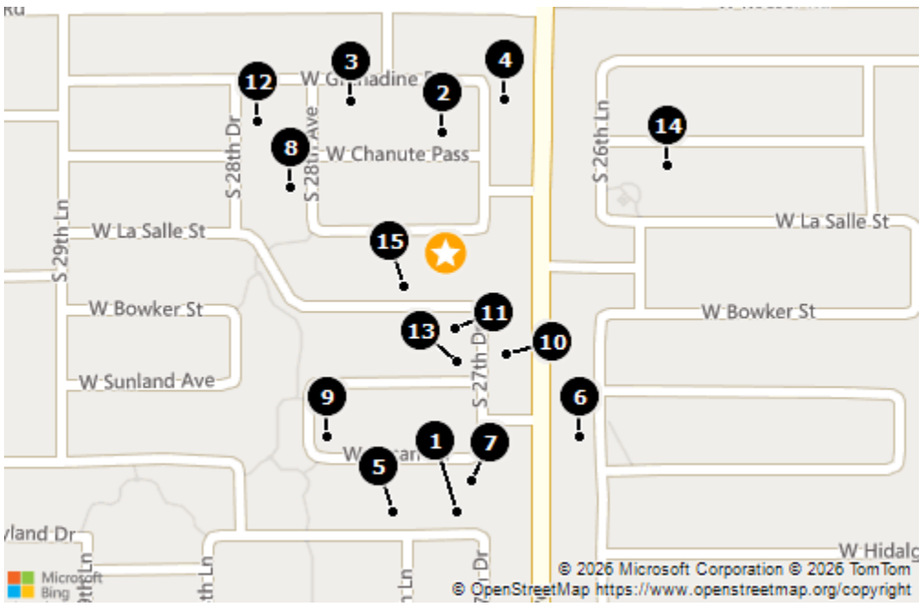
ICE SiteX Report

OrderID: 98263104

SiteX Property Information Report



Subject Property Location

2723 W LA SALLE ST, PHOENIX, AZ 85041-3458

County:	**MARICOPA AZ**	Census Tract:	040131166.071007
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	105-46-245	Thomas Bros Pg-Grid:	739-7J

Valuation

Value:	**$394,000**	FSD:	13	Common Confidence Score:	50
Value Range:	$342,780 - $445,220	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	661300
Assd Land Value:		Market Land Value:	$66,300	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$265,200	Total Taxable Value:	$1,893
Total Assessed Value:	$33,150	Total Assessor Market Value:	$331,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 238 Subdivision: BARCELONA Map Ref: MB 69241 Sec/Twnship/Range: SEC 26 TWN 1N RNG 2E
Abbreviated Description: BARCELONA MCR 692-41

Property Characteristics

Lot Size:	5,500 SF	Bedrooms:		Pool:	
Building Area:	1757 SF	Baths:	3	Fireplace:	
Year Built:	2010	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:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/20/2026	Sales Price:	$301,180
Document #:	20260234254 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/12/2025	Sales Price:	N/A
Document #:	20250653721 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/08/2025	Loan Amount:	N/A
Document #:	20250581025 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	
Legal Description:			
Lot: 238 Subdivision: BARCELONA			

Mortgage Record

Recording Date:	12/07/2023	Loan Amount:	N/A
Document #:	20230625044 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2054	Type Finance:	

ICE SiteX Report

OrderID: 98263104

Legal Description:
Lot: 238 Subdivision: BARCELONA

Mortgage Record

Recording Date:	06/26/2013	Loan Amount:	N/A
Document #:	2013-0582957 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2043	Type Finance:	

Legal Description:
Lot: 238 Subdivision: BARCELONA
City/Muni/Twp: PHOENIX

Prior Transfer

Recording Date:	06/25/2013	Sales Price:	$132,512
Document #:	2013-0578953 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/18/2013	Sales Price:	$92,000
Document #:	2013-0356183 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/09/2013		
Document Type:			

Legal Description:
Lot: 236 Subdivision: INDEPENDENCE PARK Legal Unit: 10 Map Ref: MAP94 PG8

Prior Transfer

Recording Date:	02/28/2011	Sales Price:	$136,000
Document #:	2011-0174466 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/22/2011		
Document Type:			

Legal Description:
Lot: 238 Subdivision: BARCELONA Map Ref: MAP692 PG41

Prior Transfer

Recording Date:	02/28/2011	Sales Price:	$136,000
Document #:	20110174466 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 238 Subdivision: BARCELONA Map Ref: MB 69241 Sec/Twnship/Range: SEC 26 TWN 1N RNG 2E
Abbreviated Description: BARCELONA MCR 692-41

Prior Transfer

Recording Date:	12/23/2009	Sales Price:	$990,000 Multiple Parcels Involved in this transaction
Document #:	2009-1176415 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/23/2009		
Document Type:			

Legal Description:
Lot: 161-172 Subdivision: BARCELONA Map Ref: MAP692 PG41

Area Sales Analysis

Total Area Sales	$5,519,661	Median # of Bedrooms	
Median Lot Size	5,175 SF	Median # of Baths	2
Median Living Area	1,652 SF	Median Year Built	2012
Price Range - 2 Yrs	$191,185 to $488,076	Age Range	2 years to 21 years
Median Value	$369,900	Median Age	14 years

Comparable Sales Data

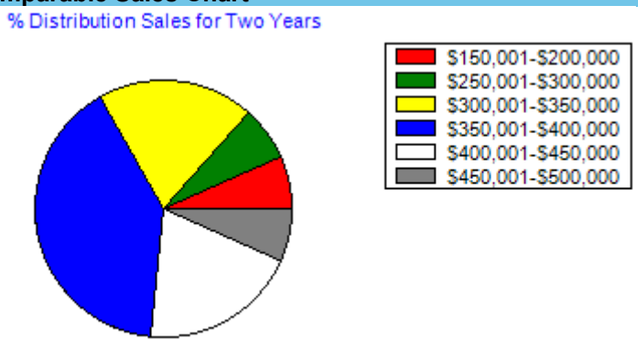
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**2712 W WAYLAND DR** **PHOENIX, AZ 85041-4430**	06/25/2026	$369,900	$305	1210	//2	2008	4,950 SF	
		APN: 105-46-353 Document #: 20260382166 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 346 Subdivision: BARCELONA MapRef: MB F PG 93 Abbreviated Description: Lot:346 Subdivision:BARCELONA Map Ref:MB F PG 93								
2	.08Mi.	**2726 W CHANUTE PASS** **PHOENIX, AZ 85041-3442**	06/12/2026	$325,000	$196	1652	//2	2014	5,500 SF	
		APN: 105-46-201 Document #: 20260355634 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 194 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:194 Subdivision:BARCELONA Map Ref:MB 692 PG 41								
3	.12Mi.	**2751 W GRENADINE RD** **PHOENIX, AZ 85041-3427**	05/19/2026	$355,000	$267	1326	//2	2008	4,950 SF	
		APN: 105-46-213 Document #: 20260302587 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 206 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:206 Subdivision:BARCELONA Map Ref:MB 692 PG 41								
4	.11Mi.	**5305 S 27TH DR** **PHOENIX, AZ 85041-3407**	05/06/2026	$350,000	$289	1210	//2	2008	5,499 SF	
		APN: 105-46-232 Document #: 20260272442 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 225 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:225 Subdivision:BARCELONA Map Ref:MB 692 PG 41								
5	.18Mi.	**2732 W WAYLAND DR** **PHOENIX, AZ 85041-4431**	04/28/2026	$393,000	$237	1652	//2.67	2005	5,500 SF	
		APN: 105-46-348 Document #: 20260253399 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 341 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:341 Subdivision:BARCELONA Map Ref:MB 692 PG 41								

ICE SiteX Report

OrderID: 98263104

6	.16Mi.	**5630 S 26TH LN** **PHOENIX, AZ 85041-4507**	01/30/2026	$450,000	$231	1944	//2.67	2023	5,869 SF	
		APN: 105-87-179 Document #: 20260058625 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 168 Subdivision: LIBERTY 1B MapRef: MB 1594 PG 28 Abbreviated Description: Lot:168 Subdivision:LIBERTY 1B Map Ref:MB 1594 PG 28								
7	.15Mi.	**2709 W PECAN RD** **PHOENIX, AZ 85041-4421**	01/13/2026	$437,000	$188	2315	//3	2015	4,861 SF	
		APN: 105-46-331 Document #: 20260020628 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 324 Subdivision: BARCELONA MapRef: MB 882 PG 41 Abbreviated Description: Lot:324 Subdivision:BARCELONA Map Ref:MB 882 PG 41								
8	.11Mi.	**5404 S 28TH AVE** **PHOENIX, AZ 85041-3412**	12/29/2025	$275,000	$209	1310	//2	2008	4,950 SF	
		APN: 105-46-166 Document #: 20250746604 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 159 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:159 Subdivision:BARCELONA Map Ref:MB 692 PG 41								
9	.15Mi.	**2754 W PECAN RD** **PHOENIX, AZ 85041-4420**	11/24/2025	$360,000	$297	1210	//2	2010	5,414 SF	
		APN: 105-46-315 Document #: 20250679371 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 308 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:308 Subdivision:BARCELONA Map Ref:MB 692 PG 41								
10	.08Mi.	**5521 S 27TH DR** **PHOENIX, AZ 85041-3410**	09/03/2025	$380,000	$230	1652	//2	2016	5,175 SF	
		APN: 105-46-272 Document #: 20250508944 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 265 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:265 Subdivision:BARCELONA Map Ref:MB 692 PG 41								
11	.05Mi.	**2717 W BOWKER ST** **PHOENIX, AZ 85041-3470**	08/19/2025	$390,000	$233	1668	//2.67	2015	4,950 SF	
		APN: 105-46-278 Document #: 20250478641 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 271 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:271 Subdivision:BARCELONA Map Ref:MB 692 PG 41								
12	.16Mi.	**5311 S 28TH DR** **PHOENIX, AZ 85041-3413**	08/18/2025	$191,185	$113	1681	//2	2006	5,500 SF	
		APN: 105-46-156 Document #: 20250474830 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 149 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:149 Subdivision:BARCELONA Map Ref:MB 692 PG 41								
13	.07Mi.	**2716 W SUNLAND AVE** **PHOENIX, AZ 85041-3479**	08/13/2025	$420,000	$240	1746	//2.67	2016	4,950 SF	Yes
		APN: 105-46-301 Document #: 20250464952 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 294 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:294 Subdivision:BARCELONA Map Ref:MB 692 PG 41								
14	.16Mi.	**2627 W CHANUTE PASS** **PHOENIX, AZ 85041-3355**	06/13/2025	$488,076	$189	2575	//2.33	2024	7,200 SF	
		APN: 105-87-607 Document #: 20250343600 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 579 Subdivision: LIBERTY 2 MapRef: MB 1619 PG 7 Abbreviated Description: Lot:579 Subdivision:LIBERTY 2 Map Ref:MB 1619 PG 7								
15	.04Mi.	**2734 W BOWKER ST** **PHOENIX, AZ 85041-3467**	06/06/2025	$335,500	$239	1402	//2.33	2012	4,950 SF	
		APN: 105-46-261 Document #: 20250328008 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 254 Subdivision: BARCELONA MapRef: MB 692 PG 41 Abbreviated Description: Lot:254 Subdivision:BARCELONA Map Ref:MB 692 PG 41								

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.

ICE SiteX Report

OrderID: 98263104

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.	**2723 W LA SALLE ST**	**02/28/2011**	$331,500	$33,150	1,757	//3	2010	5,500 SF	
.01Mi.	**2727 W LA SALLE ST**	**07/25/2011**	$327,100	$32,710	1,757	//3	2010	4,950 SF	
.01Mi.	**2719 W LA SALLE ST**	**01/31/2025**	$316,700	$31,670	1,402	//2.33	2010	4,950 SF	Yes
.02Mi.	**2715 W LA SALLE ST**	**11/16/2021**	$370,600	$37,060	2,561	//4	2010	4,856 SF	
.02Mi.	**2731 W LA SALLE ST**	**01/05/2012**	$301,200	$30,120	1,402	//2.33	2010	4,950 SF	
.02Mi.	**2722 W BOWKER ST**	**06/05/2020**	$362,600	$36,260	2,154	//4.33	2012	5,500 SF	
.02Mi.	**2718 W BOWKER ST**	**07/13/2012**	$374,100	$37,410	2,561	//4	2012	4,950 SF	
.02Mi.	**2726 W BOWKER ST**	**08/06/2020**	$331,600	$33,160	1,817	//3	2011	4,950 SF	
.03Mi.	**2714 W BOWKER ST**	**04/06/2017**	$377,300	$37,730	2,649	//3.33	2017	4,909 SF	
.03Mi.	**2735 W LA SALLE ST**	**09/30/2011**	$305,200	$30,520	1,402	//2.33	2010	5,500 SF	
.03Mi.	**2730 W BOWKER ST**	**12/27/2022**	$329,300	$32,930	1,757	//3	2012	4,950 SF	
.03Mi.	**2724 W LA SALLE ST**	**01/15/2020**	$372,300	$37,230	2,681	//3.67	2010	4,950 SF	
.03Mi.	**2720 W LA SALLE ST**	**11/23/2022**	$371,600	$37,160	2,561	//4	2010	4,950 SF	
.03Mi.	**2711 W LA SALLE ST**	**03/21/2023**	$399,100	$39,910	2,681	//3.67	2010	10,503 SF	
.03Mi.	**2728 W LA SALLE ST**	**11/13/2023**	$327,100	$32,710	1,757	//3	2010	4,950 SF	
.03Mi.	**2710 W BOWKER ST**	**08/13/2025**	$395,000	$39,500	2,331	//4	2015	8,951 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	32.7 years old	Households:	19,193
Median Household Income:	$66,272	Households w/Family:	79%
Household Income Per Capita:	$23,948	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	45%

School District

School District Zone:	Phoenix Union High School District	Students:	25,800
Number of Schools:	21	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.22Mi.	**Cesar Chavez High School** Number of Students: 2,598 Student-Teacher Ratio: 20.22 Advanced Placement: Yes	D+	Public	9 - 12
0.66Mi.	**Bernard Black Elementary School** Number of Students: 414 Student-Teacher Ratio: 13.35	C	Public	PK - 8
0.66Mi.	**Bernard Black Elementary School** Number of Students: 414 Student-Teacher Ratio: 13.35	C	Public	PK - 8
2.22Mi.	**Cesar Chavez High School** Number of Students: 2,598 Student-Teacher Ratio: 20.22 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **2723 W LA SALLE ST, PHOENIX, AZ 85041-3458** 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	88%	LOWER
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	86%	LOWER
OVERALL	80%	LOWER

Disaster Alerts

No alerts noted

ICE SiteX Report

OrderID: 98263104

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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