document #: 20260279554 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 147 Subdivision: VISTA NORTH NO 7 MapRef: MB 148 PG 41 Abbreviated Description: Lot:147 Subdivision:VISTA NORTH NO 7 Map Ref:MB 148 PG 41								
4	.13Mi.	**2045 W CORRINE DR** **PHOENIX, AZ 85029-2621**	05/01/2026	$315,000	$285	1104	6//1	1971	6,241 SF	
		APN: 149-04-267 Document #: 20260264911 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: CANYON FOOTHILLS MapRef: MB 127 PG 14 Abbreviated Description: Lot:70 Subdivision:CANYON FOOTHILLS Map Ref:MB 127 PG 14								
5	.32Mi.	**2047 W WOOD DR** **PHOENIX, AZ 85029-1659**	04/30/2026	$320,000	$279	1145	5//2	1961	7,258 SF	
		APN: 149-59-144 Document #: 20260262207 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 203 Subdivision: MOON VALLEY GARDENS MapRef: MB 97 PG 6 Abbreviated Description: Lot:203 Subdivision:MOON VALLEY GARDENS Map Ref:MB 97 PG 6								
6	.26Mi.	**2031 W DAHLIA DR** **PHOENIX, AZ 85029-2626**	04/27/2026	$370,000	$320	1155	6//2	1970	5,972 SF	Yes
		APN: 149-04-211 Document #: 20260251279 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: CANYON FOOTHILLS MapRef: MB 127 PG 14 Abbreviated Description: Lot:14 Subdivision:CANYON FOOTHILLS Map Ref:MB 127 PG 14								
7	.26Mi.	**2007 W DAHLIA DR** **PHOENIX, AZ 85029-2626**	04/23/2026	$387,032	$299	1293	6//2	1970	5,925 SF	Yes

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APN: 149-04-216 Document #: 20260241516
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: CANYON FOOTHILLS MapRef: MB 127 PG 14 Abbreviated Description: Lot:19 Subdivision:CANYON FOOTHILLS Map Ref:MB 127 PG 14

8	.34Mi.	**2249 W WINDROSE DR** **PHOENIX, AZ 85029-2636**	04/02/2026	$510,000	$339	1501	6//2	1971	8,418 SF	

APN: 149-04-346 Document #: 20260195808
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: VISTA NORTH NO 5 MapRef: MB 135 PG 44 Abbreviated Description: Lot:50 Subdivision:VISTA NORTH NO 5 Map Ref:MB 135 PG 44

9	.34Mi.	**2142 W PARADISE DR** **PHOENIX, AZ 85029-3512**	04/01/2026	$325,000	$251	1293	6//2	1966	6,492 SF	

APN: 149-53-123 Document #: 20260190978
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: VALLEY VISTA UNIT TWO MapRef: MB 95 PG 31 Abbreviated Description: Lot:123 Subdivision:VALLEY VISTA UNIT TWO Map Ref:MB 95 PG 31

10	.26Mi.	**2211 W WINDROSE DR** **PHOENIX, AZ 85029-2636**	02/13/2026	$262,355	$182	1440	5//2	1971	7,651 SF	Yes

APN: 149-04-339 Document #: 20260087034
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: VISTA NORTH NO 5 MapRef: MB 135 PG 44 Abbreviated Description: Lot:43 Subdivision:VISTA NORTH NO 5 Map Ref:MB 135 PG 44

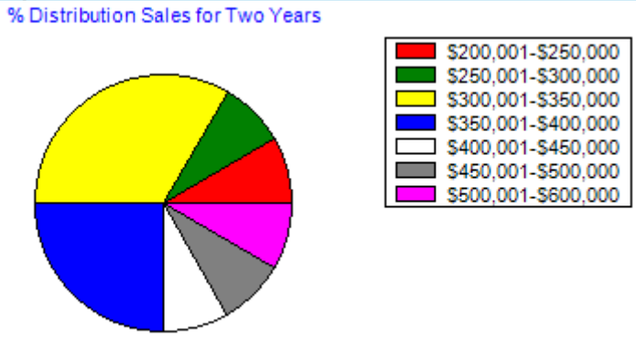
11	.36Mi.	**1926 W WOOD DR** **PHOENIX, AZ 85029-1658**	12/19/2025	$440,000	$240	1830	6//2	1983	8,877 SF	

APN: 149-59-021 Document #: 20250733916
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 80 Subdivision: MOON VALLEY GARDENS MapRef: MB 97 PG 6 Abbreviated Description: Lot:80 Subdivision:MOON VALLEY GARDENS Map Ref:MB 97 PG 6

12	.32Mi.	**2229 W ASTER DR** **PHOENIX, AZ 85029-2607**	12/17/2025	$464,500	$191	2428	7//3	1972	6,936 SF	

APN: 149-04-435 Document #: 20250728073
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 139 Subdivision: VISTA NORTH NO 6 MapRef: MB 140 PG 15 Abbreviated Description: Lot:139 Subdivision:VISTA NORTH NO 6 Map Ref:MB 140 PG 15

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.	**2020 W RONALD RD**	**10/18/2022**	$299,700	$29,970	1,191	5//2.33	1992	4,646 SF	
.01Mi.	**2026 W RONALD RD**	**10/27/2016**	$277,300	$27,730	1,008	4//2	1992	4,390 SF	
.01Mi.	**2014 W RONALD RD**	**02/26/2018**	$298,800	$29,880	1,191	5//2.33	1992	4,545 SF	
.02Mi.	**2015 W RONALD RD**	**12/11/2024**	$285,700	$28,570	1,191	5//2.33	1992	3,279 SF	
.02Mi.	**2021 W RONALD RD**	**03/19/2008**	$331,300	$33,130	1,878	//3	1992	3,243 SF	
.02Mi.	**2008 W RONALD RD**	**07/31/2001**	$299,600	$29,960	1,191	5//2.33	1992	4,626 SF	
.02Mi.	**2032 W RONALD RD**	**03/07/2024**	$347,100	$34,710	1,878	//3	1992	4,561 SF	
.02Mi.	**2009 W RONALD RD**	**08/09/1999**	$285,000	$28,500	1,191	5//2.33	1992	3,212 SF	
.03Mi.	**2027 W RONALD RD**	**01/13/1992**	$331,600	$33,160	1,878	//3	1992	3,261 SF	
.03Mi.	**2016 W COLUMBINE DR**	**02/08/2022**	$265,700	$26,570	1,008	4//2	1992	3,214 SF	
.03Mi.	**2022 W COLUMBINE DR**	**03/03/2010**	$264,700	$26,470	1,008	4//2	1992	3,128 SF	
.03Mi.	**2003 W RONALD RD**	**11/23/2011**	$284,500	$28,450	1,191	5//2.33	1992	3,173 SF	
.03Mi.	**2002 W RONALD RD**	**04/14/2022**	$298,700	$29,870	1,191	//2.33	1992	4,538 SF	
.03Mi.	**2010 W COLUMBINE DR**	**05/28/2013**	$283,100	$28,310	1,191	5//2.33	1992	3,059 SF	
.03Mi.	**2038 W RONALD RD**	**07/20/1993**	$346,800	$34,680	1,878	//3	1992	4,534 SF	
.03Mi.	**2028 W COLUMBINE DR**	**09/06/2024**	$329,100	$32,910	1,878	//3	1992	3,088 SF	

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Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	35.5 years old	Households:	18,718
Median Household Income:	$59,310	Households w/Family:	63%
Household Income Per Capita:	$28,654	Households w/Family Married:	35%
Most Common Education Level:	Some College	Households w/Family Children:	31%

School District

School District Zone:	Washington Elementary District	Students:	18,816
Number of Schools:	33	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.19Mi.	**Shaw Butte Elementary School** Number of Students: 688 Student-Teacher Ratio: 15.64	C+	Public	PK - 6
2.56Mi.	**Mountain Sky Junior High School** Number of Students: 672 Student-Teacher Ratio: 21.13	C+	Public	7 - 8
2.56Mi.	**Mountain Sky Junior High School** Number of Students: 672 Student-Teacher Ratio: 21.13	C+	Public	7 - 8
0.98Mi.	**Thunderbird High School** Number of Students: 1,592 Student-Teacher Ratio: 23.9 Advanced Placement: Yes	A	Public	9 - 12
0.98Mi.	**Thunderbird High School** Number of Students: 1,592 Student-Teacher Ratio: 23.9 Advanced Placement: Yes	A	Public	9 - 12
0.19Mi.	**Shaw Butte Elementary School** Number of Students: 688 Student-Teacher Ratio: 15.64	C+	Public	PK - 6

Flood Report

The Subject Property of **2020 W RONALD RD, PHOENIX, AZ 85029-5500** 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	127%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	109%	SIMILAR
OVERALL	102%	SIMILAR

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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