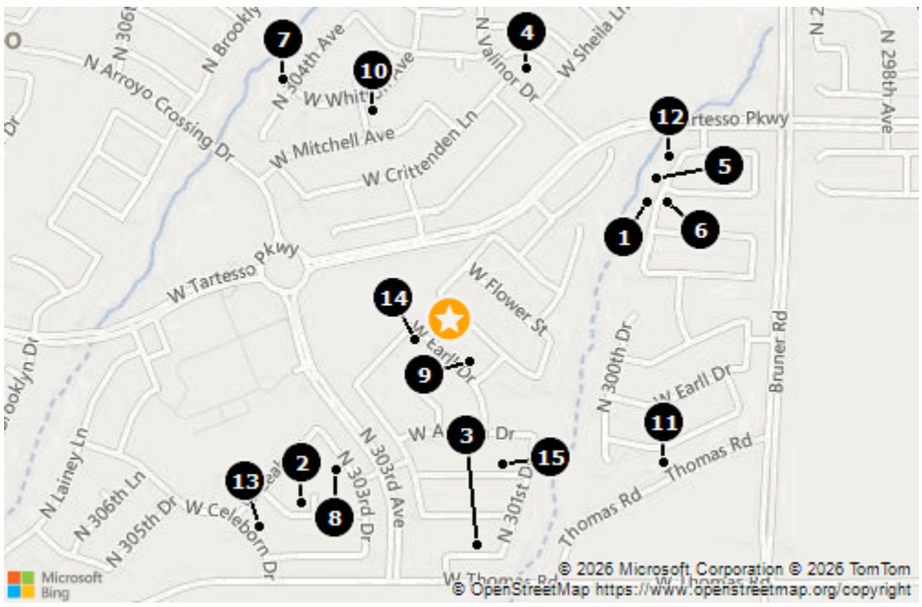
ICE SiteX Report

OrderID: 97523757

SiteX Property Information Report



Subject Property Location

30237 W CHEERY LYNN RD, BUCKEYE, AZ 85396-3173

County:	**MARICOPA AZ**	Census Tract:	040130506.213020
Property Use:	Single Family Residential	Zoning:	PAD
Parcel Number:	504-74-592	Thomas Bros Pg-Grid:	

Valuation

Value:	**$492,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$418,200 - $565,800	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	900203
Assd Land Value:		Market Land Value:	$82,400	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$329,800	Total Taxable Value:	$2,257
Total Assessed Value:	$41,220	Total Assessor Market Value:	$412,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 592 Subdivision: TARTESSO UNIT 2A Legal Unit: 2A Map Ref: MB 75428 Sec/Twnship/Range: SEC 30 TWN 2N RNG 4W
Abbreviated Description: TARTESSO UNIT 2A MCR 754-28

Property Characteristics

Lot Size:	6,670 SF	Bedrooms:		Pool:	Yes
Building Area:	3661 SF	Baths:	4.67	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	3	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/09/2019	Loan Amount:	N/A
Document #:	20190993224 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:
Lot: 592 Subdivision: TARTESSO UNIT 2A

Prior Transfer

Recording Date:	02/21/2019	Sales Price:	$198,158
Document #:	2019-0116795 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/13/2019	Sales Price:	$290,000
Document #:	20190100920 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 592 Subdivision: TARTESSO UNIT 2A Legal Unit: 2A Map Ref: MB 75428 Sec/Twnship/Range: SEC 30 TWN 2N RNG 4W
Abbreviated Description: TARTESSO UNIT 2A MCR 754-28

Prior Transfer

Recording Date:	02/13/2019	Sales Price:	$290,000
Document #:	20190100920 BK-PG -	Type of Sale:	Verified Sale Price

ICE SiteX Report

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Contract Date: 01/24/2019
Document Type:
Legal Description:
Lot: 592 Subdivision: TARTESSO Legal Unit: 2A Map Ref: MB 754 PG 28

Prior Transfer

Recording Date:	05/18/2015	Sales Price:	$198,158
Document #:	2015-0348518 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/24/2015	Loan Amount:	N/A
Document #:	2015-0282600 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2045	Type Finance:	

Legal Description:
Lot: 592 Subdivision: TARTESSO Legal Unit: 2A

Prior Transfer

Recording Date:	06/30/2014	Sales Price:	$171,150
Document #:	2014-0425808 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/12/2014	Sales Price:	$205,000
Document #:	2014-0384719 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/22/2014		
Document Type:			

Legal Description:
Lot: 592 Subdivision: TARTESSO Legal Unit: 2A Map Ref: MAP754 PG28

Prior Transfer

Recording Date:	06/12/2014	Sales Price:	N/A
Document #:	2014-0384718 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/01/2014		
Document Type:			

Legal Description:
Lot: 592 Subdivision: TARTESSO Legal Unit: 2A Map Ref: MAP754 PG28

Prior Transfer

Recording Date:	12/26/2013	Sales Price:	$171,150
Document #:	2013-1085276 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/14/2013	Sales Price:	N/A
Document #:	2013-0983146 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/11/2013		
Document Type:			

Legal Description:
Lot: 592 Subdivision: TARTESSO Legal Unit: 2A Map Ref: MAP754 PG28

Prior Transfer

Recording Date:	09/12/2013	Sales Price:	$178,911
Document #:	2013-0821171 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/04/2009	Sales Price:	$175,000
Document #:	2009-0187646 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/17/2009	Loan Amount:	N/A
Document #:	2009-0134080 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Lot: 592 Subdivision: TARTESSO UNIT 2A
City/Muni/Twp: BUCKEYE

Prior Transfer

Recording Date:	12/01/2008	Sales Price:	$175,000
Document #:	2008-1022281 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/10/2008		
Document Type:			

Legal Description:
Lot: 592 Subdivision: TARTESSO UNIT 2A Map Ref: MAP754 PG28

Prior Transfer

Recording Date:	02/04/2008	Sales Price:	$289,095
Document #:	2008-0096816 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/31/2008		
Document Type:			

ICE SiteX Report

OrderID: 97523757

Legal Description:
Lot: 592 Subdivision: TARTESSO UNIT 2A Map Ref: MAP754 PG28
City/Muni/Twp: BUCKEYE

Prior Transfer

Recording Date:	12/20/2006	Sales Price:	N/A
Document #:	2006-1658201 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/19/2006		
Document Type:			

Legal Description:
Lot: 592 Subdivision: TARTESSO UNIT 2A Map Ref: MAP754 PG28

Mortgage Record

Recording Date:	12/20/2006	Loan Amount:	N/A
Document #:	2006-1658200 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2022	Type Finance:	

Legal Description:
Lot: 592 Subdivision: TARTESSO UNIT 2A

Mortgage Record

Recording Date:	12/20/2006	Loan Amount:	N/A
Document #:	2006-1658199 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 592 Subdivision: TARTESSO UNIT 2A

Prior Transfer

Recording Date:	12/20/2006	Sales Price:	N/A
Document #:	2006-1658198 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/19/2006		
Document Type:			

Legal Description:
Lot: 592 Subdivision: TARTESSO UNIT 2A Map Ref: MAP754 PG28

Prior Transfer

Recording Date:	12/20/2006	Sales Price:	$339,254
Document #:	2006-1658197 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/19/2006		
Document Type:			

Legal Description:
Lot: 592 Subdivision: TARTESSO UNIT 2A Map Ref: MAP754 PG28

Area Sales Analysis

Total Area Sales	$5,435,500	Median # of Bedrooms	
Median Lot Size	6,216 SF	Median # of Baths	2.33
Median Living Area	1,712 SF	Median Year Built	2017
Price Range - 2 Yrs	$299,000 to $485,000	Age Range	5 years to 20 years
Median Value	$360,000	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**3522 N 300TH DR** **BUCKEYE, AZ 85396-2129**	05/08/2026	$323,000	$221	1458	//2.33	2017	5,619 SF	
		APN: 504-74-134 Document #: 20260279244 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 134 Subdivision: TARTESSO UNIT 2A MapRef: DOC 2006-0192276 Abbreviated Description: Lot:134 Subdivision:TARTESSO UNIT 2A Map Ref:DOC 2006-0192276								
2	.32Mi.	**3046 N 303RD CT** **BUCKEYE, AZ 85396-3194**	04/27/2026	$336,000	$196	1712	//2.33	2018	6,249 SF	
		APN: 504-75-061 Document #: 20260248979 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1051 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:1051 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28								
3	.31Mi.	**30216 W VERDE LN** **BUCKEYE, AZ 85396-2121**	04/02/2026	$395,000	$230	1712	//2.33	2017	5,760 SF	Yes
		APN: 504-74-758 Document #: 20260195276 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 758 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:758 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28								
4	.36Mi.	**30149 W COLUMBUS CT** **BUCKEYE, AZ 85396-7317**	03/31/2026	$376,500	$179	2095	//2.33	2021	9,334 SF	
		APN: 504-74-482 Document #: 20260189184 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 482 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:482 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28								
5	.34Mi.	**3562 N 300TH DR** **BUCKEYE, AZ 85396-2130**	03/23/2026	$305,000	$209	1458	//2.33	2017	5,404 SF	
		APN: 504-74-138 Document #: 20260165611 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 138 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:138 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28								
6	.33Mi.	**30007 W MITCHELL AVE** **BUCKEYE, AZ 85396-2150**	03/17/2026	$300,000	$205	1458	//2.33	2017	7,053 SF	
		APN: 504-74-053 Document #: 20260153006								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:53 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28

7	.39Mi.	**3702 N 304TH AVE** **BUCKEYE, AZ 85396-7311**	03/12/2026	$485,000	$180	2684	//3.67	2017	8,805 SF	Yes

APN: 504-74-835 Document #: 20260143759
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 835 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:835 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28

8	.25Mi.	**3108 N 303RD DR** **BUCKEYE, AZ 85396-2102**	03/10/2026	$341,000	$199	1712	//2.33	2018	6,216 SF	

APN: 504-75-045 Document #: 20260139636
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1035 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:1035 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28

9	.06Mi.	**30224 W EARLL DR** **BUCKEYE, AZ 85396-2104**	02/25/2026	$375,000	$241	1556	//2.33	2018	6,000 SF	Yes

APN: 504-74-602 Document #: 20260107992
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 602 Subdivision: TARTESSO UNIT 2A MapRef: DOC 2006-0192276 Abbreviated Description: Lot:602 Subdivision:TARTESSO UNIT 2A Map Ref:DOC 2006-0192276

10	.3Mi.	**30327 W WHITTON AVE** **BUCKEYE, AZ 85396-7349**	02/13/2026	$400,000	$149	2684	//3.67	2017	9,077 SF	

APN: 504-74-876 Document #: 20260085676
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 876 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:876 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28

11	.35Mi.	**30017 W AVALON DR** **BUCKEYE, AZ 85396-3182**	02/06/2026	$435,000	$171	2531	//3.67	2006	9,954 SF	

APN: 504-74-237 Document #: 20260071624
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 237 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:237 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28

12	.37Mi.	**3596 N 300TH DR** **BUCKEYE, AZ 85396-2131**	01/16/2026	$345,000	$144	2380	//3	2017	5,487 SF	

APN: 504-74-142 Document #: 20260031166
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 142 Subdivision: TARTESSO UNIT 2A MapRef: DOC 2006-0192276 Abbreviated Description: Lot:142 Subdivision:TARTESSO UNIT 2A Map Ref:DOC 2006-0192276

13	.38Mi.	**30456 W CELEBORN DR** **BUCKEYE, AZ 85396-2126**	01/09/2026	$299,000	$174	1712	//2.33	2018	6,000 SF	

APN: 504-75-090 Document #: 20260014043
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1080 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:1080 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28

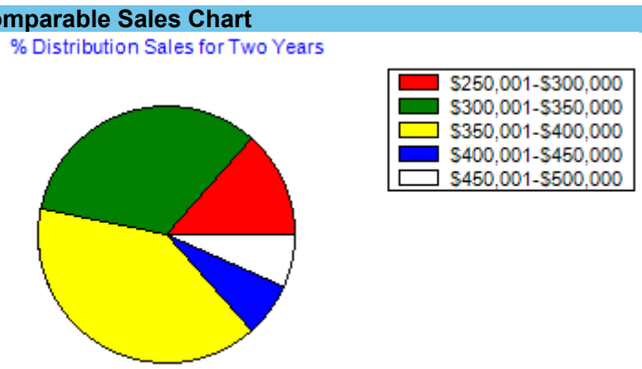
14	.05Mi.	**30285 W LEAH DR** **BUCKEYE, AZ 85396-2106**	12/31/2025	$360,000	$215	1673	//2.67	2008	6,473 SF	

APN: 504-74-623 Document #: 20250754496
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 623 Subdivision: TARTESSO UNIT 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:623 Subdivision:TARTESSO UNIT 2A Map Ref:MB 754 PG 28

15	.21Mi.	**30186 W PINCHOT AVE** **BUCKEYE, AZ 85396-2112**	12/17/2025	$360,000	$187	1915	//2.33	2018	5,760 SF	

APN: 504-74-708 Document #: 20250726532
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 708 Subdivision: TARTESSO Legal Unit: 2A MapRef: MB 754 PG 28 Abbreviated Description: Lot:708 Subdivision:TARTESSO Legal Unit:2A Map Ref:MB 754 PG 28

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.

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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.	**30237 W CHEERY LYNN RD**	**02/13/2019**	$412,200	$41,220	3,661	//4.67	2006	6,670 SF	Yes
.01Mi.	**30241 W CHEERY LYNN RD**	**04/13/2020**	$381,100	$38,110	3,661	//4.67	2006	6,670 SF	Yes
.01Mi.	**30229 W CHEERY LYNN RD**	**04/21/2015**	$376,300	$37,630	3,548	//4.33	2006	6,670 SF	
.02Mi.	**30249 W CHEERY LYNN RD**	**01/23/2017**	$395,000	$39,500	4,071	//4.67	2006	6,578 SF	
.02Mi.	**30225 W CHEERY LYNN RD**	**11/09/2021**	$356,300	$35,630	2,575	//4	2006	6,670 SF	Yes
.02Mi.	**30260 W EARLL DR**	**02/19/2021**	$294,300	$29,430	1,712	//2.33	2018	6,000 SF	
.02Mi.	**30266 W EARLL DR**	**04/08/2022**	$277,000	$27,700	1,673	//2.67	2008	6,000 SF	
.03Mi.	**30254 W EARLL DR**	**11/08/2022**	$239,600	$23,960	1,158	//2	2008	6,000 SF	
.03Mi.	**30272 W EARLL DR**	**04/18/2016**	$256,300	$25,630	1,158	//2	2008	6,000 SF	Yes
.03Mi.	**30248 W EARLL DR**	**08/01/2022**	$254,200	$25,420	1,372	//2	2008	6,000 SF	
.03Mi.	**30236 W CHEERY LYNN RD**	**07/03/2017**	$419,100	$41,910	3,661	//4.67	2006	7,250 SF	Yes
.03Mi.	**30217 W CHEERY LYNN RD**	**07/18/2023**	$436,600	$43,660	4,071	//5.33	2006	6,670 SF	Yes
.03Mi.	**30257 W CHEERY LYNN RD**	**06/19/2013**	$350,000	$35,000	3,661	//4.67	2006	6,921 SF	
.03Mi.	**30238 W CHEERY LYNN RD**	**11/13/2006**	$411,300	$41,130	3,548	//4.33	2006	7,250 SF	Yes
.03Mi.	**30278 W EARLL DR**	**09/03/2024**	$306,800	$30,680	1,915	//2.33	2018	5,881 SF	
.03Mi.	**30228 W CHEERY LYNN RD**	**06/24/2009**	$430,500	$43,050	4,071	//4.67	2006	7,250 SF	Yes

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	41.1 years old	Households:	9,617
Median Household Income:	$114,905	Households w/Family:	84%
Household Income Per Capita:	$49,175	Households w/Family Married:	76%
Most Common Education Level:	Some College	Households w/Family Children:	40%

School District

School District Zone:	Saddle Mountain Unified School District	Students:	3,265
Number of Schools:	6	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.69Mi.	**Ruth Fisher Middle School** Number of Students: 745 Student-Teacher Ratio: 19.35	D+	Public	6 - 8
0.92Mi.	**Tartesso Elementary School** Number of Students: 340 Student-Teacher Ratio: 18.38	D-	Public	KG - 5
9.85Mi.	**Tonopah Valley High School** Number of Students: 869 Student-Teacher Ratio: 21.07	F	Public	9 - 12

Flood Report

The Subject Property of **30237 W CHEERY LYNN RD, BUCKEYE, AZ 85396-3173** 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	20%	SIGNIFICANTLY LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	24%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	56%	NOTABLY LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	41%	SIGNIFICANTLY LOWER
OVERALL	67%	NOTABLY LOWER

Disaster Alerts

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

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