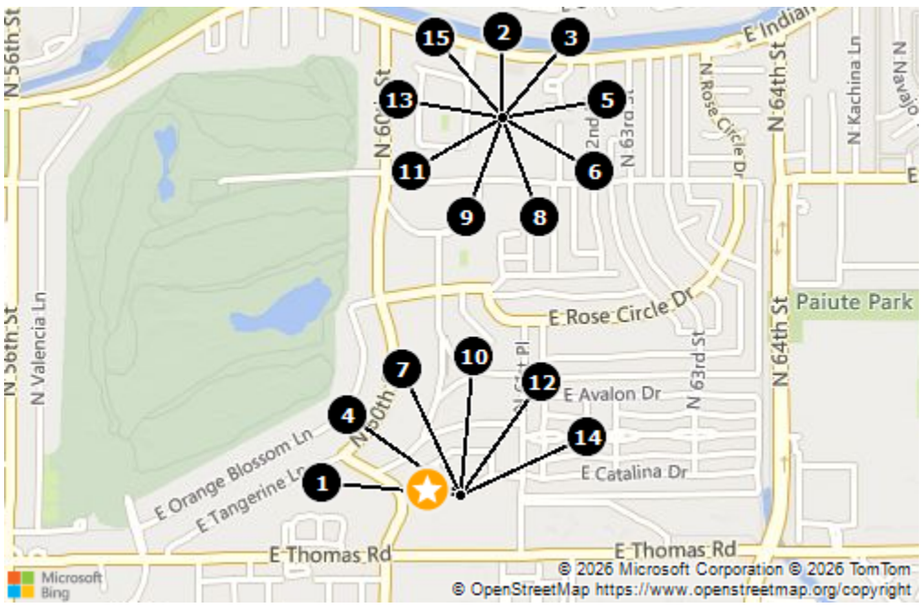
ICE SiteX Report

OrderID: 97790648

SiteX Property Information Report



Subject Property Location

2938 N 61ST PL, SCOTTSDALE, AZ 85251-7016

County:	**MARICOPA AZ**	Census Tract:	040132174.004014
Property Use:	Condominium Unit (Residential)	Zoning:	M-H
Parcel Number:	128-44-291	Thomas Bros Pg-Grid:	700-2C

Valuation

Value:	**$219,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$199,290 - $238,710	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	481400
Assd Land Value:		Market Land Value:	$40,700	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$162,900	Total Taxable Value:	$394
Total Assessed Value:	$20,360	Total Assessor Market Value:	$203,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 236 Subdivision: SHADOW BEND CONDOMINIUM AMD Map Ref: MB 22236 Sec/Twnship/Range: SEC 28 TWN 2N RNG 4E
Abbreviated Description: SHADOW BEND CONDOMINIUM AMD MCR 222-36 UNIT 0236 TOG W AN UNDIV 0.760% INT TO THE ENTIRE HORIZ PRO P REGIME

Property Characteristics

Lot Size:	720 SF	Bedrooms:		Pool:	
Building Area:	771 SF	Baths:	1	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/14/2025	Sales Price:	N/A
Document #:	20250082075 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/02/2023	Sales Price:	$248,000
Document #:	20230225886 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 236 Subdivision: SHADOW BEND CONDOMINIUM AMD Map Ref: MB 22236 Sec/Twnship/Range: SEC 28 TWN 2N RNG 4E
Abbreviated Description: SHADOW BEND CONDOMINIUM AMD MCR 222-36 UNIT 0236 TOG W AN UNDIV 0.760% INT TO THE ENTIRE HORIZ PRO P REGIME

Prior Transfer

Recording Date:	05/02/2023	Sales Price:	$248,000
Document #:	20230225886 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/22/2023		
Document Type:			

Legal Description:
Subdivision: AMENDED PLAT OF SHADOW BEND CONDOMINIUM Legal Unit: 236 Map Ref: MB 222 PG 36

ICE SiteX Report

OrderID: 97790648

Prior Transfer

Recording Date:	02/22/2019	Sales Price:	$120,000
Document #:	20190122530 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/14/2019		
Document Type:			

Legal Description:
Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 236 Map Ref: MB 222 PG 36
City/Muni/Twp: SCOTTSDALE

Prior Transfer

Recording Date:	12/30/2010	Sales Price:	$31,600
Document #:	2010-1134464 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/16/2010		
Document Type:			

Legal Description:
Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 236 Map Ref: MAP222 PG36
City/Muni/Twp: SCOTTSDALE

Prior Transfer

Recording Date:	10/12/2010	Sales Price:	$33,750
Document #:	2010-0890814 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/06/2010		
Document Type:			

Legal Description:
Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 236 Map Ref: MAP222 PG36

Prior Transfer

Recording Date:	04/09/2010	Sales Price:	$26,800
Document #:	2010-0297807 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/29/2007	Loan Amount:	N/A
Document #:	2007-0754822 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2022	Type Finance:	

Legal Description:
Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 236

Prior Transfer

Recording Date:	06/29/2007	Sales Price:	$131,000
Document #:	2007-0754820 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/06/2007		
Document Type:			

Legal Description:
Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 236 Map Ref: MAP222 PG36

Area Sales Analysis

Total Area Sales	$2,974,750	Median # of Bedrooms	
Median Lot Size	710 SF	Median # of Baths	1
Median Living Area	656 SF	Median Year Built	1962
Price Range - 2 Yrs	$132,500 to $262,000	Age Range	47 years to 64 years
Median Value	$192,000	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**2938 N 61ST PL** **SCOTTSDALE, AZ 85251-7031**	06/15/2026	$262,000	$285	919	4//2	1979	910 SF	
		APN: 128-44-258 Document #: 20260359323 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 150 MapRef: MB 209 PG 12 Abbreviated Description: Subdivision:SHADOW BEND CONDOMINIUM Legal Unit:150 Map Ref:MB 209 PG 12								
2	.47Mi.	**6125 E INDIAN SCHOOL RD** **SCOTTSDALE, AZ 85251-7700**	06/02/2026	$171,000	$260	656	3//1	1962	697 SF	
		APN: 128-53-225 Document #: 20260333800 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: SCOTTSDALE CONDOMINIUMS Legal Unit: 257 MapRef: MB 198 PG 31 Abbreviated Description: Subdivision:SCOTTSDALE CONDOMINIUMS Legal Unit:257 Map Ref:MB 198 PG 31								
3	.49Mi.	**6125 E INDIAN SCHOOL RD** **SCOTTSDALE, AZ 85251-5486**	05/15/2026	$210,000	$320	656	3//1	1962	700 SF	
		APN: 128-53-158 Document #: 20260295348 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: AMENDED MAP OF SCOTTSDALE CONDOMINIUMS Legal Unit: 190 MapRef: MB 198 PG 31 Abbreviated Description: Subdivision:AMENDED MAP OF SCOTTSDALE CONDOMINIUMS Legal Unit:190 Map Ref:MB 198 PG 31								
4	.08Mi.	**2938 N 61ST PL** **SCOTTSDALE, AZ 85251-7061**	05/07/2026	$231,250	$251	919	4//1.33	1979	910 SF	
		APN: 128-44-228 Document #: 20260275058 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 123 MapRef: MB 222 PG 36 Abbreviated Description: Subdivision:SHADOW BEND CONDOMINIUM Legal Unit:123 Map Ref:MB 222 PG 36								
5	.5Mi.	**6125 E INDIAN SCHOOL RD** **SCOTTSDALE, AZ 85251-5479**	04/27/2026	$132,500	$255	519	3//1	1962	547 SF	
		APN: 128-53-115 Document #: 20260248400 Document Type: Price Code: V Land Use: Condominium Unit (Residential)								

ICE SiteX Report

OrderID: 97790648

Legal: Subdivision: THE SCOTTSDALE CONDOMINIUMS Legal Unit: 147 MapRef: MB 198 PG 31 Abbreviated Description: Subdivision:THE SCOTTSDALE CONDOMINIUMS Legal Unit:147 Map Ref:MB 198 PG 31

6	.47Mi.	**6125 E INDIAN SCHOOL RD** **SCOTTSDALE, AZ 85251-5486**	04/24/2026	$245,000	$373	656	3//1	1962	710 SF

APN: 128-53-161 Document #: 20260246279
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SCOTTSDALE CONDOMINIUMS Legal Unit: 193 MapRef: MB 196 PG 31 Abbreviated Description: Subdivision:SCOTTSDALE CONDOMINIUMS Legal Unit:193 Map Ref:MB 196 PG 31

7	.09Mi.	**2938 N 61ST PL** **SCOTTSDALE, AZ 85251-7061**	04/20/2026	$240,000	$261	919	4//1.33	1979	900 SF

APN: 128-44-220 Document #: 20260234827
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 115 MapRef: DOC 2005-1399811 Abbreviated Description: Subdivision:SHADOW BEND CONDOMINIUM Legal Unit:115 Map Ref:DOC 2005-1399811

8	.55Mi.	**6125 E INDIAN SCHOOL RD** **SCOTTSDALE, AZ 85251-5483**	04/13/2026	$150,000	$289	519	3//1	1962	550 SF

APN: 128-53-142 Document #: 20260218174
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SCOTTSDALE CONDOMINIUMS Legal Unit: 174 MapRef: MB 198 PG 31 Abbreviated Description: Subdivision:SCOTTSDALE CONDOMINIUMS Legal Unit:174 Map Ref:MB 198 PG 31

9	.48Mi.	**6125 E INDIAN SCHOOL RD** **SCOTTSDALE, AZ 85251-7705**	04/13/2026	$200,000	$304	656	3//1	1962	710 SF

APN: 128-53-259 Document #: 20260218186
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE SCOTTSDALE CONDOMINIUMS Legal Unit: 291 MapRef: MB 198 PG 31 Abbreviated Description: Subdivision:THE SCOTTSDALE CONDOMINIUMS Legal Unit:291 Map Ref:MB 198 PG 31

10	.05Mi.	**2938 N 61ST PL** **SCOTTSDALE, AZ 85251-7080**	03/11/2026	$185,000	$201	919	4//2	1979	910 SF

APN: 128-44-313 Document #: 20260140935
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 258 MapRef: MB 209 PG 36 Abbreviated Description: Subdivision:SHADOW BEND CONDOMINIUM Legal Unit:258 Map Ref:MB 209 PG 36

11	.51Mi.	**6125 E INDIAN SCHOOL RD** **SCOTTSDALE, AZ 85251-7704**	01/28/2026	$192,000	$369	519	3//1	1962	520 SF

APN: 128-53-251 Document #: 20260051236
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SCOTTSDALE CONDOMINIUMS Legal Unit: 283 MapRef: MB 198 PG 31 Abbreviated Description: Subdivision:SCOTTSDALE CONDOMINIUMS Legal Unit:283 Map Ref:MB 198 PG 31

12	.01Mi.	**2938 N 61ST PL** **SCOTTSDALE, AZ 85251-7016**	01/20/2026	$245,000	$317	771	3//1	1979	730 SF

APN: 128-44-289 Document #: 20260033205
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 234 MapRef: MB 209 PG 36 Abbreviated Description: Subdivision:SHADOW BEND CONDOMINIUM Legal Unit:234 Map Ref:MB 209 PG 36

13	.5Mi.	**6125 E INDIAN SCHOOL RD** **SCOTTSDALE, AZ 85251-5490**	10/31/2025	$140,000	$269	519	3//1	1962	550 SF

APN: 128-53-184 Document #: 20250631841
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE SCOTTSDALE CONDOMINIUM Legal Unit: 216 MapRef: MB 196 PG 10 Abbreviated Description: Subdivision:THE SCOTTSDALE CONDOMINIUM Legal Unit:216 Map Ref:MB 196 PG 10

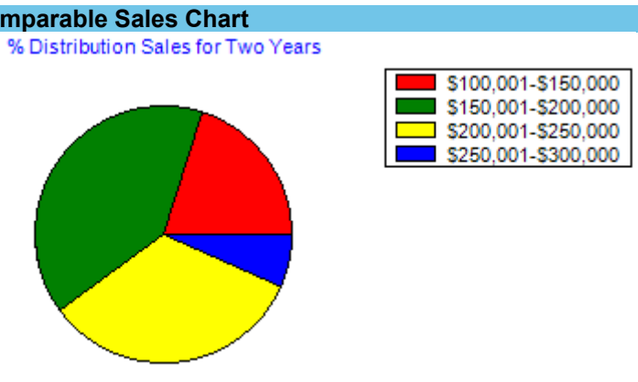
14	.07Mi.	**2938 N 61ST PL** **SCOTTSDALE, AZ 85251-7067**	10/24/2025	$180,000	$195	919	4//1.33	1979	920 SF

APN: 128-44-267 Document #: 20250615753
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW BEND CONDOMINIUM Legal Unit: 212 MapRef: MB 209 PG 12 Abbreviated Description: Subdivision:SHADOW BEND CONDOMINIUM Legal Unit:212 Map Ref:MB 209 PG 12

15	.54Mi.	**6125 E INDIAN SCHOOL RD** **SCOTTSDALE, AZ 85251-5489**	10/02/2025	$191,000	$368	519	3//1	1962	530 SF

APN: 128-53-175 Document #: 20250571227
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE SCOTTSDALE CONDOMINIUMS Legal Unit: 207 MapRef: MB 198 PG 31 Abbreviated Description: Subdivision:THE SCOTTSDALE CONDOMINIUMS Legal Unit:207 Map Ref:MB 198 PG 31

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.

ICE SiteX Report

OrderID: 97790648

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.	**2938 N 61ST PL**	**05/02/2023**	$203,600	$20,360	771	3//1	1979	720 SF	
0Mi.	**2938 N 61ST PL**	**04/14/2016**	$203,600	$20,360	771	3//1	1979	726 SF	
.01Mi.	**2938 N 61ST PL**	**11/03/2020**	$203,600	$20,360	771	3//1	1979	730 SF	
.01Mi.	**2938 N 61ST PL**	**04/28/2023**	$203,600	$20,360	771	3//1	1979	730 SF	
.01Mi.	**2938 N 61ST PL**	**09/01/2023**	$203,600	$20,360	771	3//1	1979	741 SF	
.01Mi.	**2938 N 61ST PL**	**01/31/2024**	$203,600	$20,360	771	3//1	1979	741 SF	
.01Mi.	**2938 N 61ST PL**	**12/09/2021**	$203,600	$20,360	771	3//1	1979	740 SF	
.01Mi.	**2938 N 61ST PL**	**06/26/2019**	$203,600	$20,360	771	3//1	1979	742 SF	
.01Mi.	**2938 N 61ST PL**	**02/27/2007**	$203,600	$20,360	771	3//1	1979	753 SF	
.01Mi.	**2938 N 61ST PL**	**05/30/2017**	$203,600	$20,360	771	3//1	1979	750 SF	
.01Mi.	**2938 N 61ST PL**	**04/30/2012**	$203,600	$20,360	771	3//1	1979	750 SF	
.01Mi.	**2938 N 61ST PL**	**07/13/2023**	$203,600	$20,360	771	3//1	1979	756 SF	
.01Mi.	**2938 N 61ST PL**	**10/22/2012**	$203,600	$20,360	771	3//1	1979	730 SF	
.01Mi.	**2938 N 61ST PL**	**01/08/2010**	$203,600	$20,360	771	3//1	1979	730 SF	
.01Mi.	**2938 N 61ST PL**	**08/28/2024**	$203,600	$20,360	771	3//1	1979	730 SF	
.01Mi.	**2938 N 61ST PL**	**05/29/2025**	$203,600	$20,360	771	3//1	1979	730 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	40.2 years old	Households:	22,381
Median Household Income:	$91,711	Households w/Family:	37%
Household Income Per Capita:	$69,494	Households w/Family Married:	28%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	11%

School District

School District Zone:	Scottsdale Unified District	Students:	20,682
Number of Schools:	30	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.94Mi.	**Arcadia High School** Number of Students: 1,679 Student-Teacher Ratio: 21.57 Advanced Placement: Yes	A	Public	9 - 12
8.63Mi.	**Laguna Elementary School** Number of Students: 369 Student-Teacher Ratio: 11.94	A-	Public	EE - 5
1.84Mi.	**Tavan Elementary School** Number of Students: 585 Student-Teacher Ratio: 12.72	A	Public	PK - 5
0.87Mi.	**Ingleside Middle School** Number of Students: 789 Student-Teacher Ratio: 16.86	B	Public	6 - 8
5.84Mi.	**Cherokee Elementary School** Number of Students: 690 Student-Teacher Ratio: 17.69	A+	Public	EE - 5

Flood Report

The Subject Property of **2938 N 61ST PL, SCOTTSDALE, AZ 85251-7016** 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.

ICE SiteX Report

OrderID: 97790648

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	143%	NOTABLY HIGHER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	164%	NOTABLY HIGHER
FORCIBLE RAPE	61%	NOTABLY LOWER
MURDER	148%	NOTABLY HIGHER
OVERALL	154%	NOTABLY HIGHER

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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