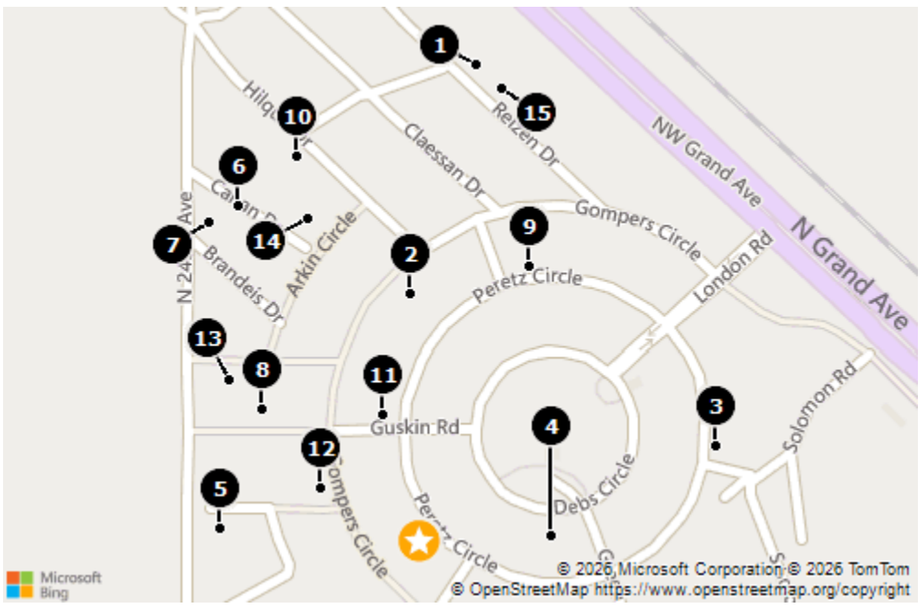
ICE SiteX Report

OrderID: 98394819

SiteX Property Information Report



Subject Property Location

232 PERETZ CIR, MORRISTOWN, AZ 85342-9807

County:	**MARICOPA AZ**	Census Tract:	040130405.412022
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	503-86-375	Thomas Bros Pg-Grid:	412-3D

Valuation

Value:	**$263,000**	FSD:	21	Common Confidence Score:	32
Value Range:	$207,770 - $318,230	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	750009
Assd Land Value:		Market Land Value:	$40,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$162,000	Total Taxable Value:	$557
Total Assessed Value:	$20,250	Total Assessor Market Value:	$202,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 371 Subdivision: CIRCLE CITY Map Ref: MB 7739 Sec/Twnship/Range: SEC 33 TWN 6N RNG 3W
Abbreviated Description: CIRCLE CITY 1

Property Characteristics

Lot Size:	6,800 SF	Bedrooms:		Pool:	
Building Area:	1040 SF	Baths:	2	Fireplace:	
Year Built:	1992	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/23/2025	Loan Amount:	N/A
Document #:	20250227107 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2065	Type Finance:	

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY UNIT 1

Prior Transfer

Recording Date:	04/10/2025	Sales Price:	N/A
Document #:	20250198304 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/04/2021	Loan Amount:	N/A
Document #:	20211066474 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2048	Type Finance:	

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY UNIT 1
City/Muni/Twp: MORRISTOWN

Prior Transfer

Recording Date:	10/05/2018	Sales Price:	$160,000
Document #:	20180749797 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 371 Subdivision: CIRCLE CITY Map Ref: MB 7739 Sec/Twnship/Range: SEC 33 TWN 6N RNG 3W
Abbreviated Description: CIRCLE CITY 1

Prior Transfer

Recording Date:	10/05/2018	Sales Price:	$160,000
Document #:	20180749797 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/01/2018		
Document Type:			

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY Legal Unit: 1 Map Ref: MB 77 PG 39

Prior Transfer

Recording Date:	05/23/2018	Sales Price:	N/A
Document #:	20180393659 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/23/2018		
Document Type:			

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY Legal Unit: 1 Map Ref: MB 77 PG 39

Prior Transfer

Recording Date:	05/14/2018	Sales Price:	$81,530
Document #:	20180367886 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/11/2018		
Document Type:			

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY Legal Unit: 1 Map Ref: MB 77 PG 39

Prior Transfer

Recording Date:	10/28/2015	Sales Price:	$25,500
Document #:	2015-0773731 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/21/2015	Sales Price:	$71,400
Document #:	2015-0755016 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/22/2015	Sales Price:	$98,000
Document #:	2015-0681176 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/16/2015		
Document Type:			

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY Legal Unit: 1 Map Ref: MAP77 PG39

Prior Transfer

Recording Date:	06/04/2008	Sales Price:	$71,400
Document #:	2008-0492044 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/28/2004	Loan Amount:	N/A
Document #:	2004-0461617 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/01/2024	Type Finance:	

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY UNIT 1

Mortgage Record

Recording Date:	04/28/2004	Loan Amount:	N/A
Document #:	2004-0461616 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2034	Type Finance:	FIX

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY UNIT 1

Prior Transfer

Recording Date:	11/17/1995	Sales Price:	$59,000
Document #:	95-0710486 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/02/1995		
Document Type:			

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY UNIT 1 Map Ref: MAP77 PG39

Prior Transfer

Recording Date:	09/07/1995	Sales Price:	N/A
Document #:	95-0543688 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/05/1995		
Document Type:			

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY UNIT 1 Map Ref: MAP77 PG39

Prior Transfer

Recording Date:	09/07/1995	Sales Price:	N/A

ICE SiteX Report

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Document #:	95-0543687 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/05/1995		
Document Type:			

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY UNIT 1 Map Ref: MAP77 PG39

Prior Transfer

Recording Date:	09/07/1995	Sales Price:	N/A
Document #:	95-0543685 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/05/1995		
Document Type:			

Legal Description:
Lot: 371 Subdivision: CIRCLE CITY UNIT 1 Map Ref: MAP77 PG39

Area Sales Analysis

Total Area Sales	$4,031,618	Median # of Bedrooms	
Median Lot Size	6,787 SF	Median # of Baths	2
Median Living Area	1,191 SF	Median Year Built	2014
Price Range - 2 Yrs	$76,689 to $425,430	Age Range	3 years to 67 years
Median Value	$290,000	Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**456 REIZEN DR** **MORRISTOWN, AZ 85342-9811**	09/11/2026	$275,000	$275	1000	//2	2021	5,900 SF	
		APN: 503-86-022 Document #: 20260534947 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: CIRCLE CITY Legal Unit: 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:12 Subdivision:CIRCLE CITY Legal Unit:1 Map Ref:MB 77 PG 39City/Muni/Twp:MORRISTOWN City/Muni/Twp: MORRISTOWN								
2	.17Mi.	**165 GOMPERS CIR** **MORRISTOWN, AZ 85342-9873**	09/02/2026	$76,689	$69	1104	4//2	1992	6,787 SF	
		APN: 503-86-339 Document #: 20260520014 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 329 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:329 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39								
3	.22Mi.	**356 PERETZ CIR** **MORRISTOWN, AZ 85342-9808**	08/07/2026	$212,500	$185	1148	5//2	1992	6,650 SF	
		APN: 503-86-394 Document #: 20260467657 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 390 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:390 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39								
4	.09Mi.	**270 DEBS CIR** **MORRISTOWN, AZ 85342-9852**	06/16/2026	$242,000	$244	990	5//1	1959	7,835 SF	
		APN: 503-86-461 Document #: 20260362797 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 457 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:457 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39								
5	.13Mi.	**469 LIESEN** **MORRISTOWN, AZ 85342-9802**	04/27/2026	$425,430	$239	1777	5//2	1999	23,936 SF	
		APN: 503-86-215A Document #: 20260251284 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 203-207 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:203-207 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39								
6	.26Mi.	**479 CAHAN DR** **MORRISTOWN, AZ 85342-5411**	03/31/2026	$300,000	$249	1201	//2	2021	7,391 SF	
		APN: 503-86-134 Document #: 20260188666 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 124 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:124 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39								
7	.26Mi.	**502 BRANDEIS DR** **MORRISTOWN, AZ 85342-5413**	03/27/2026	$290,000	$290	1000	//2	2023	7,498 SF	
		APN: 503-86-144 Document #: 20260178901 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 134 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:134 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39								
8	.14Mi.	**456 GUSKIN RD** **MORRISTOWN, AZ 85342-9838**	03/23/2026	$294,000	$229	1282	//2	2007	6,195 SF	
		APN: 503-86-177B Document #: 20260166982 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 167 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:167 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39								
9	.2Mi.	**144 PERETZ CIR** **MORRISTOWN, AZ 85342-9806**	03/10/2026	$275,000	$170	1616	//2	1978	13,761 SF	
		APN: 503-86-358A Document #: 20260139666 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 354&355 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:354&355 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39								
10	.27Mi.	**477 W HILQUIT DR** **MORRISTOWN, AZ 85342-1408**	02/19/2026	$299,999	$249	1201	//2	2021	6,563 SF	
		APN: 503-86-117 Document #: 20260097356 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 107 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:107 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39								

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11	.09Mi.	**198 PERETZ CIR** **MORRISTOWN, AZ 85342-9806**	02/10/2026	$176,000	$147	1191	5//2	1959	6,773 SF

APN: 503-86-369 Document #: 20260076534
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 365 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:365 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39

12	.07Mi.	**438 LIESEN** **MORRISTOWN, AZ 85342-9854**	02/02/2026	$275,000			//		7,724 SF

APN: 503-86-194 Document #: 20260061721
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 184 Subdivision: CIRCLE CITY Legal Unit: 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:184 Subdivision:CIRCLE CITY Legal Unit:1 Map Ref:MB 77 PG 39

13	.17Mi.	**465 BASKIN DR** **MORRISTOWN, AZ 85342-5415**	10/17/2025	$300,000	$249	1201	//2	2023	6,878 SF

APN: 503-86-172 Document #: 20250602604
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 162 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 MAP 39 Abbreviated Description: Lot:162 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 MAP 39

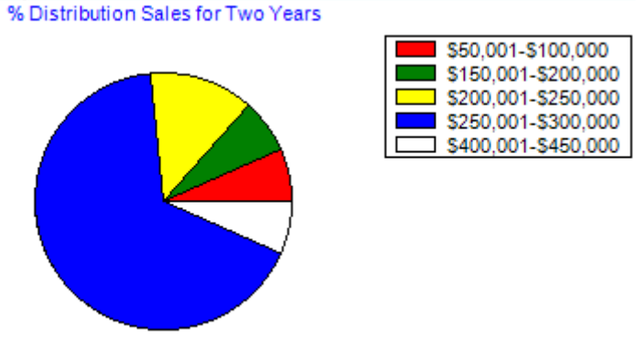
14	.23Mi.	**464 CAHAN DR** **MORRISTOWN, AZ 85342-5411**	10/03/2025	$295,000	$245	1201	//2	2021	6,459 SF

APN: 503-86-123 Document #: 20250573246
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: PARK PLACE CONDOMINIUM AMENDED Legal Unit: 925 MapRef: DOC 2005-299640A Abbreviated Description: Subdivision:PARK PLACE CONDOMINIUM AMENDED Legal Unit:925 Map Ref:DOC 2005-299640A

15	.31Mi.	**446 REIZEN DR** **MORRISTOWN, AZ 85342-9811**	09/04/2025	$295,000	$295	1000	//2	2021	5,922 SF

APN: 503-86-020 Document #: 20250509863
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: CIRCLE CITY UNIT 1 MapRef: MB 77 PG 39 Abbreviated Description: Lot:10 Subdivision:CIRCLE CITY UNIT 1 Map Ref:MB 77 PG 39

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.	**232 PERETZ CIR**	**10/05/2018**	$202,500	$20,250	1,040	5//2	1992	6,800 SF	
.01Mi.	**238 PERETZ CIR**	**04/23/2025**	$202,300	$20,230	1,040	5//2	1992	6,794 SF	
.01Mi.	**226 PERETZ CIR**	**01/11/2022**	$203,000	$20,300	1,040	5//2	1993	6,800 SF	
.03Mi.	**220 PERETZ CIR**	**05/27/2022**	$224,300	$22,430	1,324	6//2	1994	6,963 SF	
.03Mi.	**233 PERETZ CIR**	**06/03/2024**	$386,533	$38,653	2,338	5//3	1980	6,477 SF	Yes
.03Mi.	**225 PERETZ CIR**	**05/23/2023**	$165,300	$16,530	780	4//1	1980	6,659 SF	
.04Mi.	**217 PERETZ CIR**	**03/31/2014**	$179,100	$17,910	864	4//1.67	1974	6,050 SF	
.04Mi.	**214 PERETZ CIR**	**01/23/2013**	$196,600	$19,660	1,148	5//2	1994	6,408 SF	
.04Mi.	**249 PERETZ CIR**	**06/27/2000**	$202,200	$20,220	952	4//1	1988	6,433 SF	
.05Mi.	**209 PERETZ CIR**	**03/18/2015**	$264,600	$26,460	1,404	7//2	2005	6,809 SF	
.05Mi.	**220 DEBS CIR**	**08/26/1999**	$176,700	$17,670	800	4//1	1960	7,801 SF	
.05Mi.	**208 PERETZ CIR**	**08/03/2018**	$201,200	$20,120	1,262	4//1	1975	7,028 SF	
.05Mi.	**230 DEBS CIR**	**05/27/2003**	$178,500	$17,850	800	4//1	1959	7,380 SF	
.05Mi.	**251 GOMPERS CIR**	**10/27/2008**	$167,000	$16,700	819	5//1	1976	6,866 SF	
.05Mi.	**242 GOMPERS CIR**	**01/04/2008**	$254,700	$25,470	1,408	//2	2007	6,657 SF	
.06Mi.	**210 DEBS CIR**	**02/21/2013**	$53,500	$5,350	1,615	5//1	1960	16,332 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	72%

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Demographics & Income

Median Age:	50.3 years old	Households:	1,604
Median Household Income:	$76,064	Households w/Family:	70%
Household Income Per Capita:	$45,723	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	9%

School District

School District Zone:	Morristown Elementary District	Students:	116
Number of Schools:	1	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.62Mi.	**Morristown Elementary School**	C-	Public	KG - 8

Number of Students: 116
Student-Teacher Ratio: 11.05

Flood Report

The Subject Property of **232 PERETZ CIR, MORRISTOWN, AZ 85342-9807** 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	39%	SIGNIFICANTLY LOWER
BURGLARY	174%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	44%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	157%	NOTABLY HIGHER
AGGRAVATED ASSAULT	158%	NOTABLY HIGHER
FORCIBLE RAPE	155%	NOTABLY HIGHER
MURDER	106%	SIMILAR
OVERALL	157%	NOTABLY HIGHER

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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