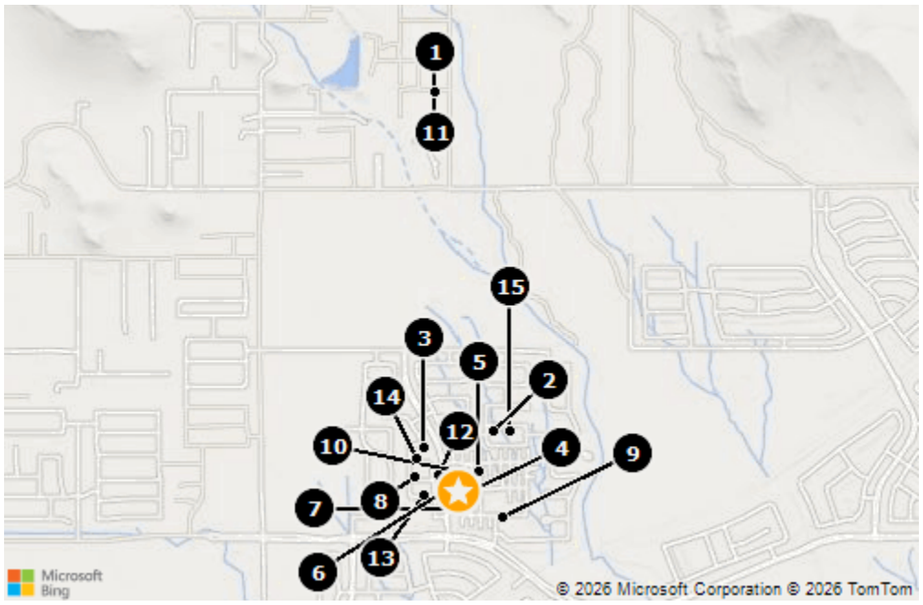
ICE SiteX Report

OrderID: 98237785

SiteX Property Information Report



Subject Property Location

25214 N 142ND DR, SURPRISE, AZ 85387-1935

County:	**MARICOPA AZ**	Census Tract:	040130405.383029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	503-69-391	Thomas Bros Pg-Grid:	

Valuation

Value:	**$384,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$357,120 - $410,880	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	891500
Assd Land Value:		Market Land Value:	$63,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$255,900	Total Taxable Value:	$1,060
Total Assessed Value:	$31,980	Total Assessor Market Value:	$319,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 299 Subdivision: RANCHO MERCADO PARCEL A18W Map Ref: MB 148435 Sec/Twnship/Range: SEC 4 TWN 4N RNG 1W
Abbreviated Description: RANCHO MERCADO PARCEL A18W MCR 1484-35

Property Characteristics

Lot Size:	3,087 SF	Bedrooms:		Pool:	
Building Area:	1793 SF	Baths:	3.33	Fireplace:	
Year Built:	2022	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:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/22/2026	Sales Price:	$348,368
Document #:	20260311292 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/19/2025	Loan Amount:	N/A
Document #:	20250541341 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 299 Subdivision: RANCHO MERCADO PARCEL A18W
City/Muni/Twp: SURPRISE

Mortgage Record

Recording Date:	12/12/2024	Loan Amount:	N/A
Document #:	20240659227 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 299 Subdivision: RANCHO MERCADO PARCEL A18W
City/Muni/Twp: SURPRISE

Mortgage Record

Recording Date:	03/01/2024	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98237785

Document #:	20240105714 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2052	Type Finance:	

Legal Description:
Lot: 299 Subdivision: RANCHO MERCADO PARCEL A 18W
City/Muni/Twp: SURPRISE

Prior Transfer

Recording Date:	11/17/2022	Sales Price:	$354,795
Document #:	20220844256 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 299 Subdivision: RANCHO MERCADO PARCEL A18W Map Ref: MB 148435 Sec/Twnship/Range: SEC 4 TWN 4N RNG 1W
Abbreviated Description: RANCHO MERCADO PARCEL A18W MCR 1484-35

Prior Transfer

Recording Date:	11/17/2022	Sales Price:	$354,795
Document #:	20220844256 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/17/2022		
Document Type:			

Legal Description:
Lot: 299 Subdivision: RANCHO MERCADO PARCEL A18W Map Ref: MB 1484 PG 35

Prior Transfer

Recording Date:	11/17/2022	Sales Price:	N/A
Document #:	20220844255 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/17/2022		
Document Type:			

Legal Description:
Lot: 299 Subdivision: RANCHO MERCADO PARCEL A18W Map Ref: MB 1484 PG 35

Area Sales Analysis

Total Area Sales	$6,277,800	Median # of Bedrooms	
Median Lot Size	4,500 SF	Median # of Baths	2.33
Median Living Area	1,695 SF	Median Year Built	2020
Price Range - 2 Yrs	$335,000 to $657,000	Age Range	2 years to 6 years
Median Value	$395,000	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**25218 N 143RD LN** **SURPRISE, AZ 85387-6988**	07/09/2026	$515,000	$224	2296	//3	2020	4,500 SF	Yes
		APN: 503-55-578 Document #: 20260409451 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 111 Subdivision: RANCHO MERCADO MapRef: MB 1358 PG 40 Abbreviated Description: Lot:111 Subdivision:RANCHO MERCADO Map Ref:MB 1358 PG 40								
2	.18Mi.	**14195 W GRAY FOX TRL** **SURPRISE, AZ 85387-1895**	07/06/2026	$657,000	$233	2810	//4	2021	8,037 SF	
		APN: 503-56-399 Document #: 20260401518 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 753 Subdivision: RANCHO MERCADO PARCEL A17 MapRef: DOC 2021-0258179 Abbreviated Description: Lot:753 Subdivision:RANCHO MERCADO PARCEL A17 Map Ref:DOC 2021-0258179								
3	.15Mi.	**14341 W SMOKETREE DR** **SURPRISE, AZ 85387-6995**	05/28/2026	$410,000	$241	1695	//2.33	2023	5,266 SF	
		APN: 503-55-557 Document #: 20260321460 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 90 Subdivision: RANCHO MERCADO PARCEL A14 MapRef: MB 1358 PG 40 Abbreviated Description: Lot:90 Subdivision:RANCHO MERCADO PARCEL A14 Map Ref:MB 1358 PG 40								
4	.02Mi.	**25202 N 142ND DR** **SURPRISE, AZ 85387-1935**	05/22/2026	$335,000	$263	1273	//2	2022	3,465 SF	
		APN: 503-69-389 Document #: 20260310904 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 297 Subdivision: RANCHO MERCADO PARCEL A18W MapRef: MB 1484 PG 35 Abbreviated Description: Lot:297 Subdivision:RANCHO MERCADO PARCEL A18W Map Ref:MB 1484 PG 35								
5	.08Mi.	**14231 W BRONCO TRL** **SURPRISE, AZ 85387-1933**	05/13/2026	$349,900	$213	1637	//3.33	2022	3,087 SF	
		APN: 503-69-304 Document #: 20260288417 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 212 Subdivision: RANCHO MERCADO PARCEL A18W MapRef: MB 1484 PG 35 Abbreviated Description: Lot:212 Subdivision:RANCHO MERCADO PARCEL A18W Map Ref:MB 1484 PG 35								
6	.05Mi.	**25193 N 143RD DR** **SURPRISE, AZ 85387-6973**	04/03/2026	$360,000	$239	1504	//2.33	2020	4,725 SF	
		APN: 503-55-627 Document #: 20260198386 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 160 Subdivision: RANCHO MERCADO PARCEL A14 MapRef: MB 1358 PG 40 Abbreviated Description: Lot:160 Subdivision:RANCHO MERCADO PARCEL A14 Map Ref:MB 1358 PG 40								
7	.05Mi.	**25142 N 142ND DR** **SURPRISE, AZ 85387-1934**	03/12/2026	$395,000	$220	1793	//3.33	2022	3,087 SF	
		APN: 503-69-379 Document #: 20260144003 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 287 Subdivision: RANCHO MERCADO PARCEL A18W MapRef: MB 1484 PG 35 Abbreviated Description: Lot:287 Subdivision:RANCHO MERCADO PARCEL A18W Map Ref:MB 1484 PG 35								
8	.13Mi.	**14364 W DESERT HOLLOW DR** **SURPRISE, AZ 85387-6992**	02/09/2026	$370,000	$246	1504	//2.33	2020	5,442 SF	
		APN: 503-55-600 Document #: 20260073658								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 133 Subdivision: RANCHO MERCADO PARCEL A14 MapRef: MB 1358 PG 40 Abbreviated Description: Lot:133 Subdivision:RANCHO MERCADO PARCEL A14 Map Ref:MB 1358 PG 40

9	.14Mi.	**14183 W BUCKSKIN TRL** **SURPRISE, AZ 85387-1948**	01/21/2026	$335,000	$204	1637	//3.33	2024	3,337 SF	

APN: 503-69-655 Document #: 20260035327
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 863 Subdivision: RANCHO MERCADO PARCEL A18E MapRef: MB 1484 PG 25 Abbreviated Description: Lot:863 Subdivision:RANCHO MERCADO PARCEL A18E Map Ref:MB 1484 PG 25

10	.06Mi.	**14241 W BRONCO TRL** **SURPRISE, AZ 85387-1933**	10/20/2025	$382,900	$195	1958	//3.33	2022	3,402 SF	

APN: 503-69-308 Document #: 20250605826
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 216 Subdivision: RANCHO MERCADO PARCEL A18W MapRef: MB 1484 MAP 35 Abbreviated Description: Lot:216 Subdivision:RANCHO MERCADO PARCEL A18W Map Ref:MB 1484 MAP 35

11	.15Mi.	**25260 N 143RD LN** **SURPRISE, AZ 85387-6988**	09/17/2025	$360,000	$239	1504	//2.33	2020	4,500 SF	

APN: 503-55-575 Document #: 20250535909
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 108 Subdivision: RANCHO MERCADO PARCEL A14 Abbreviated Description: Lot:108 Subdivision:RANCHO MERCADO PARCEL A14

12	.07Mi.	**25289 N 143RD DR** **SURPRISE, AZ 85387-6984**	08/29/2025	$410,000	$241	1695	//2.33	2020	4,744 SF	

APN: 503-55-620 Document #: 20250499611
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 153 Subdivision: RANCHO MERCADO PARCEL A14 MapRef: MB 1358 PG 40 Abbreviated Description: Lot:153 Subdivision:RANCHO MERCADO PARCEL A14 Map Ref:MB 1358 PG 40

13	.09Mi.	**14344 W HACKAMORE DR** **SURPRISE, AZ 85387-6985**	08/19/2025	$410,000	$241	1695	//2.33	2020	4,275 SF	

APN: 503-55-592 Document #: 20250477235
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 125 Subdivision: RANCHO MERCADO PARCEL A14 MapRef: MB 1358 PG 40 Abbreviated Description: Lot:125 Subdivision:RANCHO MERCADO PARCEL A14 Map Ref:MB 1358 PG 40

14	.14Mi.	**14362 W BRONCO TRL** **SURPRISE, AZ 85387-6993**	08/15/2025	$415,000	$244	1695	//2.33	2020	4,500 SF	

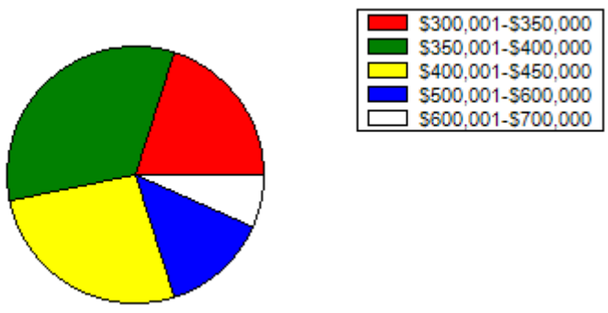
APN: 503-55-611 Document #: 20250472490
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 144 Subdivision: RANCHO MERCADO PARCEL A14 MapRef: MB 1358 PG 40 Abbreviated Description: Lot:144 Subdivision:RANCHO MERCADO PARCEL A14 Map Ref:MB 1358 PG 40

15	.21Mi.	**14139 W GRAY FOX TRL** **SURPRISE, AZ 85387-1895**	07/28/2025	$573,000	$234	2444	//3.67	2020	7,245 SF	Yes

APN: 503-56-395 Document #: 20250431654
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 749 Subdivision: RANCHO MERCADO PARCEL A17 MapRef: MB 1423 PG 19 Abbreviated Description: Lot:749 Subdivision:RANCHO MERCADO PARCEL A17 Map Ref:MB 1423 PG 19

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.	**25214 N 142ND DR**	**11/17/2022**	$319,800	$31,980	1,793	//3.33	2022	3,087 SF	
.01Mi.	**25220 N 142ND DR**	**12/15/2022**	$336,500	$33,650	1,958	//3.33	2022	3,402 SF	
.01Mi.	**25208 N 142ND DR**	**11/30/2022**	$285,100	$28,510	1,273	//2	2022	3,465 SF	
.01Mi.	**25232 N 142ND DR**	**10/27/2022**	$307,100	$30,710	1,637	//3.33	2022	3,087 SF	
.01Mi.	**25196 N 142ND DR**	**12/30/2022**	$307,100	$30,710	1,637	//3.33	2022	3,087 SF	
.02Mi.	**25190 N 142ND DR**	**12/30/2022**	$324,000	$32,400	1,793	//3.33	2022	3,402 SF	
.02Mi.	**25226 N 142ND DR**	**11/01/2022**	$324,000	$32,400	1,793	//3.33	2022	3,402 SF	
.02Mi.	**25202 N 142ND DR**	**12/27/2022**	$285,100	$28,510	1,273	//2	2022	3,465 SF	
.02Mi.	**25238 N 142ND DR**	**05/10/2024**	$285,100	$28,510	1,273	//2	2022	3,465 SF	
.02Mi.	**25250 N 142ND DR**	**10/18/2022**	$319,800	$31,980	1,793	//3.33	2022	3,087 SF	
.02Mi.	**25178 N 142ND DR**	**05/12/2023**	$319,800	$31,980	1,793	//3.33	2022	3,087 SF	
.03Mi.	**25184 N 142ND DR**	**06/14/2023**	$336,500	$33,650	1,958	//3.33	2022	3,402 SF	
.03Mi.	**25256 N 142ND DR**	**12/02/2022**	$336,500	$33,650	1,958	//3.33	2022	3,402 SF	
.03Mi.	**25172 N 142ND DR**	**04/27/2023**	$285,100	$28,510	1,273	//2	2022	3,465 SF	
.03Mi.	**25244 N 142ND DR**	**10/14/2022**	$285,100	$28,510	1,273	//2	2022	3,465 SF	
.03Mi.	**14247 W HACKAMORE DR**	**04/27/2023**	$310,200	$31,020	1,637	//3.33	2022	3,337 SF	

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	53.1 years old	Households:	6,910
Median Household Income:	$89,960	Households w/Family:	73%
Household Income Per Capita:	$43,794	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	17%

School District

School District Zone:	Dysart Unified District	Students:	23,078
Number of Schools:	24	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.99Mi.	**Willow Canyon High School**	B	Public	9 - 12
Number of Students: 1,901 Student-Teacher Ratio: 24.37 Advanced Placement: Yes				
3.11Mi.	**Asante Preparatory Academy**	B	Public	PK - 8
Number of Students: 876 Student-Teacher Ratio: 18.35				

Flood Report

The Subject Property of **25214 N 142ND DR, SURPRISE, AZ 85387-1935** 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	15%	SIGNIFICANTLY LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	10%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	46%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	34%	SIGNIFICANTLY LOWER
MURDER	14%	SIGNIFICANTLY LOWER
OVERALL	38%	SIGNIFICANTLY LOWER

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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