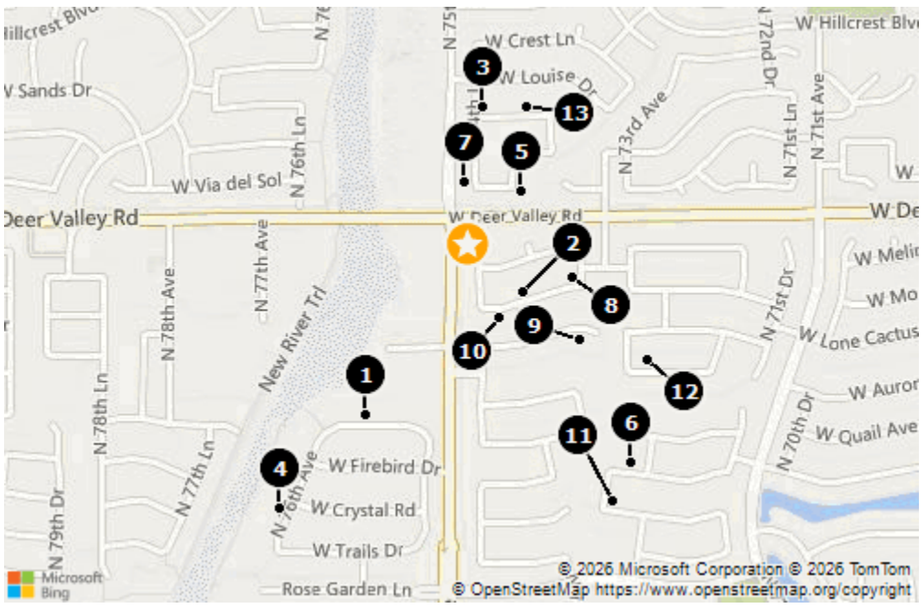
ICE SiteX Report

OrderID: 98012347

SiteX Property Information Report



Subject Property Location

21536 N 74TH LN, GLENDALE, AZ 85308-9530

County:	**MARICOPA AZ**	Census Tract:	040136141.002002
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	200-21-862	Thomas Bros Pg-Grid:	536-3J

Valuation

Value:	**$596,000**	FSD:	13	Common Confidence Score:	52
Value Range:	$518,520 - $673,480	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	970706
Assd Land Value:		Market Land Value:	$90,300	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$361,300	Total Taxable Value:	$2,219
Total Assessed Value:	$45,160	Total Assessor Market Value:	$451,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 Subdivision: VALENCIA Map Ref: MB 41726 Sec/Twnship/Range: SEC 24 TWN 4N RNG 1E
Abbreviated Description: VALENCIA MCR 417-26

Property Characteristics

Lot Size:	10,100 SF	Bedrooms:		Pool:	Yes
Building Area:	2146 SF	Baths:	3.67	Fireplace:	
Year Built:	1997	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:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/18/2026	Sales Price:	$414,122
Document #:	20260298717 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/14/2025	Loan Amount:	N/A
Document #:	20250140636 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	
Legal Description:			
Lot: 18 Subdivision: VALENCIA			

Prior Transfer

Recording Date:	08/29/2022	Sales Price:	$286,150
Document #:	2022-0675772 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/08/2022	Loan Amount:	N/A
Document #:	20220627521 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

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Legal Description:
Lot: 18 Subdivision: VALENCIA

Prior Transfer

Recording Date:	07/31/2015	Sales Price:	$193,000
Document #:	2015-0554286 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/02/2015	Loan Amount:	N/A
Document #:	2015-0480170 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:
Lot: 18 Subdivision: VALENCIA

Prior Transfer

Recording Date:	07/02/2015	Sales Price:	$295,000
Document #:	2015-0480169 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/23/2015		
Document Type:			

Legal Description:
Lot: 18 Subdivision: VALENCIA Map Ref: MAP417 PG26

Prior Transfer

Recording Date:	07/02/2015	Sales Price:	$295,000
Document #:	20150480169 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 18 Subdivision: VALENCIA Map Ref: MB 41726 Sec/Twnship/Range: SEC 24 TWN 4N RNG 1E
Abbreviated Description: VALENCIA MCR 417-26

Prior Transfer

Recording Date:	07/09/2009	Sales Price:	$196,000
Document #:	2009-0630526 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/27/2009	Loan Amount:	N/A
Document #:	2009-0474579 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2039	Type Finance:	

Legal Description:
Lot: 18 Subdivision: VALENCIA

Mortgage Record

Recording Date:	09/19/2008	Loan Amount:	N/A
Document #:	2008-0812083 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 18 Subdivision: VALENCIA

Prior Transfer

Recording Date:	08/11/2008	Sales Price:	$245,000
Document #:	2008-0699392 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/26/2008		
Document Type:			

Legal Description:
Lot: 18 Subdivision: VALENCIA Map Ref: MAP417 PG26

Prior Transfer

Recording Date:	08/05/2008	Sales Price:	$168,400
Document #:	2008-0680315 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/10/2006	Loan Amount:	N/A
Document #:	2006-0474017 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/28/2035	Type Finance:	OTH

Legal Description:
Lot: 18 Subdivision: VALENCIA

Prior Transfer

Recording Date:	02/02/2006	Sales Price:	$57,790
Document #:	2006-0155913 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/01/2005	Loan Amount:	N/A
Document #:	2005-0415989 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2025	Type Finance:	

Legal Description:
Lot: 18 Subdivision: VALENCIA

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Mortgage Record

Recording Date:	09/15/2004	Loan Amount:	N/A
Document #:	2004-1077780 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2024	Type Finance:	FIX

Legal Description:
Lot: 18 Subdivision: VALENCIA
Abbreviated Description: PRIOR REF 2004-0266296 03/16/2004

Mortgage Record

Recording Date:	09/15/2004	Loan Amount:	N/A
Document #:	2004-1077779 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	04/01/2034	Type Finance:	FIX

Legal Description:
Lot: 18 Subdivision: VALENCIA
Abbreviated Description: PRIOR REF 2004-0266297 03/16/2004

Prior Transfer

Recording Date:	03/16/2004	Sales Price:	$210,500
Document #:	2004-0266295 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/10/2004		
Document Type:			

Legal Description:
Lot: 18 Subdivision: VALENCIA Map Ref: MAP417 PG26

Prior Transfer

Recording Date:	04/24/1997	Sales Price:	$140,231
Document #:	97-0268747 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/07/1997		
Document Type:			

Legal Description:
Lot: 18 Subdivision: VALENCIA Map Ref: MAP417 PG26

Area Sales Analysis

Total Area Sales	$8,044,000	Median # of Bedrooms	
Median Lot Size	7,801 SF	Median # of Baths	3
Median Living Area	2,037 SF	Median Year Built	1997
Price Range - 2 Yrs	$392,500 to $1,170,000	Age Range	14 years to 32 years
Median Value	$565,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**7576 W QUAIL AVE** **GLENDALE, AZ 85308-2506**	05/14/2026	$840,000	$287	2918	//3.33	2012	10,630 SF	
		APN: 200-19-335 Document #: 20260291410 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 62 Subdivision: THE RESERVE AT EAGLE HEIGHTS MapRef: MB 897 PG 42 Abbreviated Description: Lot:62 Subdivision:THE RESERVE AT EAGLE HEIGHTS Map Ref:MB 897 PG 42								
2	.1Mi.	**7436 W ABRAHAM LN** **GLENDALE, AZ 85308-9527**	04/23/2026	$498,000	$292	1702	6//2.67	1997	5,700 SF	Yes
		APN: 200-21-930 Document #: 20260242210 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 86 Subdivision: VALENCIA MapRef: MB 417 PG 26 Abbreviated Description: Lot:86 Subdivision:VALENCIA Map Ref:MB 417 PG 26								
3	.19Mi.	**7452 W LOS GATOS DR** **GLENDALE, AZ 85310-5608**	04/10/2026	$685,000	$336	2037	//3.67	1994	5,700 SF	Yes
		APN: 200-06-826 Document #: 20260212754 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 107 Subdivision: HILLCREST RANCH PARCEL D MapRef: MB 361 PG 6 Abbreviated Description: Lot:107 Subdivision:HILLCREST RANCH PARCEL D Map Ref:MB 361 PG 6								
4	.44Mi.	**21080 N 76TH AVE** **GLENDALE, AZ 85308-2509**	03/30/2026	$1,170,000	$400	2918	//3.33	2012	11,278 SF	Yes
		APN: 200-19-346 Document #: 20260184761 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 73 Subdivision: THE RESERVE AT EAGLE HEIGHTS MapRef: MB 897 PG 42 Abbreviated Description: Lot:73 Subdivision:THE RESERVE AT EAGLE HEIGHTS Map Ref:MB 897 PG 42								
5	.1Mi.	**21911 N 74TH DR** **GLENDALE, AZ 85310-5638**	03/27/2026	$459,000	$371	1234	6//2	1994	11,313 SF	Yes
		APN: 200-06-775 Document #: 20260177798 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 56 Subdivision: HILLCREST RANCH PARCEL D MapRef: MB 361 PG 6 Abbreviated Description: Lot:56 Subdivision:HILLCREST RANCH PARCEL D Map Ref:MB 361 PG 6								
6	.37Mi.	**7262 W FIREBIRD DR** **GLENDALE, AZ 85308-9592**	03/24/2026	$605,000	$229	2636	8//3	1998	8,165 SF	Yes
		APN: 231-23-158 Document #: 20260169078 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 137 Subdivision: SABINO II MapRef: MB 417 PG 28 Abbreviated Description: Lot:137 Subdivision:SABINO II Map Ref:MB 417 PG 28								
7	.09Mi.	**21914 N 74TH LN** **GLENDALE, AZ 85310-5634**	03/10/2026	$392,500	$192	2037	//3.67	1994	6,036 SF	
		APN: 200-06-767 Document #: 20260139288 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 48 Subdivision: HILLCREST RANCH PARCEL D MapRef: MB 361 PG 6 Abbreviated Description: Lot:48 Subdivision:HILLCREST RANCH PARCEL D Map Ref:MB 361 PG 6								
8	.15Mi.	**7408 W ABRAHAM LN** **GLENDALE, AZ 85308-9536**	03/09/2026	$477,000	$280	1702	6//2.67	1997	6,942 SF	Yes
		APN: 200-21-923 Document #: 20260135161								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 79 Subdivision: VALENCIA MapRef: MB 417 PG 26 Abbreviated Description: Lot:79 Subdivision:VALENCIA Map Ref:MB 417 PG 26

9	.2Mi.	**7421 W LONE CACTUS DR GLENDALE, AZ 85308-9522**	03/09/2026	$565,000	$263	2146	//3.67	1997	7,801 SF	Yes

APN: 200-21-899 Document #: 20260135269
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: VALENCIA MapRef: MB 417 PG 26 Abbreviated Description: Lot:55 Subdivision:VALENCIA Map Ref:MB 417 PG 26

10	.11Mi.	**7459 W ABRAHAM LN GLENDALE, AZ 85308-9525**	03/04/2026	$472,500	$347	1358	5//2.33	1997	6,579 SF	Yes

APN: 200-21-874 Document #: 20260126234
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: VALENCIA MapRef: MB 417 PG 26 Abbreviated Description: Lot:30 Subdivision:VALENCIA Map Ref:MB 417 PG 26

11	.39Mi.	**7272 W CRYSTAL RD GLENDALE, AZ 85308-9584**	02/24/2026	$730,000	$239	3053	//4	1997	8,588 SF	

APN: 231-23-209 Document #: 20260104257
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 188 Subdivision: SABINO II MapRef: MB 417 PG 28 Abbreviated Description: Lot:188 Subdivision:SABINO II Map Ref:MB 417 PG 28

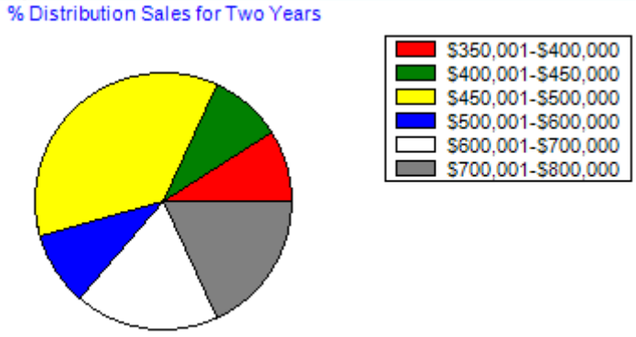
12	.29Mi.	**7236 W AURORA DR GLENDALE, AZ 85308-9559**	02/20/2026	$720,000	$300	2394	9//3	1998	9,600 SF	Yes

APN: 231-23-065 Document #: 20260098140
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 65 Subdivision: SIERRA VERDE PARCEL Q MapRef: MB 417 PG 274 Abbreviated Description: Lot:65 Subdivision:SIERRA VERDE PARCEL Q Map Ref:MB 417 PG 274

13	.2Mi.	**7428 W LOS GATOS DR GLENDALE, AZ 85310-5607**	02/18/2026	$430,000	$348	1234	6//2	1994	5,700 SF	

APN: 200-06-820 Document #: 20260092763
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: HILLCREST RANCH PARCEL D MapRef: MB 361 PG 6 Abbreviated Description: Lot:101 Subdivision:HILLCREST RANCH PARCEL D Map Ref:MB 361 PG 6

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.	**21536 N 74TH LN**	**07/02/2015**	$451,600	$45,160	2,146	//3.67	1997	10,100 SF	Yes
.01Mi.	**21532 N 74TH LN**	**06/13/2000**	$430,700	$43,070	2,146	//3.67	1997	6,251 SF	Yes
.02Mi.	**21540 N 74TH LN**	**04/16/2014**	$451,600	$45,160	2,146	//3.67	1997	10,100 SF	Yes
.02Mi.	**21528 N 74TH LN**	**12/30/2020**	$400,000	$40,000	1,702	6//2.67	1997	6,600 SF	Yes
.03Mi.	**21541 N 74TH LN**	**05/28/2020**	$451,000	$45,100	2,146	//3.67	1997	10,000 SF	Yes
.03Mi.	**21524 N 74TH LN**	**07/16/2024**	$310,800	$31,080	1,201	5//2	1997	6,000 SF	
.04Mi.	**21537 N 74TH LN**	**04/20/2023**	$466,700	$46,670	2,146	//3.67	1997	12,800 SF	Yes
.04Mi.	**21529 N 74TH LN**	**06/24/2022**	$450,100	$45,010	2,146	//3.67	1997	8,200 SF	Yes
.04Mi.	**21520 N 74TH LN**	**02/27/2023**	$358,600	$35,860	1,358	//2.33	1997	6,600 SF	Yes
.04Mi.	**21533 N 74TH LN**	**07/10/2020**	$444,100	$44,410	2,146	//3.67	1997	7,100 SF	Yes
.05Mi.	**21516 N 74TH LN**	**04/18/2005**	$396,200	$39,620	1,702	6//2.67	1998	6,000 SF	Yes
.05Mi.	**7457 W MELINDA LN**	**08/26/2025**	$411,100	$41,110	2,146	//3.67	1997	6,240 SF	
.06Mi.	**7453 W MELINDA LN**	**07/20/2012**	$410,300	$41,030	2,146	//3.67	1997	6,099 SF	
.06Mi.	**7451 W VIA DEL SOL DR**	**08/01/2025**	$326,800	$32,680	1,234	6//2	1994	10,105 SF	
.06Mi.	**21512 N 74TH LN**	**04/15/2022**	$335,500	$33,550	1,359	5//2.33	1997	6,600 SF	
.06Mi.	**7434 W MELINDA LN**	**09/18/2014**	$432,700	$43,270	1,876	//3.33	1997	12,700 SF	Yes

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	70%

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Demographics & Income

Median Age:	41.6 years old	Households:	26,625
Median Household Income:	$92,648	Households w/Family:	66%
Household Income Per Capita:	$42,401	Households w/Family Married:	52%
Most Common Education Level:	Some College	Households w/Family Children:	26%

School District

School District Zone:	Deer Valley Unified District	Students:	32,265
Number of Schools:	41	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.55Mi.	**Sierra Verde STEAM Academy** Number of Students: 932 Student-Teacher Ratio: 18.83	A+	Public	KG - 8
1.11Mi.	**Mountain Ridge High School** Number of Students: 2,823 Student-Teacher Ratio: 23.92 Advanced Placement: Yes	A	Public	9 - 12

Flood Report

The Subject Property of **21536 N 74TH LN, GLENDALE, AZ 85308-9530** 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	110%	HIGHER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	92%	SIMILAR
OVERALL	79%	LOWER

Disaster Alerts

No alerts noted

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