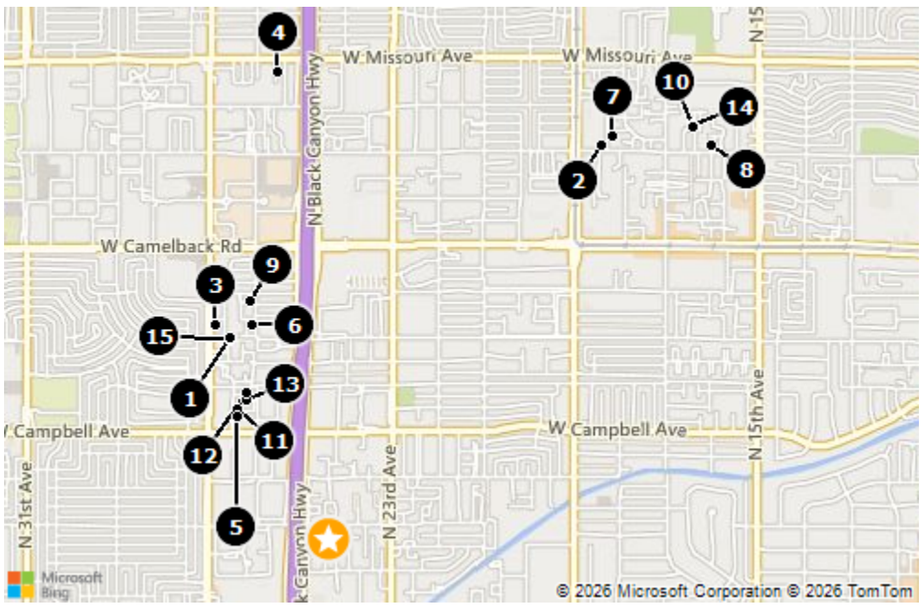
ICE SiteX Report

OrderID: 97555114

SiteX Property Information Report



Subject Property Location

2421 W GLENROSA AVE, PHOENIX, AZ 85015-0007

County:	**MARICOPA AZ**	Census Tract:	040131090.034001
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	154-28-024	Thomas Bros Pg-Grid:	658-6C

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	681300
Assd Land Value:		Market Land Value:	$153,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$612,000	Total Taxable Value:	$6,898
Total Assessed Value:	$76,500	Total Assessor Market Value:	$765,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MB 2228 Sec/Twnship/Range: SEC 24 TWN 2N RNG 2E
Abbreviated Description: FRUITLAND AC LOT 13 N 300' OF W2 W2

Property Characteristics

Lot Size:	24,822 SF	Bedrooms:		Pool:	
Building Area:	2130 SF	Baths:		Fireplace:	
Year Built:	1965	Partial Baths:		Type Const:	
Number of Buildings:	4	Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/02/2026	Sales Price:	N/A
Document #:	20260060382 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	N/A
Document #:	20230451169 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MB 2228 Sec/Twnship/Range: SEC 24 TWN 2N RNG 2E
Abbreviated Description: FRUITLAND AC LOT 13 N 300' OF W2 W2

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	N/A
Document #:	20230451169 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/08/2023		
Document Type:			

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MB 22 PG 28
Abbreviated Description: PORTION LOT13

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Prior Transfer

Recording Date:	08/14/2023	Sales Price:	N/A
Document #:	20230422632 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/09/2023	Sales Price:	$930,000
Document #:	20230416245 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/08/2023		
Document Type:			

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MB 22 PG 28
Abbreviated Description: PORTION LOT13

Prior Transfer

Recording Date:	10/28/2021	Sales Price:	N/A
Document #:	20211158820 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/27/2021		
Document Type:			

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MB 22 PG 28
Abbreviated Description: NORTH300FT W2 W2 LOT13

Prior Transfer

Recording Date:	12/11/2020	Sales Price:	$280,000
Document #:	20201223691 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/09/2020		
Document Type:			

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MB 22 PG 28
Abbreviated Description: NORTH300FTW2W2 LOT13

Prior Transfer

Recording Date:	01/12/2012	Sales Price:	$50,000
Document #:	2012-0027470 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/09/2012		
Document Type:			

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MAP22 PG28

Prior Transfer

Recording Date:	12/31/2009	Sales Price:	$61,000
Document #:	2009-1200439 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/18/2009		
Document Type:			

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MAP22 PG28

Prior Transfer

Recording Date:	08/18/2009	Sales Price:	$64,000
Document #:	2009-0767456 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/14/2009		
Document Type:			

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MAP22 PG28

Prior Transfer

Recording Date:	08/12/2009	Sales Price:	$200,000
Document #:	2009-0748683 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/19/2006	Sales Price:	$72,150
Document #:	2006-1648604 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/30/2006	Loan Amount:	N/A
Document #:	2006-1565443 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2036	Type Finance:	

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES
Abbreviated Description: NORTH300 FT W2 W2 LOT13

Prior Transfer

Recording Date:	08/29/2001	Sales Price:	N/A
Document #:	2001-0798266 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/23/2001		
Document Type:			

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MAP22 PG28
Abbreviated Description: NORTH300 FT W2 W2 LOT13

Prior Transfer

Recording Date:	03/02/1999	Sales Price:	$74,900

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Document #:	99-0202623 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/05/1999		
Document Type:			

Legal Description:
Lot: 13 Subdivision: FRUITLAND ACRES Map Ref: MAP22 PG28
Abbreviated Description: NORTH300 FT W2 W2 LOT13

Area Sales Analysis

Total Area Sales	$4,501,000	Median # of Bedrooms	
Median Lot Size	2,239 SF	Median # of Baths	1.67
Median Living Area	1,196 SF	Median Year Built	1980
Price Range - 2 Yrs	$160,000 to $785,000	Age Range	21 years to 54 years
Median Value	$247,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**4705 N 26TH LN** **PHOENIX, AZ 85017-3609**	05/12/2026	$180,000	$166	1080	6//2.67	1972	2,165 SF	
		APN: 154-04-138 Document #: 20260286216 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 170 Subdivision: VILLA CHARME FOUR TOWNHOUSES MapRef: MB 143 PG 39 Abbreviated Description: Lot:170 Subdivision:VILLA CHARME FOUR TOWNHOUSES Map Ref:MB 143 PG 39								
2	1.29Mi.	**5204 N 18TH DR** **PHOENIX, AZ 85015-3037**	02/05/2026	$335,000	$252	1326	4//2.33	1984	2,435 SF	
		APN: 156-36-039 Document #: 20260067762 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Subdivision: MANCUSO MANOR Legal Unit: 2 MapRef: MB 195 PG 12 Abbreviated Description: Subdivision:MANCUSO MANOR Legal Unit:2 Map Ref:MB 195 PG 12								
3	.65Mi.	**2645 W ELM ST** **PHOENIX, AZ 85017-3646**	02/05/2026	$215,000	$165	1298	5//2	1972	2,914 SF	
		APN: 154-04-128 Document #: 20260068226 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 160 Subdivision: VILLA CHARME FOUR TOWNHOUSES MapRef: MB 143 PG 39 Abbreviated Description: Lot:160 Subdivision:VILLA CHARME FOUR TOWNHOUSES Map Ref:MB 143 PG 39								
4	1.26Mi.	**2535 W MISSOURI AVE** **PHOENIX, AZ 85017-2786**	01/30/2026	$785,000	$431	1820	//	1981	19,297 SF	
		APN: 153-20-008A Document #: 20260058056 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 3 Subdivision: ELLAZONA MapRef: MB 18 PG 19 Abbreviated Description: Lot:3 Subdivision:ELLAZONA Map Ref:MB 18 PG 19								
5	.41Mi.	**4515 N 26TH DR** **PHOENIX, AZ 85017-3765**	12/12/2025	$185,000	$194	952	//1.67	1980	1,825 SF	
		APN: 154-12-062 Document #: 20250717844 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 17 Subdivision: CASITA MARIE TOWNHOUSES MapRef: MB 157 PG 28 Abbreviated Description: Lot:17 Subdivision:CASITA MARIE TOWNHOUSES Map Ref:MB 157 PG 28								
6	.61Mi.	**4721 N 26TH DR** **PHOENIX, AZ 85017-3664**	11/25/2025	$160,000	$133	1196	//1.67	1972	2,161 SF	
		APN: 154-04-188 Document #: 20250682233 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 220 Subdivision: VILLA CHARME FOUR TOWNHOUSES MapRef: MB 143 PG 39 Abbreviated Description: Lot:220 Subdivision:VILLA CHARME FOUR TOWNHOUSES Map Ref:MB 143 PG 39								
7	1.33Mi.	**5217 N 18TH DR** **PHOENIX, AZ 85015-3037**	11/14/2025	$300,000	$251	1195	5//2.33	1979	2,383 SF	
		APN: 156-36-074 Document #: 20250662000 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 37 Subdivision: MANCUSO MANOR MapRef: MB 195 PG 12 Abbreviated Description: Lot:37 Subdivision:MANCUSO MANOR Map Ref:MB 195 PG 12								
8	1.48Mi.	**5206 N 16TH DR** **PHOENIX, AZ 85015-9003**	09/15/2025	$394,500	$178	2211	//3.33	2001	2,470 SF	
		APN: 156-39-125 Document #: 20250531949 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 2 Subdivision: COLTER CLOSE MapRef: MB 525 PG 9 Abbreviated Description: Lot:2 Subdivision:COLTER CLOSE Map Ref:MB 525 PG 9City/Muni/Twp:PHOENIX City/Muni/Twp: PHOENIX								
9	.68Mi.	**2604 W WOLF ST** **PHOENIX, AZ 85017-3660**	08/13/2025	$247,000	$206	1196	//1.67	1972	2,161 SF	
		APN: 154-04-220 Document #: 20250466045 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 252 Subdivision: VILLA CHARME FOUR TOWNHOUSES MapRef: MB 143 PG 39 Abbreviated Description: Lot:252 Subdivision:VILLA CHARME FOUR TOWNHOUSES Map Ref:MB 143 PG 39								
10	1.48Mi.	**5232 N 16TH LN** **PHOENIX, AZ 85015-9008**	07/31/2025	$410,000	$191	2140	//3.33	2005	2,552 SF	
		APN: 156-39-144 Document #: 20250440706 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 21 Subdivision: COLTER CLOSE MapRef: MB 525 PG 9 Abbreviated Description: Lot:21 Subdivision:COLTER CLOSE Map Ref:MB 525 PG 9								
11	.43Mi.	**4537 N 26TH DR** **PHOENIX, AZ 85017-3764**	06/03/2025	$202,000	$225	896	4//1.67	1980	1,877 SF	
		APN: 154-12-064 Document #: 20250319669 Document Type: Price Code: V Land Use: Townhouse (Residential) Legal: Lot: 19 Subdivision: CASITA MARIE TOWNHOUSES MapRef: MB 157 PG 28 Abbreviated Description: Lot:19 Subdivision:CASITA MARIE TOWNHOUSES Map Ref:MB 157 PG 28								
12	.45Mi.	**2617 W HAZELWOOD ST** **PHOENIX, AZ 85017-3771**	04/11/2025	$205,000	$228	896	4//1.67	1980	2,239 SF	
		APN: 154-12-094 Document #: 20250202643								

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Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Lot: 49 Subdivision: CASITA MARIE TOWNHOUSES MapRef: MB 157 PG 28 Abbreviated Description: Lot:49 Subdivision:CASITA MARIE TOWNHOUSES Map Ref:MB 157 PG 28

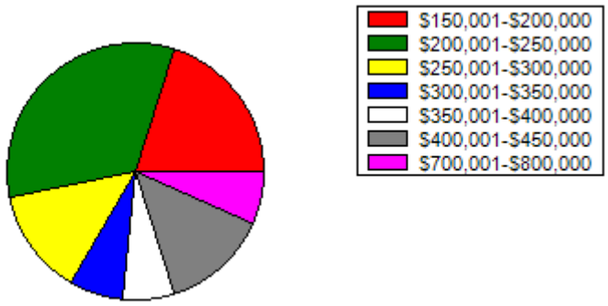
13 .44Mi. **4565 N 26TH DR** 04/04/2025 $207,500 $217 952 //1.67 1980 1,599 SF
PHOENIX, AZ 85017-3707
APN: 154-12-084 Document #: 20250188418
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Lot: 39 Subdivision: CASITA MARIE TOWNHOUSES MapRef: MB 157 PG 28 Abbreviated Description: Lot:39 Subdivision:CASITA MARIE TOWNHOUSES Map Ref:MB 157 PG 28

14 1.49Mi. **5236 N 16TH LN** 04/02/2025 $420,000 $196 2140 //3.33 2005 2,508 SF
PHOENIX, AZ 85015-9008
APN: 156-39-145 Document #: 20250182298
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Lot: 22 Subdivision: COLTER CLOSE MapRef: MB 525 PG 9 Abbreviated Description: Lot:22 Subdivision:COLTER CLOSE Map Ref:MB 525 PG 9

15 .6Mi. **4703 N 26TH LN** 03/21/2025 $255,000 $213 1196 //1.67 1972 2,165 SF
PHOENIX, AZ 85017-3609
APN: 154-04-139 Document #: 20250154637
Document Type: Price Code: V
Land Use: Townhouse (Residential)
Legal: Lot: 171 Subdivision: VILLA CHARME FOUR TOWNHOUSES MapRef: MB 143 PG 39 Abbreviated Description: Lot:171 Subdivision:VILLA CHARME FOUR TOWNHOUSES Map Ref:MB 143 PG 39

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.	**2421 W GLENROSA AVE**	**08/28/2023**	$765,000	$76,500	2,130		1965	24,822 SF	
.06Mi.	**2414 W DEVONSHIRE AVE**	**10/04/2021**	$1,465,200	$146,520	2,509		1964	1 SF	
.07Mi.	**2341 W GLENROSA AVE**	**08/02/2005**	$1,478,700	$147,870	1,500		1960	30,521 SF	
.13Mi.	**2409 W DEVONSHIRE AVE**	**03/15/2004**	$724,500	$72,450	1,152		1960	24,700 SF	
.2Mi.	**2313 W TURNEY AVE**	**08/26/2019**	$603,500	$60,350	2,312		1985	10,658 SF	
.2Mi.	**4307 N 23RD AVE**	**12/29/2021**	$950,800	$95,080	3,005		1964	22,216 SF	
.21Mi.	**2336 W TURNEY AVE**	**05/03/2022**	$466,500	$46,650	1,265		1946	17,490 SF	
.22Mi.	**2324 W TURNEY AVE**	**04/12/2017**	$765,300	$76,530	1,120		1973	24,551 SF	
.24Mi.	**2302 W TURNEY AVE**	**04/13/2022**	$704,100	$70,410	1,224		1973	13,269 SF	
.24Mi.	**2241 W HEATHERBRAE DR**	**05/06/2015**	$1,058,200	$105,820	1,224		1972	31,102 SF	
.24Mi.	**2235 W GLENROSA AVE**	**01/06/2021**	$546,600	$54,660	1,782		1964	15,246 SF	
.25Mi.	**4436 N 23RD AVE**	**03/23/2004**	$361,218	$54,183	2,412		1963	8,340 SF	
.26Mi.	**4436 N 23RD AVE**	**03/23/2004**	$334,009	$50,101	2,412		1963	8,340 SF	
.27Mi.	**4436 N 23RD AVE**	**03/23/2004**	$390,808	$58,621	2,412		1963	8,324 SF	
.27Mi.	**2327 W CAMPBELL AVE**	**12/18/2001**	$804,137	$120,621	4,412		1988	24,491 SF	
.28Mi.	**4436 N 23RD AVE**	**03/23/2004**	$333,609	$50,041	2,412		1963	8,309 SF	

Rent vs. Own

Households Occupied by Renters:	58%	Households Occupied by Owners:	34%

Demographics & Income

Median Age:	31.9 years old	Households:	16,598
Median Household Income:	$50,037	Households w/Family:	56%
Household Income Per Capita:	$27,071	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Alhambra Elementary District	Students:	9,742
Number of Schools:	16	Rating:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.24Mi.	**Choice Learning Academy** Number of Students: 462 Student-Teacher Ratio: 18.48	C+	Public	6 - 8
0.61Mi.	**Westwood Elementary School** Number of Students: 614 Student-Teacher Ratio: 18.61	D	Public	KG - 5
0.61Mi.	**Westwood Elementary School** Number of Students: 614 Student-Teacher Ratio: 18.61	D	Public	KG - 5
2.24Mi.	**Central High School** Number of Students: 1,733 Student-Teacher Ratio: 17.18 Advanced Placement: Yes	D+	Public	9 - 12
2.24Mi.	**Central High School** Number of Students: 1,733 Student-Teacher Ratio: 17.18 Advanced Placement: Yes	D+	Public	9 - 12
1.24Mi.	**Choice Learning Academy** Number of Students: 462 Student-Teacher Ratio: 18.48	C+	Public	6 - 8

Flood Report

The Subject Property of **2421 W GLENROSA AVE, PHOENIX, AZ 85015-0007** 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	141%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	88%	LOWER
MURDER	140%	NOTABLY HIGHER
OVERALL	137%	NOTABLY HIGHER

Disaster Alerts

6/12/2024 - Rose Fire 6/28/2024 - Boulder View Fire

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