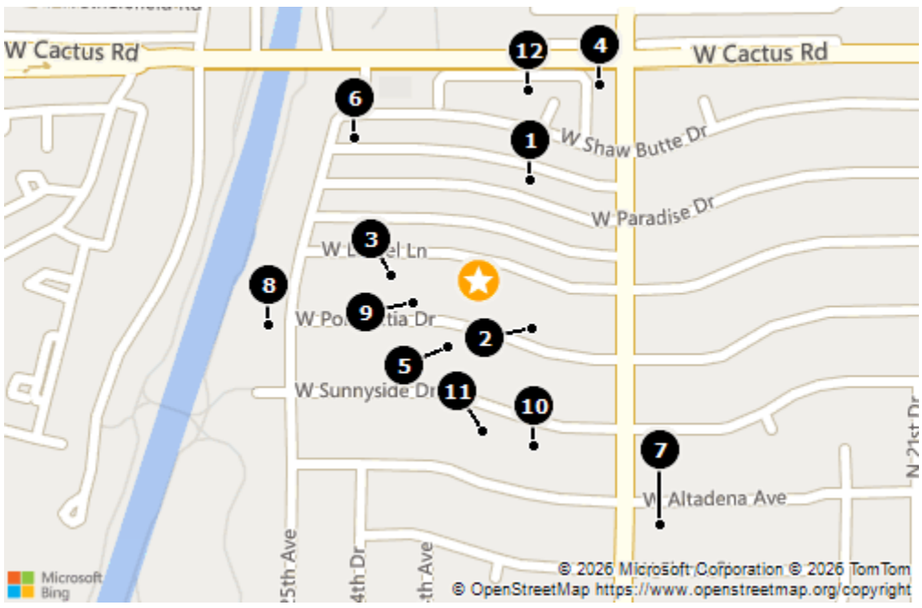
ICE SiteX Report

OrderID: 98197907

SiteX Property Information Report



Subject Property Location

2341 W LAUREL LN, PHOENIX, AZ 85029-3422

County:	**MARICOPA AZ**	Census Tract:	040131044.011006
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	149-57-270	Thomas Bros Pg-Grid:	578-7C

Valuation

Value:	**$355,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$323,050 - $386,950	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	061300
Assd Land Value:		Market Land Value:	$55,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$223,600	Total Taxable Value:	$1,348
Total Assessed Value:	$27,950	Total Assessor Market Value:	$279,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 490 Subdivision: VALLEY VISTA UNIT 4B Legal Unit: 4-B Map Ref: MB 11804 Sec/Twnship/Range: SEC 24 TWN 3N RNG 2E
Abbreviated Description: VALLEY VISTA UNIT 4-B

Property Characteristics

Lot Size:	6,361 SF	Bedrooms:		Pool:	
Building Area:	1318 SF	Baths:	2	Fireplace:	
Year Built:	1969	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Block
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

Prior Transfer

Recording Date:	05/20/2026	Sales Price:	$395,700
Document #:	20260304265 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/10/2024	Sales Price:	$403,000
Document #:	20240014524 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 490 Subdivision: VALLEY VISTA UNIT 4B Legal Unit: 4-B Map Ref: MB 11804 Sec/Twnship/Range: SEC 24 TWN 3N RNG 2E
Abbreviated Description: VALLEY VISTA UNIT 4-B

Prior Transfer

Recording Date:	01/10/2024	Sales Price:	$403,000
Document #:	20240014524 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/08/2024		
Document Type:			

Legal Description:
Lot: 490 Subdivision: VALLEY VISTA UNIT FOUR B Map Ref: MB 118 PG 4

Prior Transfer

Recording Date:	10/11/2023	Sales Price:	N/A

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Document #:	20230529055 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/25/2023	Sales Price:	$220,000
Document #:	20230500299 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/18/2023		
Document Type:			
Legal Description:			

Lot: 490 Subdivision: VALLEY VISTA UNIT FOUR B Map Ref: MB 118 PG 4

Prior Transfer

Recording Date:	03/14/2023	Sales Price:	N/A
Document #:	20230128167 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/04/2018		
Document Type:			
Legal Description:			

Lot: 490 Subdivision: VALLEY VISTA UNIT FOUR B Map Ref: MB 118 PG 4
Abbreviated Description: PRIOR REF: 2004-1003853 08/27/04

Prior Transfer

Recording Date:	07/07/2009	Sales Price:	$71,450
Document #:	2009-0619360 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/17/2009	Sales Price:	$71,450
Document #:	2009-0129348 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/27/2004	Sales Price:	N/A
Document #:	2004-1003853 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/17/2004		
Document Type:			
Legal Description:			

Lot: 490 Subdivision: VALLEY VISTA UNIT FOUR B Map Ref: MAP118 PG4

Area Sales Analysis

Total Area Sales	$3,778,950	Median # of Bedrooms	
Median Lot Size	6,257 SF	Median # of Baths	2
Median Living Area	1,273 SF	Median Year Built	1970
Price Range - 2 Yrs	$180,000 to $440,000	Age Range	54 years to 65 years
Median Value	$326,500	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**2326 W PARADISE DR PHOENIX, AZ 85029-3427**	07/08/2026	$341,000	$244	1392	5//2	1968	6,159 SF	
		APN: 149-57-208 Document #: 20260407488 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 445 Subdivision: VALLEY VISTA UNIT 4 MapRef: MB 115 PG 40 Abbreviated Description: Lot:445 Subdivision:VALLEY VISTA UNIT 4 Map Ref:MB 115 PG 40								
2	.05Mi.	**2324 W POINSETTIA DR PHOENIX, AZ 85029-3431**	06/26/2026	$295,000	$271	1085	5//1.67	1971	6,310 SF	
		APN: 149-57-293 Document #: 20260385319 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 513 Subdivision: VALLEY VISTA UNIT FOUR B MapRef: MB 118 PG 4 Abbreviated Description: Lot:513 Subdivision:VALLEY VISTA UNIT FOUR B Map Ref:MB 118 PG 4								
3	.06Mi.	**2407 W LAUREL LN PHOENIX, AZ 85029-3437**	06/11/2026	$360,000	$219	1638	5//2	1970	6,030 SF	
		APN: 149-57-275 Document #: 20260354322 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 495 Subdivision: VALLEY VISTA UNIT FOUR B MapRef: MB 118 PG 4 Abbreviated Description: Lot:495 Subdivision:VALLEY VISTA UNIT FOUR B Map Ref:MB 118 PG 4								
4	.16Mi.	**12024 N 23RD AVE PHOENIX, AZ 85029-3504**	05/29/2026	$220,000	$185	1189	6//2	1970	7,766 SF	
		APN: 149-57-180 Document #: 20260327609 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 417 Subdivision: VALLEY VISTA UNIT FOUR A MapRef: MB 115 PG 40 Abbreviated Description: Lot:417 Subdivision:VALLEY VISTA UNIT FOUR A Map Ref:MB 115 PG 40								
5	.05Mi.	**2347 W POINSETTIA DR PHOENIX, AZ 85029-3430**	05/19/2026	$312,000	$287	1084	5//1	1972	6,204 SF	
		APN: 149-57-307 Document #: 20260302367 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 527 Subdivision: VALLEY VISTA UNIT 4B MapRef: MB 118 PG 4 Abbreviated Description: Lot:527 Subdivision:VALLEY VISTA UNIT 4B Map Ref:MB 118 PG 4								
6	.13Mi.	**2419 W SHAW BUTTE DR PHOENIX, AZ 85029-3417**	05/06/2026	$395,000	$296	1334	5//2	1972	8,539 SF	
		APN: 149-57-197 Document #: 20260273116 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 434 Subdivision: VALLEY VISTAUNIT FOUR A MapRef: MB 115 PG 40 Abbreviated Description: Lot:434 Subdivision:VALLEY VISTAUNIT FOUR A Map Ref:MB 115 PG 40

7	.2Mi.	**2251 W ALTADENA AVE** **PHOENIX, AZ 85029-3601**	04/03/2026	$180,000	$202	891	4//1	1961	5,955 SF	

APN: 149-47-356 Document #: 20260199151
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 156 Subdivision: VALLEY VISTA MapRef: MB 94 PG 31 Abbreviated Description: Lot:156 Subdivision:VALLEY VISTA Map Ref:MB 94 PG 31

8	.14Mi.	**11818 N 25TH AVE** **PHOENIX, AZ 85029-3420**	02/27/2026	$220,000	$254	864	5//1	1972	5,702 SF	

APN: 149-57-216 Document #: 20260115845
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 389 Subdivision: VALLEY VISTA UNIT FOURB MapRef: MB 118 PG 4 Abbreviated Description: Lot:389 Subdivision:VALLEY VISTA UNIT FOURB Map Ref:MB 118 PG 4

9	.05Mi.	**2402 W POINSETTIA DR** **PHOENIX, AZ 85029-3400**	02/10/2026	$360,000	$274	1310	6//2	1971	6,600 SF	

APN: 149-57-286 Document #: 20260078739
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 506 Subdivision: VALLEY VISTA UNIT FOUR B MapRef: MB 118 PG 4 Abbreviated Description: Lot:506 Subdivision:VALLEY VISTA UNIT FOUR B Map Ref:MB 118 PG 4

10	.12Mi.	**2323 W SUNNYSIDE AVE** **PHOENIX, AZ 85029-3414**	11/17/2025	$308,000	$249	1235	5//2	1969	6,158 SF	

APN: 149-56-036 Document #: 20250665105
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 211 Subdivision: VALLEY VISTA UNIT 3 MapRef: MB 95 PG 35 Abbreviated Description: Lot:211 Subdivision:VALLEY VISTA UNIT 3 Map Ref:MB 95 PG 35

11	.1Mi.	**2337 W SUNNYSIDE AVE** **PHOENIX, AZ 85029-3414**	11/12/2025	$347,950	$203	1708	//2	1969	6,391 SF	Yes

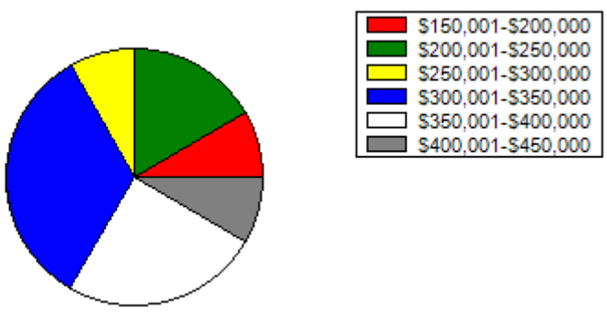
APN: 149-56-033 Document #: 20250653762
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 208 Subdivision: VALLEY VISTA UNIT THREE MapRef: MB 95 PG 35 Abbreviated Description: Lot:208 Subdivision:VALLEY VISTA UNIT THREE Map Ref:MB 95 PG 35

12	.14Mi.	**2324 W SHAW BUTTE DR** **PHOENIX, AZ 85029-3435**	11/04/2025	$440,000	$329	1334	5//2	1968	10,478 SF	

APN: 149-57-176 Document #: 20250639853
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 413 Subdivision: VALLEY VISTA UNIT FOUR A MapRef: MB 115 PG 40 Abbreviated Description: Lot:413 Subdivision:VALLEY VISTA UNIT FOUR A Map Ref:MB 115 PG 40

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.

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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.	**2341 W LAUREL LN**	**01/10/2024**	$279,500	$27,950	1,318	5//2	1969	6,361 SF	
.01Mi.	**2347 W LAUREL LN**	**03/10/2010**	$306,800	$30,680	1,410	5//2	1971	6,266 SF	Yes
.01Mi.	**2337 W LAUREL LN**	**10/01/2018**	$273,500	$27,350	1,334	5//1	1970	6,366 SF	
.02Mi.	**2342 W POINSETTIA DR**	**05/09/2024**	$266,000	$26,600	1,116	6//2	1971	6,234 SF	
.02Mi.	**2348 W POINSETTIA DR**	**05/23/2019**	$253,100	$25,310	1,085	5//1	1971	6,024 SF	
.02Mi.	**2349 W LAUREL LN**	**04/04/2008**	$295,000	$29,500	1,542	5//1	1969	6,162 SF	Yes
.02Mi.	**2331 W LAUREL LN**	**08/19/2011**	$270,300	$27,030	1,320	4//1	1970	6,434 SF	
.03Mi.	**2350 W POINSETTIA DR**	**11/16/2009**	$297,800	$29,780	1,670	6//2	1971	6,098 SF	
.03Mi.	**2336 W POINSETTIA DR**	**01/28/2019**	$273,500	$27,350	1,481	5//1	1971	5,972 SF	
.03Mi.	**2342 W LAUREL LN**	**05/05/2023**	$304,800	$30,480	1,632	6//2	1977	6,124 SF	
.03Mi.	**2336 W LAUREL LN**	**02/02/2016**	$287,500	$28,750	1,380	6//2	1969	6,139 SF	
.03Mi.	**2348 W LAUREL LN**	**09/05/2025**	$294,800	$29,480	1,380	6//2	1969	6,169 SF	Yes
.03Mi.	**2326 W LAUREL LN**	**12/18/2015**	$307,800	$30,780	1,509	//2	2014	6,068 SF	
.04Mi.	**2351 W LAUREL LN**	**04/01/2004**	$308,600	$30,860	1,380	5//2	1969	6,377 SF	Yes
.04Mi.	**2352 W POINSETTIA DR**	**03/12/1985**	$281,600	$28,160	1,310	6//2	1971	6,176 SF	
.04Mi.	**2332 W POINSETTIA DR**	**11/12/2019**	$261,600	$26,160	1,053	5//2	1971	6,315 SF	

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
0.37Mi.	**Shaw Butte Elementary School** Number of Students: 688 Student-Teacher Ratio: 15.64	C+	Public	PK - 6
3.09Mi.	**Mountain Sky Junior High School** Number of Students: 672 Student-Teacher Ratio: 21.13	C+	Public	7 - 8
3.09Mi.	**Mountain Sky Junior High School** Number of Students: 672 Student-Teacher Ratio: 21.13	C+	Public	7 - 8
1.48Mi.	**Thunderbird High School** Number of Students: 1,592 Student-Teacher Ratio: 23.9 Advanced Placement: Yes	A	Public	9 - 12
1.48Mi.	**Thunderbird High School** Number of Students: 1,592 Student-Teacher Ratio: 23.9 Advanced Placement: Yes	A	Public	9 - 12
0.37Mi.	**Shaw Butte Elementary School** Number of Students: 688 Student-Teacher Ratio: 15.64	C+	Public	PK - 6

Flood Report

The Subject Property of **2341 W LAUREL LN, PHOENIX, AZ 85029-3422** 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.

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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

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