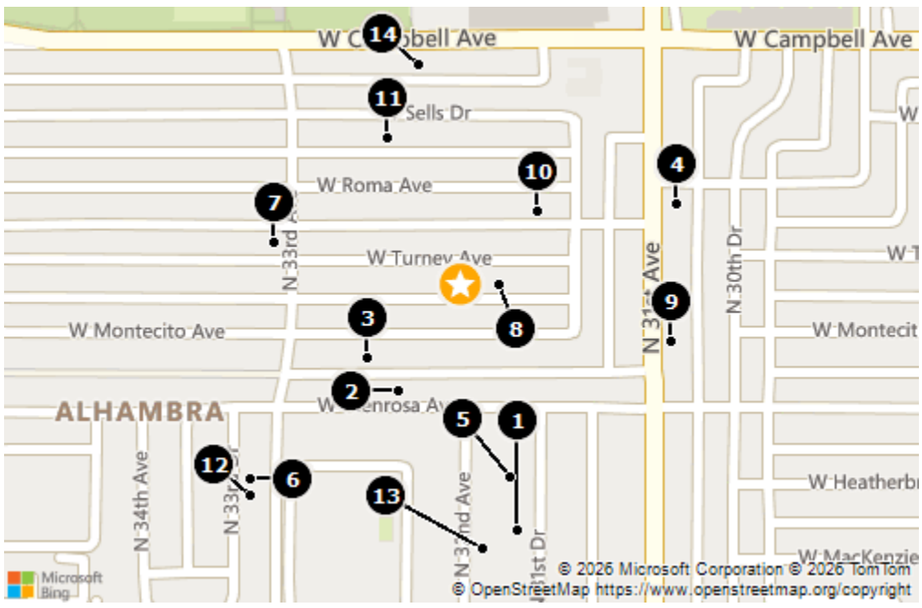
ICE SiteX Report

OrderID: 98692516

SiteX Property Information Report



Subject Property Location

3201 W TURNEY AVE, PHOENIX, AZ 85017-4033

County:	**MARICOPA AZ**	Census Tract:	040131091.023003
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	154-21-100	Thomas Bros Pg-Grid:	658-6A

Valuation

Value:	**$339,000**	FSD:	10	Common Confidence Score:	59
Value Range:	$305,100 - $372,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	681300
Assd Land Value:		Market Land Value:	$50,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$202,400	Total Taxable Value:	$622
Total Assessed Value:	$25,300	Total Assessor Market Value:	$253,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 203 Subdivision: LYNNHAVEN PLAT 4 Map Ref: MB 6021 Sec/Twnship/Range: SEC 23 TWN 2N RNG 2E
Abbreviated Description: LYNNHAVEN PLAT 4

Property Characteristics

Lot Size:	6,508 SF	Bedrooms:		Pool:	
Building Area:	1118 SF	Baths:	2	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Evap Cooler
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/16/2026	Sales Price:	N/A
Document #:	20260362803 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/28/2024	Sales Price:	N/A
Document #:	20240279954 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/18/2024		
Document Type:			

Legal Description:
Lot: 203 Subdivision: LYNNHAVEN PLAT 4 Map Ref: MB 60 PG 21

Prior Transfer

Recording Date:	05/28/2024	Sales Price:	$360,000
Document #:	20240279953 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 203 Subdivision: LYNNHAVEN PLAT 4 Map Ref: MB 6021 Sec/Twnship/Range: SEC 23 TWN 2N RNG 2E
Abbreviated Description: LYNNHAVEN PLAT 4

Prior Transfer

Recording Date:	05/28/2024	Sales Price:	$360,000

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Document #:	20240279953 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/23/2024		
Document Type:			

Legal Description:
Lot: 203 Subdivision: LYNNHAVEN PLAT 4 Map Ref: MB 60 PG 21

Area Sales Analysis

Total Area Sales	$4,139,740	Median # of Bedrooms	
Median Lot Size	6,717 SF	Median # of Baths	1.665
Median Living Area	1,340 SF	Median Year Built	1954
Price Range - 2 Yrs	$80,000 to $425,740	Age Range	71 years to 76 years
Median Value	$322,500	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**4216 N 31ST DR** **PHOENIX, AZ 85017-4006**	10/13/2026	$345,000	$290	1188	5//1	1952	7,575 SF	
		APN: 154-24-046 Document #: 20260594052 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 38 Subdivision: JUNE GARDENS MapRef: MB 35 PG 46 Abbreviated Description: Lot:38 Subdivision:JUNE GARDENS Map Ref:MB 35 PG 46								
2	.08Mi.	**3218 W GLENROSA AVE** **PHOENIX, AZ 85017-4017**	09/04/2026	$298,000	$175	1698	7//2	1955	6,508 SF	Yes
		APN: 154-21-160 Document #: 20260525864 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 263 Block: 4 Subdivision: LYNNHAVEN PLAT MapRef: MB 60 PG 21 Abbreviated Description: Lot:263 Block:4 Subdivision:LYNNHAVEN PLAT Map Ref:MB 60 PG 21								
3	.08Mi.	**3227 W MONTECITO AVE** **PHOENIX, AZ 85017-4021**	08/31/2026	$340,000	$304	1118	5//2	1954	6,499 SF	
		APN: 154-21-123 Document #: 20260515343 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 226 Subdivision: LYNNHAVEN PLAT 4 MapRef: MB 60 PG 21 Abbreviated Description: Lot:226 Subdivision:LYNNHAVEN PLAT 4 Map Ref:MB 60 PG 21								
4	.16Mi.	**4417 N 31ST AVE** **PHOENIX, AZ 85017-4043**	07/31/2026	$320,000	$222	1440	5//1	1952	8,146 SF	
		APN: 154-20-071 Document #: 20260455274 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 71 Subdivision: MISSION MANOR NO 3 MapRef: MB 53 PG 25 Abbreviated Description: Lot:71 Subdivision:MISSION MANOR NO 3 Map Ref:MB 53 PG 25								
5	.13Mi.	**4236 N 31ST DR** **PHOENIX, AZ 85017-4006**	06/26/2026	$200,000	$245	814	5//1	1954	3,785 SF	
		APN: 154-24-049A Document #: 20260384675 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 41 Subdivision: JUNE GARDENS MapRef: MB 35 PG 46 Abbreviated Description: Lot:41 Subdivision:JUNE GARDENS Map Ref:MB 35 PG 46								
6	.19Mi.	**4225 N 33RD DR** **PHOENIX, AZ 85017-3810**	06/18/2026	$350,000	$248	1407	6//1	1950	7,601 SF	
		APN: 154-23-052 Document #: 20260367563 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 52 Subdivision: INDIAN GARDENS MapRef: MB 48 PG 44 Abbreviated Description: Lot:52 Subdivision:INDIAN GARDENS Map Ref:MB 48 PG 44								
7	.13Mi.	**3302 W TURNEY AVE** **PHOENIX, AZ 85017-3851**	05/01/2026	$245,000	$183	1338	6//2	1955	7,131 SF	
		APN: 154-22-170 Document #: 20260264498 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 346 Subdivision: LYNNHAVEN PLAT 3 MapRef: MB 60 PG 47 Abbreviated Description: Lot:346 Subdivision:LYNNHAVEN PLAT 3 Map Ref:MB 60 PG 47								
8	0Mi.	**3137 W TURNEY AVE** **PHOENIX, AZ 85017-4031**	04/27/2026	$335,000	$299	1118	5//2	1954	6,504 SF	
		APN: 154-21-102 Document #: 20260250516 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 205 Subdivision: LYNNHAVEN PLAT 4 MapRef: MB 60 PG 21 Abbreviated Description: Lot:205 Subdivision:LYNNHAVEN PLAT 4 Map Ref:MB 60 PG 21								
9	.15Mi.	**4315 N 31ST AVE** **PHOENIX, AZ 85017-4041**	04/07/2026	$80,000	$78	1023	4//1	1952	6,904 SF	
		APN: 154-20-079 Document #: 20260203627 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 79 Subdivision: MISSION MANOR NO 3 MapRef: MB 53 PG 25 Abbreviated Description: Lot:79 Subdivision:MISSION MANOR NO 3 Map Ref:MB 53 PG 25								
10	.07Mi.	**3121 W ROMA AVE** **PHOENIX, AZ 85017-4023**	03/23/2026	$425,740	$275	1547	5//2	1954	6,504 SF	
		APN: 154-21-076 Document #: 20260166798 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 532 Subdivision: WESTERN GARDEN PHASE 1 MapRef: MB 1757 PG 47 Abbreviated Description: Lot:532 Subdivision:WESTERN GARDEN PHASE 1 Map Ref:MB 1757 PG 47								
11	.11Mi.	**3221 W SELLS DR** **PHOENIX, AZ 85017-4029**	02/24/2026	$335,000	$242	1382	6//2	1954	6,499 SF	Yes
		APN: 154-21-040 Document #: 20260105848 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 143 Subdivision: LYNNHAVEN MapRef: MB 58 PG 37 Abbreviated Description: Lot:143 Subdivision:LYNNHAVEN Map Ref:MB 58 PG 37								
12	.2Mi.	**4221 N 33RD DR** **PHOENIX, AZ 85017-3810**	11/25/2025	$325,000	$242	1341	5//1	1950	7,610 SF	
		APN: 154-23-053 Document #: 20250681883 Document Type: Price Code: D Land Use: Single Family Residential								

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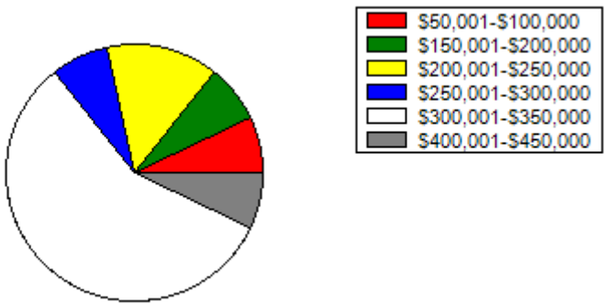
Legal: Lot: 33 Subdivision: INDIAN GARDENS MapRef: MB 48 PG 44 Abbreviated Description: Lot:33 Subdivision:INDIAN GARDENS Map Ref:MB 48 PG 44

13 .18Mi. **4211 N 32ND AVE** 09/24/2025 $230,000 $190 1208 6//1.33 1952 7,534 SF
PHOENIX, AZ 85017-4015
APN: 154-24-044 Document #: 20250551265
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: JUNE GARDENS MapRef: MB 35 PG 46 Abbreviated Description: Lot:37 Subdivision:JUNE GARDENS Map Ref:MB 35 PG 46

14 .15Mi. **3211 W CAMPBELL AVE** 09/22/2025 $311,000 $229 1358 5//2 1954 6,530 SF
PHOENIX, AZ 85017-4003
APN: 154-21-007 Document #: 20250545335
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: LYNNHAVEN MapRef: MB 58G PG 37 Abbreviated Description: Lot:99 Subdivision:LYNNHAVEN Map Ref:MB 58G PG 37

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.

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.	**3201 W TURNEY AVE**	**05/28/2024**	$253,000	$25,300	1,118	5//2	1954	6,508 SF	
.01Mi.	**3207 W TURNEY AVE**	**03/14/2018**	$254,500	$25,450	1,118	5//2	1954	6,508 SF	
.01Mi.	**3141 W TURNEY AVE**	**11/20/2002**	$271,000	$27,100	1,388	6//2	1954	6,508 SF	
.02Mi.	**3202 W MONTECITO AVE**	**11/25/2020**	$263,100	$26,310	1,404	5//2	1954	6,508 SF	
.02Mi.	**3142 W MONTECITO AVE**	**08/04/2021**	$278,500	$27,850	1,454	5//2	1954	6,508 SF	
.02Mi.	**3208 W MONTECITO AVE**	**08/28/2002**	$253,100	$25,310	1,118	5//2	1954	6,508 SF	
.03Mi.	**3211 W TURNEY AVE**	**07/27/2022**	$304,500	$30,450	1,884	7//2	1954	6,508 SF	Yes
.03Mi.	**3137 W TURNEY AVE**	**09/16/2025**	$257,600	$25,760	1,118	5//2	1954	6,504 SF	
.03Mi.	**3202 W TURNEY AVE**	**09/10/2008**	$236,000	$23,600	1,407	5//2	1954	6,504 SF	
.03Mi.	**3208 W TURNEY AVE**	**06/01/2001**	$302,300	$30,230	1,716	6//2	1954	6,504 SF	Yes
.03Mi.	**3142 W TURNEY AVE**	**06/02/1998**	$282,000	$28,200	1,404	5//1.67	1954	6,504 SF	Yes
.03Mi.	**3138 W MONTECITO AVE**	**01/17/2024**	$252,200	$25,220	1,118	5//2	1954	6,512 SF	
.03Mi.	**3212 W MONTECITO AVE**	**08/09/2017**	$277,100	$27,710	1,562	6//2	1954	6,508 SF	
.04Mi.	**3212 W TURNEY AVE**	**09/24/2021**	$264,200	$26,420	1,404	6//2	1954	6,504 SF	
.04Mi.	**3138 W TURNEY AVE**	**09/10/2019**	$276,600	$27,660	1,548	6//2	1955	6,499 SF	
.04Mi.	**3217 W TURNEY AVE**	**07/12/2019**	$277,700	$27,770	1,502	5//2	1954	6,504 SF	

Rent vs. Own

Households Occupied by Renters:	51%	Households Occupied by Owners:	42%

Demographics & Income

Median Age:	27.9 years old	Households:	12,259
Median Household Income:	$46,221	Households w/Family:	69%
Household Income Per Capita:	$20,354	Households w/Family Married:	39%
Most Common Education Level:	Some High School	Households w/Family Children:	48%

School District

School District Zone:	Alhambra Elementary District	Students:	9,742
Number of Schools:	16	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.22Mi.	**Granada Elementary School - West Campus**	C-	Public	KG - 4
Number of Students: 905				
Student-Teacher Ratio: 19.26				
0.22Mi.	**Granada Elementary School - West Campus**	C-	Public	KG - 4
Number of Students: 905				

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Student-Teacher Ratio: 19.26			
0.98Mi. **Alhambra High School** Number of Students: 2,169 Student-Teacher Ratio: 19.9 Advanced Placement: Yes	D-	Public	9 - 12
0.98Mi. **Alhambra High School** Number of Students: 2,169 Student-Teacher Ratio: 19.9 Advanced Placement: Yes	D-	Public	9 - 12
0.30Mi. **Granada Elementary School - East Campus** Number of Students: 683 Student-Teacher Ratio: 19.51	D+	Public	5 - 8
0.30Mi. **Granada Elementary School - East Campus** Number of Students: 683 Student-Teacher Ratio: 19.51	D+	Public	5 - 8

Flood Report

The Subject Property of **3201 W TURNEY AVE, PHOENIX, AZ 85017-4033** 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	106%	SIMILAR
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	90%	LOWER
OVERALL	86%	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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