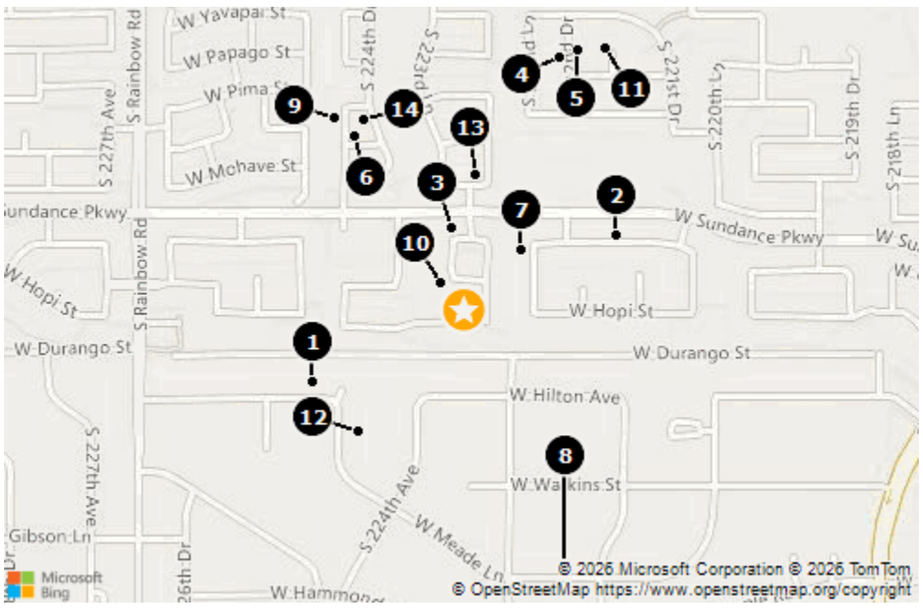
ICE SiteX Report

OrderID: 98738711

SiteX Property Information Report



Subject Property Location

22352 W HOPI ST, BUCKEYE, AZ 85326-6091

County:	**MARICOPA AZ**	Census Tract:	040130506.143000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	504-33-857	Thomas Bros Pg-Grid:	

Valuation

Value:	**$405,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$388,800 - $421,200	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	330237
Assd Land Value:		Market Land Value:	$71,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$286,500	Total Taxable Value:	$1,995
Total Assessed Value:	$35,810	Total Assessor Market Value:	$358,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 229 Subdivision: COYOTE RIDGE Map Ref: MB 155944 Sec/Twnship/Range: SEC 14 TWN 1N RNG 3W
Abbreviated Description: COYOTE RIDGE MCR 1559-44

Property Characteristics

Lot Size:	6,960 SF	Bedrooms:		Pool:	
Building Area:	2048 SF	Baths:	3.67	Fireplace:	
Year Built:	2023	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:	04/09/2025	Sales Price:	$366,652
Document #:	20250195649 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/21/2023	Sales Price:	$406,590
Document #:	20230141772 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 229 Subdivision: COYOTE RIDGE Map Ref: MB 155944 Sec/Twnship/Range: SEC 14 TWN 1N RNG 3W
Abbreviated Description: COYOTE RIDGE MCR 1559-44

Prior Transfer

Recording Date:	03/21/2023	Sales Price:	$406,590
Document #:	20230141772 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/24/2023		
Document Type:			

Legal Description:
Lot: 229 Subdivision: COYOTE RIDGE Map Ref: MB 1559 PG 44

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Area Sales Analysis

Total Area Sales	$6,051,100	Median # of Bedrooms	
Median Lot Size	9,793 SF	Median # of Baths	2.5
Median Living Area	1,834 SF	Median Year Built	2005
Price Range - 2 Yrs	$355,000 to $650,000	Age Range	3 years to 38 years
Median Value	$382,750	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**22512 W HILTON AVE** **BUCKEYE, AZ 85326-3931**	10/05/2026	$549,000	$306	1790	6//2	1994	43,996 SF	
		APN: 504-21-041 Document #: 20260578842 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: PHOENIX SKYLINE WEST ONE MapRef: MB 137 PG 19 Abbreviated Description: Lot:7 Subdivision:PHOENIX SKYLINE WEST ONE Map Ref:MB 137 PG 19								
2	.23Mi.	**22180 W ASHLEIGH MARIE DR** **BUCKEYE, AZ 85326-8695**	07/31/2026	$380,500	$157	2422	//3	2005	11,250 SF	Yes
		APN: 504-21-581 Document #: 20260454840 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 55 Subdivision: SUNDANCE MapRef: MB 708 PG 7 Abbreviated Description: Lot:55 Subdivision:SUNDANCE Map Ref:MB 708 PG 7								
3	.11Mi.	**22370 W ASHLEIGH MARIE DR** **BUCKEYE, AZ 85326-5796**	07/24/2026	$375,000	$204	1834	//2.67	2023	9,230 SF	
		APN: 504-33-870 Document #: 20260441517 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 242 Subdivision: COYOTE RIDGE MapRef: MB 1559 PG 44 Abbreviated Description: Lot:242 Subdivision:COYOTE RIDGE Map Ref:MB 1559 PG 44								
4	.37Mi.	**1354 S 222ND DR** **BUCKEYE, AZ 85326-6279**	07/02/2026	$385,000	$172	2230	//3	2005	5,704 SF	
		APN: 504-60-882 Document #: 20260399337 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 107 Subdivision: SUNDANCE PARCEL 42 MapRef: MB 711 PG 25 Abbreviated Description: Lot:107 Subdivision:SUNDANCE PARCEL 42 Map Ref:MB 711 PG 25								
5	.39Mi.	**1339 S 222ND DR** **BUCKEYE, AZ 85326-6280**	06/10/2026	$370,000	$155	2375	//3	2005	5,923 SF	
		APN: 504-60-910 Document #: 20260350702 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 135 Subdivision: SUNDANCE PARCEL 42 MapRef: MB 711 PG 25 Abbreviated Description: Lot:135 Subdivision:SUNDANCE PARCEL 42 Map Ref:MB 711 PG 25								
6	.28Mi.	**22466 W SONORA ST** **BUCKEYE, AZ 85326-5793**	06/04/2026	$360,000	$229	1572	//2.33	2022	5,951 SF	
		APN: 504-33-668 Document #: 20260337337 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 40 Subdivision: COYOTE RIDGE MapRef: MB 1559 PG 44 Abbreviated Description: Lot:40 Subdivision:COYOTE RIDGE Map Ref:MB 1559 PG 44								
7	.11Mi.	**1780 S 222ND LN** **BUCKEYE, AZ 85326-8523**	05/01/2026	$475,000	$229	2070	//2.33	2005	10,355 SF	Yes
		APN: 504-21-590 Document #: 20260265005 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Subdivision: SUNDANCE PARCEL 45A MapRef: MB 708 PG 7 Abbreviated Description: Lot:64 Subdivision:SUNDANCE PARCEL 45A Map Ref:MB 708 PG 7								
8	.36Mi.	**22218 W MEADE LN** **BUCKEYE, AZ 85326-3942**	04/30/2026	$570,000	$371	1536	6//2	1988	43,865 SF	
		APN: 504-21-210 Document #: 20260259179 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 176 Subdivision: PHOENIX SKYLINE WEST ONE MapRef: MB 137 PG 19 Abbreviated Description: Lot:176 Subdivision:PHOENIX SKYLINE WEST ONE Map Ref:MB 137 PG 19								
9	.31Mi.	**1510 S 224TH LN** **BUCKEYE, AZ 85326-6097**	03/03/2026	$380,000	$241	1572	//2.33	2022	6,357 SF	
		APN: 504-33-654 Document #: 20260121334 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Subdivision: COYOTE RIDGE MapRef: MB 1559 PG 44 Abbreviated Description: Lot:26 Subdivision:COYOTE RIDGE Map Ref:MB 1559 PG 44								
10	.05Mi.	**1848 S 223RD LN** **BUCKEYE, AZ 85326-6727**	02/27/2026	$399,000	$217	1834	//2.67	2023	10,660 SF	
		APN: 504-33-864 Document #: 20260115541 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 236 Subdivision: COYOTE RIDGE MapRef: MB 1559 PG 44 Abbreviated Description: Lot:236 Subdivision:COYOTE RIDGE Map Ref:MB 1559 PG 44								
11	.4Mi.	**1338 S 221ST LN** **BUCKEYE, AZ 85326-6320**	02/24/2026	$355,000	$149	2375	//3	2005	13,699 SF	
		APN: 504-60-903 Document #: 20260104515 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 128 Subdivision: SUNDANCE PARCEL 42 MapRef: MB 711 PG 25 Abbreviated Description: Lot:128 Subdivision:SUNDANCE PARCEL 42 Map Ref:MB 711 PG 25								
12	.22Mi.	**22510 W MEADE LN** **BUCKEYE, AZ 85326-**	02/24/2026	$650,000			//		43,256 SF	
		APN: 504-21-045C Document #: 20260105141 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Subdivision: PHOENIX SKYLINE WEST ONE MapRef: MB 137 PG 19 Abbreviated Description: Lot:11 Subdivision:PHOENIX SKYLINE WEST ONE Map Ref:MB 137 PG 19								
13	.19Mi.	**22354 W MOHAVE ST** **BUCKEYE, AZ 85326-7581**	11/21/2025	$362,600	$230	1572	//2.33	2022	6,336 SF	

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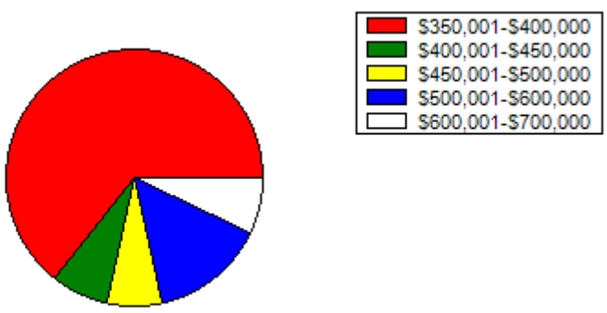
APN: 504-33-756 Document #: 20250675459
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 128 Subdivision: COYOTE RIDGE MapRef: MB 1559 PG 44 Abbreviated Description: Lot:128 Subdivision:COYOTE RIDGE Map Ref:MB 1559 PG 44

14	.29Mi.	**22461 W PIMA ST** **BUCKEYE, AZ 85326-5791**	11/14/2025	$440,000	$214	2048	//3.67	2022	9,009 SF	

APN: 504-33-665 Document #: 20250661127
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: COYOTE RIDGE MapRef: MB 1559 PG 44 Abbreviated Description: Lot:37 Subdivision:COYOTE RIDGE Map Ref:MB 1559 PG 44

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.

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.	**22352 W HOPI ST**	**03/21/2023**	$358,100	$35,810	2,048	//3.67	2023	6,960 SF	
.01Mi.	**22360 W HOPI ST**	**04/17/2023**	$336,600	$33,660	1,834	//2.67	2023	6,960 SF	
.01Mi.	**22344 W HOPI ST**	**03/03/2023**	$314,100	$31,410	1,572	//2.33	2022	6,960 SF	
.02Mi.	**22336 W HOPI ST**	**12/30/2022**	$357,300	$35,730	2,048	//3.67	2023	6,816 SF	
.02Mi.	**22368 W HOPI ST**	**12/15/2022**	$314,100	$31,410	1,572	//2.33	2022	6,960 SF	
.02Mi.	**22365 W KIMBERLY DR**	**02/27/2023**	$354,000	$35,400	1,834	//2.67	2023	8,459 SF	
.02Mi.	**22353 W KIMBERLY DR**	**05/26/2023**	$362,800	$36,280	2,048	//3.67	2023	7,920 SF	
.03Mi.	**22341 W KIMBERLY DR**	**03/20/2023**	$340,300	$34,030	1,834	//2.67	2022	7,775 SF	
.03Mi.	**22373 W KIMBERLY DR**	**12/27/2022**	$419,000	$41,900	2,401	//4	2023	16,120 SF	
.03Mi.	**22351 W HOPI ST**	**03/17/2023**	$338,000	$33,800	1,834	//2.67	2023	7,250 SF	
.03Mi.	**22376 W HOPI ST**	**09/30/2022**	$347,700	$34,770	1,834	//2.67	2022	7,101 SF	
.03Mi.	**22359 W HOPI ST**	**10/26/2022**	$315,500	$31,550	1,572	//2.33	2022	7,250 SF	
.04Mi.	**22367 W HOPI ST**	**03/24/2023**	$359,600	$35,960	2,048	//3.67	2022	7,250 SF	
.04Mi.	**22384 W HOPI ST**	**05/16/2024**	$369,100	$36,910	2,048	//3.67	2022	6,961 SF	
.05Mi.	**22375 W HOPI ST**	**09/30/2022**	$315,500	$31,550	1,572	//2.33	2022	7,250 SF	
.05Mi.	**1848 S 223RD LN**	**06/26/2023**	$362,300	$36,230	1,834	//2.67	2023	10,660 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	33.0 years old	Households:	21,642
Median Household Income:	$79,798	Households w/Family:	78%
Household Income Per Capita:	$29,097	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	45%

School District

School District Zone:	Buckeye Union High School District	Students:	5,650
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.15Mi.	**Buhsd Institute of Online Learning** Number of Students: 121 Student-Teacher Ratio: NA	D+	Public	9 - 12
2.15Mi.	**Buhsd Institute of Online Learning** Number of Students: 121 Student-Teacher Ratio: NA	D+	Public	9 - 12

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1.57Mi. **Inca Elementary School** Number of Students: 735 Student-Teacher Ratio: 22.27		C	Public	PK - 8
1.57Mi. **Inca Elementary School** Number of Students: 735 Student-Teacher Ratio: 22.27		C	Public	PK - 8
2.61Mi. **Youngker High School** Number of Students: 2,096 Student-Teacher Ratio: 24.32 Advanced Placement: Yes		B-	Public	9 - 12
2.61Mi. **Youngker High School** Number of Students: 2,096 Student-Teacher Ratio: 24.32 Advanced Placement: Yes		B-	Public	9 - 12

Flood Report

The Subject Property of **22352 W HOPI ST, BUCKEYE, AZ 85326-6091** 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	51%	NOTABLY LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	54%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	27%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	38%	SIGNIFICANTLY LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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