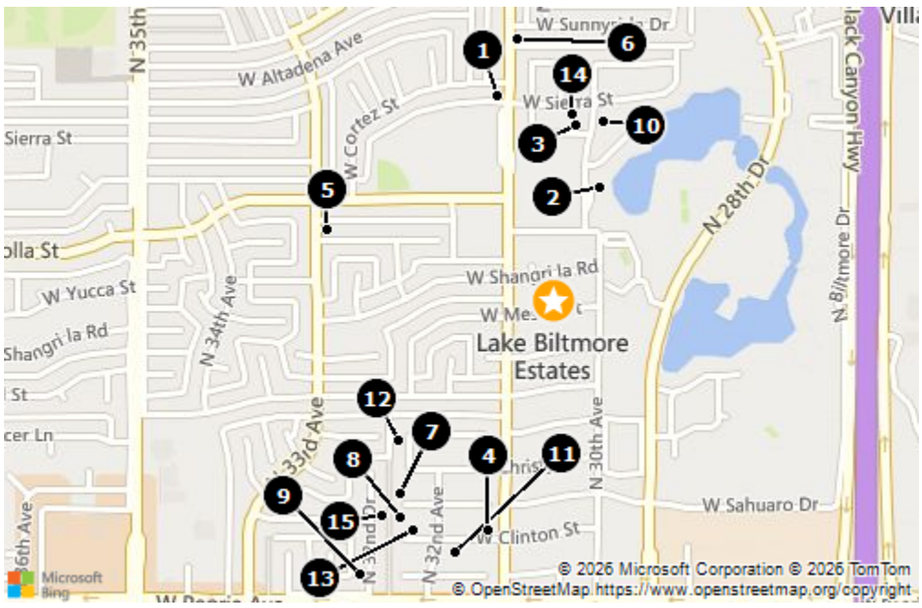
ICE SiteX Report

OrderID: 98444542

SiteX Property Information Report



Subject Property Location

3024 W MESCAL ST, PHOENIX, AZ 85029-4140

County:	**MARICOPA AZ**	Census Tract:	040131043.012008
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	149-17-114	Thomas Bros Pg-Grid:	618-1B

Valuation

Value:	**$436,000**	FSD:	14	Common Confidence Score:	45
Value Range:	$374,960 - $497,040	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	061300
Assd Land Value:		Market Land Value:	$65,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$263,200	Total Taxable Value:	$1,600
Total Assessed Value:	$32,900	Total Assessor Market Value:	$329,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 110 Subdivision: SUNSET NORTH UNIT 4 Legal Unit: 4 Map Ref: MB 13607 Sec/Twnship/Range: SEC 23 TWN 3N RNG 2E
Abbreviated Description: SUNSET NORTH UNIT 4

Property Characteristics

Lot Size:	9,970 SF	Bedrooms:		Pool:	Yes
Building Area:	2028 SF	Baths:	2	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		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:	01/12/2026	Sales Price:	$260,690
Document #:	20260016777 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/22/2025	Loan Amount:	N/A
Document #:	20250035677 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2051	Type Finance:	
Legal Description:			

Lot: 110 Subdivision: SUNSET NORTH UNIT 4

Prior Transfer

Recording Date:	02/26/2021	Sales Price:	N/A
Document #:	20210222709 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/11/2021		
Document Type:			
Legal Description:			

Lot: 110 Subdivision: SUNSET NORTH UNIT 4 Map Ref: MB 136 PG 7

Prior Transfer

Recording Date:	02/26/2021	Sales Price:	$265,500
Document #:	20210222708 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 110 Subdivision: SUNSET NORTH UNIT 4 Legal Unit: 4 Map Ref: MB 13607 Sec/Twnship/Range: SEC 23 TWN 3N RNG 2E
Abbreviated Description: SUNSET NORTH UNIT 4

Prior Transfer

Recording Date:	02/26/2021	Sales Price:	$265,500
Document #:	20210222708 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/11/2021		
Document Type:			

Legal Description:
Lot: 110 Subdivision: SUNSET NORTH UNIT 4 Map Ref: MB 136 PG 7

Prior Transfer

Recording Date:	07/02/2019	Sales Price:	$259,000
Document #:	20190505180 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/26/2019		
Document Type:			

Legal Description:
Lot: 110 Subdivision: SUNSET NORTH UNIT 4 Map Ref: MB 136 PG 7
City/Muni/Twp: PHOENIX

Prior Transfer

Recording Date:	10/17/2018	Sales Price:	N/A
Document #:	20180777226 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/05/2018		
Document Type:			

Legal Description:
Lot: 110 Subdivision: SUNSET NORTH Legal Unit: 4 Map Ref: MB 136 PG 7

Prior Transfer

Recording Date:	04/10/2017	Sales Price:	$200,000
Document #:	2017-0249234 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/01/2007	Loan Amount:	N/A
Document #:	2007-0247773 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/07/2032	Type Finance:	

Legal Description:
Lot: 110 Subdivision: SUNSET NORTH 4 UNIT #4

Area Sales Analysis

Total Area Sales	$5,298,450	Median # of Bedrooms	
Median Lot Size	6,261 SF	Median # of Baths	2
Median Living Area	1,590 SF	Median Year Built	1971
Price Range - 2 Yrs	$245,000 to $490,000	Age Range	47 years to 65 years
Median Value	$365,000	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**3101 W CORTEZ ST** **PHOENIX, AZ 85029-3218**	09/01/2026	$323,900	$151	2137	6//2	1961	6,670 SF	Yes
		APN: 149-55-076 Document #: 20260517451 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1556&9 Subdivision: WESTOWN UNIT 9 MapRef: MB 95 PG 21 Abbreviated Description: Lot:1556&9 Subdivision:WESTOWN UNIT 9 Map Ref:MB 95 PG 21								
2	.17Mi.	**11421 N 30TH AVE** **PHOENIX, AZ 85029-3242**	08/31/2026	$490,000	$272	1795	//2	1976	4,414 SF	
		APN: 149-17-256 Document #: 20260512448 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 92 Subdivision: GOLDWATER LAKES MapRef: MB 173 PG 10 Abbreviated Description: Lot:92 Subdivision:GOLDWATER LAKES Map Ref:MB 173 PG 10								
3	.24Mi.	**3008 W LUPINE AVE** **PHOENIX, AZ 85029-3256**	08/24/2026	$317,000	$249	1272	4//2	1979	4,408 SF	
		APN: 149-17-293 Document #: 20260499106 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 129 Subdivision: GOLDWATER LAKES MapRef: MB 173 PG 10 Abbreviated Description: Lot:129 Subdivision:GOLDWATER LAKES Map Ref:MB 173 PG 10								
4	.32Mi.	**3108 W CLINTON ST** **PHOENIX, AZ 85029-4234**	08/19/2026	$344,500	$223	1543	6//2	1972	6,018 SF	
		APN: 149-18-507 Document #: 20260490959 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 74 Subdivision: PATIO HERMOSO MapRef: MB 130 PG 41 Abbreviated Description: Lot:74 Subdivision:PATIO HERMOSO Map Ref:MB 130 PG 41								
5	.32Mi.	**3244 W YUCCA ST** **PHOENIX, AZ 85029-4134**	07/29/2026	$375,000	$207	1811	7//2	1968	7,828 SF	
		APN: 149-18-298 Document #: 20260448187 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 293 Subdivision: KNOELL NORTH UNIT THREE MapRef: MB 119 PG 33 Abbreviated Description: Lot:293 Subdivision:KNOELL NORTH UNIT THREE Map Ref:MB 119 PG 33								
6	.36Mi.	**3065 W SUNNYSIDE DR** **PHOENIX, AZ 85029-3259**	07/02/2026	$245,000	$140	1750	6//2	1970	7,754 SF	

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APN: 149-20-146 Document #: 20260399366
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: VISTA NORTH NO 3 MapRef: MB 126 PG 11 Abbreviated Description: Lot:123 Subdivision:VISTA NORTH NO 3 Map Ref:MB 126 PG 11

7	.33Mi.	**3212 W SAHUARO DR** **PHOENIX, AZ 85029-4243**	07/02/2026	$375,000	$228	1641	6//2	1972	8,153 SF	Yes

APN: 149-18-493 Document #: 20260397265
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: PATIO HERMOSO MapRef: MB 130 PG 18 Abbreviated Description: Lot:60 Subdivision:PATIO HERMOSO Map Ref:MB 130 PG 18

8	.36Mi.	**3213 W SAHUARO DR** **PHOENIX, AZ 85029-4243**	06/24/2026	$329,650	$213	1543	6//2.33	1971	8,095 SF	

APN: 149-18-496 Document #: 20260378305
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: PATIO HERMOSA MapRef: MB 130 PG 41 Abbreviated Description: Lot:63 Subdivision:PATIO HERMOSA Map Ref:MB 130 PG 41

9	.45Mi.	**10608 N 32ND DR** **PHOENIX, AZ 85029-4214**	06/22/2026	$373,000	$234	1590	6//2	1971	7,476 SF	

APN: 149-18-089 Document #: 20260373535
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 84 Subdivision: KNOELL NORTH UNIT ONE MapRef: MB 111 PG 34 Abbreviated Description: Lot:84 Subdivision:KNOELL NORTH UNIT ONE Map Ref:MB 111 PG 34

10	.25Mi.	**11461 N 30TH AVE** **PHOENIX, AZ 85029-3272**	06/10/2026	$415,000	$255	1626	//2.33	1976	4,614 SF	

APN: 149-17-236 Document #: 20260351266
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: GOLDWATER LAKES MapRef: MB 173 PG 10 Abbreviated Description: Lot:72 Subdivision:GOLDWATER LAKES Map Ref:MB 173 PG 10

11	.36Mi.	**3131 W CLINTON ST** **PHOENIX, AZ 85029-4233**	06/05/2026	$365,000	$292	1250	5//2	1971	6,100 SF	

APN: 149-18-523 Document #: 20260341072
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 90 Subdivision: PATIO HERMOSO MapRef: MB 130 PG 41 Abbreviated Description: Lot:90 Subdivision:PATIO HERMOSO Map Ref:MB 130 PG 41

12	.28Mi.	**10838 N 32ND LN** **PHOENIX, AZ 85029-4229**	05/29/2026	$429,900	$278	1543	6//2.33	1972	6,261 SF	Yes

APN: 149-18-450 Document #: 20260326494
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: PATIO HERMOSA MapRef: MB 130 PG 41 Abbreviated Description: Lot:17 Subdivision:PATIO HERMOSA Map Ref:MB 130 PG 41

13	.36Mi.	**3212 W CLINTON ST** **PHOENIX, AZ 85029-4235**	05/29/2026	$247,500	$160	1543	6//2.33	1971	6,059 SF	

APN: 149-18-515 Document #: 20260327345
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: PATIO HERMOSO MapRef: MB 130 PG 41 Abbreviated Description: Lot:82 Subdivision:PATIO HERMOSO Map Ref:MB 130 PG 41

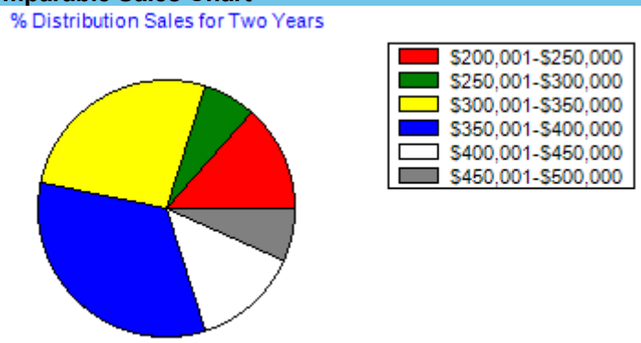
14	.26Mi.	**3011 W SIERRA ST** **PHOENIX, AZ 85029-3257**	05/20/2026	$390,000	$248	1571	5//2	1979	4,653 SF	Yes

APN: 149-17-289 Document #: 20260305341
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 125 Subdivision: GOLDWATER LAKES MapRef: MB 173 PG 10 Abbreviated Description: Lot:125 Subdivision:GOLDWATER LAKES Map Ref:MB 173 PG 10

15	.37Mi.	**10643 N 32ND DR** **PHOENIX, AZ 85029-4213**	04/30/2026	$278,000	$151	1830	6//2	1967	7,473 SF	

APN: 149-18-078 Document #: 20260261552
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: KNOELL NORTH UNIT ONE MapRef: MB 111 PG 34 Abbreviated Description: Lot:78 Subdivision:KNOELL NORTH UNIT ONE Map Ref:MB 111 PG 34

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.	**3024 W MESCAL ST**	**02/26/2021**	$329,000	$32,900	2,028	//2	1972	9,970 SF	Yes
.02Mi.	**3030 W MESCAL ST**	**08/05/2020**	$339,100	$33,910	2,098	//2	1972	9,369 SF	Yes
.02Mi.	**3016 W MESCAL ST**	**06/15/2015**	$332,200	$33,220	1,961	//2	1972	9,723 SF	Yes
.02Mi.	**3025 W SHANGRI LA RD**	**11/04/1986**	$343,500	$34,350	2,027	8//3.33	1971	9,502 SF	Yes
.02Mi.	**3031 W SHANGRI LA RD**	**04/27/2021**	$333,200	$33,320	2,524	//2	1972	9,328 SF	Yes
.03Mi.	**3017 W SHANGRI LA RD**	**11/03/2011**	$330,600	$33,060	1,996	//2	1972	9,442 SF	Yes
.03Mi.	**3025 W MESCAL ST**	**09/25/1991**	$326,800	$32,680	1,882	6//2	1972	9,799 SF	Yes
.03Mi.	**3017 W MESCAL ST**	**05/30/2013**	$341,300	$34,130	2,222	//2	1972	9,899 SF	Yes
.03Mi.	**3036 W MESCAL ST**	**10/16/2012**	$348,600	$34,860	2,250	7//2	1971	9,759 SF	Yes
.03Mi.	**3008 W MESCAL ST**	**05/24/2013**	$307,600	$30,760	1,786	6//2	1972	9,670 SF	
.03Mi.	**3037 W SHANGRI LA RD**	**01/28/2010**	$324,200	$32,420	1,786	6//2	1972	9,806 SF	Yes
.04Mi.	**3031 W MESCAL ST**	**03/11/2025**	$315,600	$31,560	1,613	6//2	1971	9,801 SF	Yes
.04Mi.	**3009 W MESCAL ST**	**04/29/2022**	$323,600	$32,360	1,786	6//2	1971	9,997 SF	Yes
.04Mi.	**3009 W SHANGRI LA RD**	**02/08/2018**	$311,000	$31,100	1,786	6//2	1971	9,656 SF	
.05Mi.	**3044 W MESCAL ST**	**04/27/2011**	$347,300	$34,730	2,194	//2	1972	10,122 SF	Yes
.05Mi.	**3002 W MESCAL ST**	**01/12/2005**	$345,000	$34,500	2,208	7//2	1972	9,924 SF	Yes

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	35.5 years old	Households:	18,718
Median Household Income:	$59,310	Households w/Family:	63%
Household Income Per Capita:	$28,654	Households w/Family Married:	35%
Most Common Education Level:	Some College	Households w/Family Children:	31%

School District

School District Zone:	Glendale Union High School District	Students:	16,092
Number of Schools:	11	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.92Mi.	**Moon Valley High School** Number of Students: 1,471 Student-Teacher Ratio: 20.1 Advanced Placement: Yes	B	Public	9 - 12
0.23Mi.	**Cholla Middle School** Number of Students: 681 Student-Teacher Ratio: 17.81	C+	Public	7 - 8
0.23Mi.	**Cholla Middle School** Number of Students: 681 Student-Teacher Ratio: 17.81	C+	Public	7 - 8
0.14Mi.	**Lakeview Elementary School** Number of Students: 458 Student-Teacher Ratio: 18.21	C+	Public	KG - 6
0.14Mi.	**Lakeview Elementary School** Number of Students: 458 Student-Teacher Ratio: 18.21	C+	Public	KG - 6
0.92Mi.	**Moon Valley High School** Number of Students: 1,471 Student-Teacher Ratio: 20.1 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **3024 W MESCAL ST, PHOENIX, AZ 85029-4140** 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

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	109%	SIMILAR
OVERALL	102%	SIMILAR

Disaster Alerts

No alerts noted

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