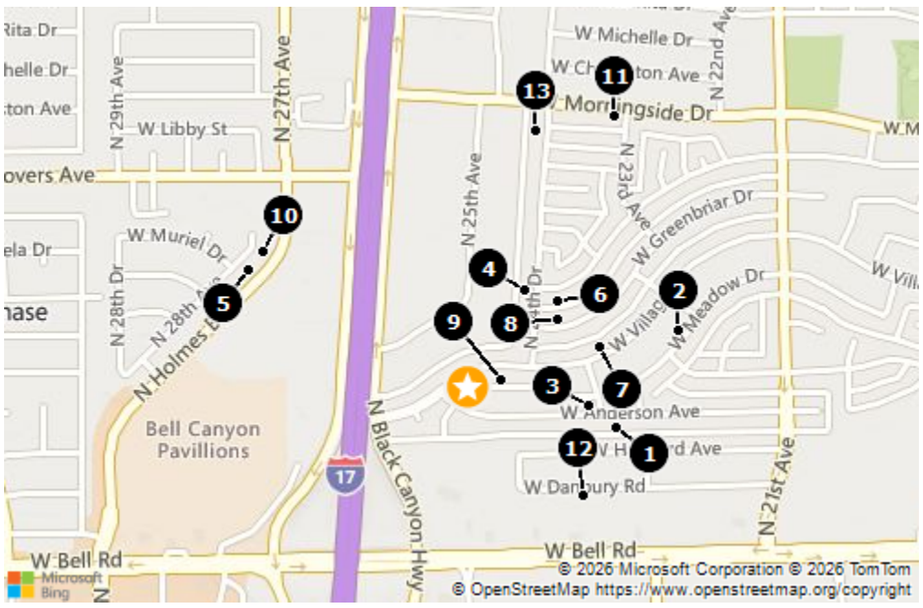
ICE SiteX Report

OrderID: 98655660

SiteX Property Information Report



Subject Property Location

2509 W VILLAGE DR, PHOENIX, AZ 85023-2248

County:	**MARICOPA AZ**	Census Tract:	040136186.003021
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	208-20-017	Thomas Bros Pg-Grid:	578-1C

Valuation

Value:	**$396,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$356,400 - $435,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	971300
Assd Land Value:		Market Land Value:	$61,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$247,700	Total Taxable Value:	$1,331
Total Assessed Value:	$30,960	Total Assessor Market Value:	$309,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Subdivision: VILLAGE MEADOWS Map Ref: MB 7923 Sec/Twnship/Range: SEC 36 TWN 4N RNG 2E
Abbreviated Description: VILLAGE MEADOWS

Property Characteristics

Lot Size:	8,792 SF	Bedrooms:		Pool:	Yes
Building Area:	1868 SF	Baths:	2	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/23/2026	Sales Price:	N/A
Document #:	20260436911 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/16/2026	Sales Price:	N/A
Document #:	20260029768 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/08/2026	Sales Price:	N/A
Document #:	20260012149 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/06/2026	Sales Price:	$395,000
Document #:	20260006757 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/02/2026		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS Map Ref: MB 79 PG 23

Mortgage Record

Recording Date:	07/12/2022	Loan Amount:	N/A
Document #:	20220565514 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/15/2037	Type Finance:	VAR

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Mortgage Record

Recording Date:	07/01/2022	Loan Amount:	N/A
Document #:	20220545405 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Mortgage Record

Recording Date:	01/28/2021	Loan Amount:	N/A
Document #:	20210097238 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Mortgage Record

Recording Date:	02/05/2020	Loan Amount:	N/A
Document #:	20200100259 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Prior Transfer

Recording Date:	05/02/2019	Sales Price:	$249,999
Document #:	20190318764 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS Map Ref: MB 7923 Sec/Twnship/Range: SEC 36 TWN 4N RNG 2E
Abbreviated Description: VILLAGE MEADOWS

Prior Transfer

Recording Date:	05/02/2019	Sales Price:	$249,999
Document #:	20190318764 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/26/2019		
Document Type:			

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS Map Ref: MB 79 PG 23

Prior Transfer

Recording Date:	06/21/2018	Sales Price:	$180,000
Document #:	2018-0473605 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/07/2018	Loan Amount:	N/A
Document #:	20180435446 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Prior Transfer

Recording Date:	07/03/2017	Sales Price:	N/A
Document #:	2017-0487761 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/19/2017	Loan Amount:	N/A
Document #:	2017-0443853 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Prior Transfer

Recording Date:	11/18/2015	Sales Price:	$127,500
Document #:	2015-0824776 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/13/2015	Loan Amount:	N/A
Document #:	2015-0735374 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2045	Type Finance:	

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

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Prior Transfer

Recording Date:	09/02/2014	Sales Price:	$116,958
Document #:	2014-0578937 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/25/2014	Loan Amount:	N/A
Document #:	2014-0562370 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2044	Type Finance:	

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Mortgage Record

Recording Date:	08/24/2011	Loan Amount:	N/A
Document #:	2011-0704737 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2041	Type Finance:	

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Prior Transfer

Recording Date:	08/24/2011	Sales Price:	N/A
Document #:	2011-0704736 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/02/2011		
Document Type:			

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS Map Ref: MAP79 PG23

Prior Transfer

Recording Date:	08/24/2011	Sales Price:	$120,000
Document #:	2011-0704735 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/02/2011		
Document Type:			

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS Map Ref: MAP79 PG23

Prior Transfer

Recording Date:	02/10/2011	Sales Price:	$241,350
Document #:	2011-0126579 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/24/2011	Sales Price:	$54,001
Document #:	2011-0065412 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/14/2011		
Document Type:			

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS Map Ref: MAP79 PG23

Prior Transfer

Recording Date:	09/18/2007	Sales Price:	$164,800
Document #:	2007-1031145 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/11/2007	Sales Price:	$57,796
Document #:	2007-1007412 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/21/2007	Loan Amount:	N/A
Document #:	2007-0938006 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2037	Type Finance:	

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Mortgage Record

Recording Date:	10/27/2006	Loan Amount:	N/A
Document #:	2006-1421774 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/16/2021	Type Finance:	

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Prior Transfer

Recording Date:	07/21/2005	Sales Price:	$129,960
Document #:	2005-1017328 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/06/2005	Loan Amount:	N/A
Document #:	2005-0930905 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	08/01/2035	Type Finance:	ADJ

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Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS

Prior Transfer

Recording Date:	08/28/2003	Sales Price:	$132,000
Document #:	2003-1207768 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/13/2003		
Document Type:			

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS Map Ref: MAP79 PG23

Prior Transfer

Recording Date:	05/22/2001	Sales Price:	$127,000
Document #:	2001-0435830 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/16/2001		
Document Type:			

Legal Description:
Lot: 17 Subdivision: VILLAGE MEADOWS Map Ref: MAP79 PG23

Area Sales Analysis

Total Area Sales	$4,908,000	Median # of Bedrooms	
Median Lot Size	8,601 SF	Median # of Baths	2
Median Living Area	1,607 SF	Median Year Built	1961
Price Range - 2 Yrs	$250,000 to $460,000	Age Range	32 years to 68 years
Median Value	$390,000	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**2321 W ANDERSON AVE** **PHOENIX, AZ 85023-2203**	09/30/2026	$295,000	$136	2161	6//2	1959	8,565 SF	Yes
		APN: 208-21-004 Document #: 20260569858 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: VILLAGE MEADOWS NO 2 MapRef: MB 80 PG 30 Abbreviated Description: Lot:37 Subdivision:VILLAGE MEADOWS NO 2 Map Ref:MB 80 PG 30								
2	.3Mi.	**2210 W MEADOW DR** **PHOENIX, AZ 85023-2202**	09/29/2026	$360,000	$225	1594	6//2	1961	8,601 SF	
		APN: 208-26-033 Document #: 20260568326 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 207 Subdivision: VILLAGE MEADOWS NO 6 MapRef: MB 92 PG 34 Abbreviated Description: Lot:207 Subdivision:VILLAGE MEADOWS NO 6 Map Ref:MB 92 PG 34								
3	.17Mi.	**2402 W ANDERSON AVE** **PHOENIX, AZ 85023-2210**	08/14/2026	$430,000	$215	1997	6//2	1959	10,418 SF	Yes
		APN: 208-21-021 Document #: 20260483447 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 54 Subdivision: VILLAGE MEADOWS NO 2 MapRef: MB 80 PG 30 Abbreviated Description: Lot:54 Subdivision:VILLAGE MEADOWS NO 2 Map Ref:MB 80 PG 30								
4	.16Mi.	**17442 N 24TH DR** **PHOENIX, AZ 85023-2105**	07/22/2026	$411,000	$168	2432	7//2	1971	8,621 SF	Yes
		APN: 208-22-020 Document #: 20260435246 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 139 Block: 4 Subdivision: VILLAGE MEADOWS MapRef: MB 83 PG 27 Abbreviated Description: Lot:139 Block:4 Subdivision:VILLAGE MEADOWS Map Ref:MB 83 PG 27								
5	.33Mi.	**17607 N 28TH AVE** **PHOENIX, AZ 85053-1948**	07/16/2026	$340,000	$234	1450	6//2	1994	4,340 SF	
		APN: 207-04-304 Document #: 20260425523 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Subdivision: MONTELLO MapRef: MB 368 PG 44 Abbreviated Description: Lot:64 Subdivision:MONTELLO Map Ref:MB 368 PG 44								
6	.17Mi.	**2425 W SHADY GLEN AVE** **PHOENIX, AZ 85023-2135**	06/24/2026	$420,000	$264	1585	6//2	1960	8,117 SF	
		APN: 208-22-045 Document #: 20260377736 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 164 Subdivision: VILLAGE MEADOWS UNIT FOUR MapRef: MB 83 PG 27 Abbreviated Description: Lot:164 Subdivision:VILLAGE MEADOWS UNIT FOUR Map Ref:MB 83 PG 27								
7	.19Mi.	**2336 W VILLAGE DR** **PHOENIX, AZ 85023-2244**	04/30/2026	$460,000	$286	1607	6//2	1959	8,527 SF	
		APN: 208-21-036 Document #: 20260261093 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 69 Subdivision: VILLAGE MEADOWS NO 2 MapRef: MB 80 PG 30 Abbreviated Description: Lot:69 Subdivision:VILLAGE MEADOWS NO 2 Map Ref:MB 80 PG 30								
8	.15Mi.	**2418 W GREENBRIAR DR** **PHOENIX, AZ 85023-2236**	04/20/2026	$445,000	$202	2195	6//2	1960	8,784 SF	
		APN: 208-22-023 Document #: 20260232715 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 142 Subdivision: VILLAGE MEADOWS NO 4 MapRef: MB 83 PG 27 Abbreviated Description: Lot:142 Subdivision:VILLAGE MEADOWS NO 4 Map Ref:MB 83 PG 27								
9	.05Mi.	**2437 W VILLAGE DR** **PHOENIX, AZ 85023-2245**	04/02/2026	$417,000	$234	1775	6//2	1958	9,235 SF	
		APN: 208-20-020 Document #: 20260194281 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Subdivision: VILLAGE MEADOWS MapRef: MB 79 PG 23 Abbreviated Description: Lot:20 Subdivision:VILLAGE MEADOWS Map Ref:MB 79 PG 23								
10	.33Mi.	**17623 N 28TH AVE** **PHOENIX, AZ 85053-1948**	03/12/2026	$350,000	$241	1450	6//2	1994	4,482 SF	

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APN: 207-04-300 Document #: 20260144310
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: MONTELLO MapRef: MB 368 PG 44 Abbreviated Description: Lot:60 Subdivision:MONTELLO Map Ref:MB 368 PG 44

11	.41Mi.	**2301 W MORNINGSIDE DR PHOENIX, AZ 85023-2132**	02/05/2026	$250,000	$156	1599	6//2	1963	9,066 SF	Yes

APN: 208-30-015 Document #: 20260069178
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 322 Subdivision: VILLAGE MEADOWS NO 8 MapRef: MB 97 PG 21 Abbreviated Description: Lot:322 Subdivision:VILLAGE MEADOWS NO 8 Map Ref:MB 97 PG 21

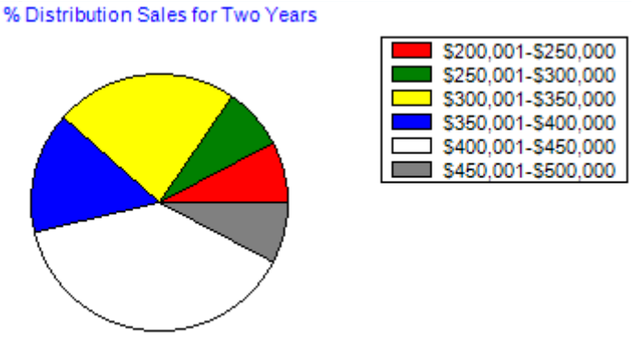
12	.22Mi.	**2317 W DANBURY RD PHOENIX, AZ 85023-2231**	12/11/2025	$340,000	$219	1546	7//1	1982	5,965 SF	

APN: 208-07-129 Document #: 20250714712
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: NATIONAL EMBLEM PARK MapRef: MB 137 PG 18 Abbreviated Description: Lot:45 Subdivision:NATIONAL EMBLEM PARK Map Ref:MB 137 PG 18

13	.36Mi.	**17830 N 24TH DR PHOENIX, AZ 85023-2110**	11/06/2025	$390,000	$170	2290	8//2	1963	9,228 SF	

APN: 208-30-008 Document #: 20250644725
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 315 Subdivision: VILLAGE MEADOWS NO 8 MapRef: MB 97 PG 21 Abbreviated Description: Lot:315 Subdivision:VILLAGE MEADOWS NO 8 Map Ref:MB 97 PG 21

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.	**2509 W VILLAGE DR**	**05/02/2019**	$309,600	$30,960	1,868	6//2	1959	8,792 SF	Yes
.02Mi.	**2501 W VILLAGE DR**	**09/30/2019**	$318,100	$31,810	2,063	6//2	1959	8,948 SF	Yes
.02Mi.	**2511 W VILLAGE DR**	**12/10/2020**	$299,500	$29,950	2,063	6//2	1959	9,642 SF	Yes
.02Mi.	**2502 W ANDERSON AVE**	**04/13/2021**	$350,300	$35,030	2,087	6//2	1959	13,344 SF	Yes
.03Mi.	**2510 W VILLAGE DR**	**03/26/2024**	$289,500	$28,950	1,650	6//2	1958	9,255 SF	Yes
.03Mi.	**2445 W VILLAGE DR**	**05/25/2022**	$314,000	$31,400	2,141	6//2	1959	8,958 SF	
.03Mi.	**2516 W VILLAGE DR**	**08/09/2019**	$362,100	$36,210	2,507	6//3	1958	9,076 SF	Yes
.03Mi.	**2444 W ANDERSON AVE**	**11/21/2022**	$342,800	$34,280	1,941	6//2	1959	13,374 SF	Yes
.04Mi.	**2502 W VILLAGE DR**	**08/10/2023**	$281,800	$28,180	1,743	6//2	1958	9,223 SF	
.04Mi.	**2520 W VILLAGE DR**	**01/12/2024**	$310,100	$31,010	2,086	6//2	1958	9,060 SF	
.04Mi.	**2446 W VILLAGE DR**	**03/05/2020**	$291,100	$29,110	1,973	6//2	1959	9,251 SF	
.04Mi.	**2525 W VILLAGE DR**	**10/14/2016**	$296,800	$29,680	1,605	6//2	1959	11,137 SF	
.05Mi.	**2437 W VILLAGE DR**	**06/27/2025**	$283,200	$28,320	1,775	6//2	1958	9,235 SF	
.05Mi.	**2526 W VILLAGE DR**	**06/28/2023**	$336,700	$33,670	2,379	6//2	1958	8,433 SF	Yes
.05Mi.	**2517 W ANDERSON AVE**	**04/29/2015**	$324,600	$32,460	2,094	6//1	1959	14,503 SF	
.05Mi.	**2509 W ANDERSON AVE**	**11/21/1990**	$335,200	$33,520	2,048	6//2	1959	13,187 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	36.9 years old	Households:	14,880
Median Household Income:	$76,150	Households w/Family:	57%
Household Income Per Capita:	$34,527	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

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

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.37Mi.	**Barry Goldwater High School** Number of Students: 1,602 Student-Teacher Ratio: 18.12 Advanced Placement: Yes	B	Public	9 - 12
0.69Mi.	**Village Meadows Elementary School** Number of Students: 441 Student-Teacher Ratio: 16.58	B	Public	KG - 6
2.63Mi.	**Deer Valley Middle School** Number of Students: 448 Student-Teacher Ratio: 16.59	C	Public	7 - 8

Flood Report

The Subject Property of **2509 W VILLAGE DR, PHOENIX, AZ 85023-2248** 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	128%	HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	61%	NOTABLY LOWER
MURDER	107%	SIMILAR
OVERALL	100%	SIMILAR

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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