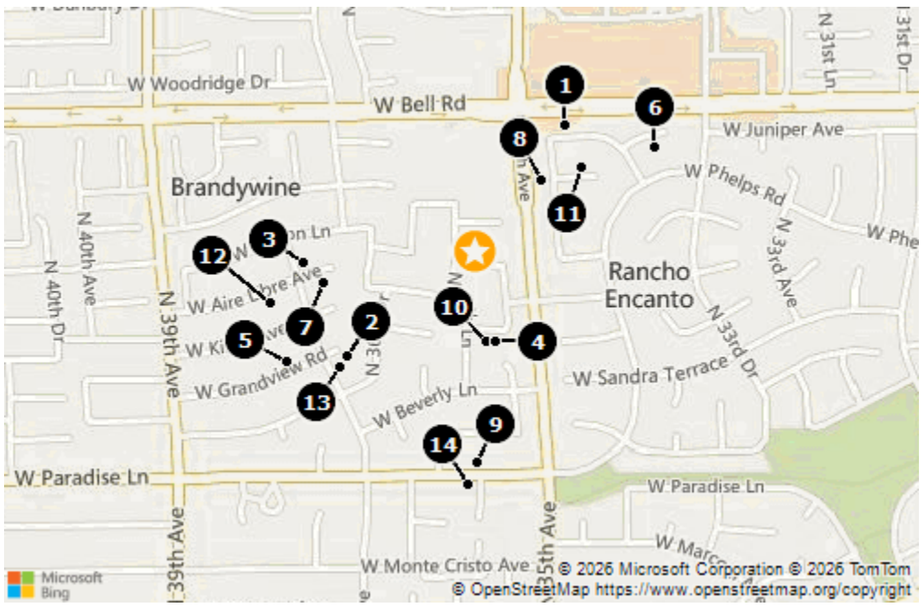
ICE SiteX Report

OrderID: 98359096

SiteX Property Information Report



Subject Property Location

3528 W KELTON LN, PHOENIX, AZ 85053-2967

County:	**MARICOPA AZ**	Census Tract:	040131042.262000
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	207-16-138	Thomas Bros Pg-Grid:	

Valuation

Value:	**$573,000**	FSD:	13	Common Confidence Score:	48
Value Range:	$498,510 - $647,490	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	061300
Assd Land Value:		Market Land Value:	$98,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$395,300	Total Taxable Value:	$2,758
Total Assessed Value:	$49,410	Total Assessor Market Value:	$494,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 64 Subdivision: GOLDEN PALMS NORTH UNIT 1 Legal Unit: 1 Map Ref: MB 20213 Sec/Twnship/Range: SEC 3 TWN 3N RNG 2E
Abbreviated Description: GOLDEN PALMS NORTH UNIT ONE MCR 202-13

Property Characteristics

Lot Size:	10,675 SF	Bedrooms:		Pool:	Yes
Building Area:	2648 SF	Baths:	2.67	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	3	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/04/2026	Sales Price:	$630,000
Document #:	20260268128 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/15/2022	Sales Price:	$630,000
Document #:	20220712553 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 64 Subdivision: GOLDEN PALMS NORTH UNIT 1 Legal Unit: 1 Map Ref: MB 20213 Sec/Twnship/Range: SEC 3 TWN 3N RNG 2E
Abbreviated Description: GOLDEN PALMS NORTH UNIT ONE MCR 202-13

Prior Transfer

Recording Date:	09/15/2022	Sales Price:	$630,000
Document #:	20220712553 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/12/2022		
Document Type:			

Legal Description:
Lot: 64 Subdivision: GOLDEN PALMS NORTH UNIT ONE Map Ref: MB 202 PG 13

Prior Transfer

Recording Date:	07/05/2012	Sales Price:	N/A

ICE SiteX Report

OrderID: 98359096

Document #:	2012-0587189 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/22/2012		
Document Type:			

Legal Description:
Lot: 64 Subdivision: GOLDEN PALMS Legal Unit: 1 Map Ref: MAP202 PG13

Prior Transfer

Recording Date:	08/25/1998	Sales Price:	N/A
Document #:	98-0751774 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/20/1998		
Document Type:			

Legal Description:
Lot: 64 Subdivision: GOLDEN PALMS NORTH UNIT ONE Map Ref: MAP202 PG13

Prior Transfer

Recording Date:	12/15/1994	Sales Price:	$140,000
Document #:	94-0872910 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/26/1994		
Document Type:			

Legal Description:
Lot: 64 Subdivision: GOLDEN PALMS NORTH UNIT ONE Map Ref: MAP202 PG13

Area Sales Analysis

Total Area Sales	$6,707,353	Median # of Bedrooms	
Median Lot Size	9,715 SF	Median # of Baths	2.33
Median Living Area	1,818 SF	Median Year Built	1979
Price Range - 2 Yrs	$360,000 to $599,000	Age Range	29 years to 48 years
Median Value	$464,500	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**3426 W JUNIPER AVE** **PHOENIX, AZ 85053-2933**	08/14/2026	$399,000	$227	1756	6//2	1978	9,075 SF	Yes
		APN: 207-39-030 Document #: 20260482712 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Subdivision: RANCHO ENCANTO UNIT ONE MapRef: MB 175 PG 37 Abbreviated Description: Lot:25 Subdivision:RANCHO ENCANTO UNIT ONE Map Ref:MB 175 PG 37								
2	.22Mi.	**3641 W GRANDVIEW RD** **PHOENIX, AZ 85053-2818**	08/13/2026	$580,000	$294	1968	5//2.33	1979	12,652 SF	
		APN: 207-16-333 Document #: 20260480726 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 226 Subdivision: BRANDYWINE THREE MapRef: MB 207 PG 34 Abbreviated Description: Lot:226 Subdivision:BRANDYWINE THREE Map Ref:MB 207 PG 34								
3	.23Mi.	**3658 W AIRE LIBRE AVE** **PHOENIX, AZ 85053-2813**	07/24/2026	$415,000	$196	2113	5//2	1979	10,889 SF	
		APN: 207-16-320 Document #: 20260441023 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 213 Subdivision: BRANDYWINE THREE MapRef: MB 207 PG 34 Abbreviated Description: Lot:213 Subdivision:BRANDYWINE THREE Map Ref:MB 207 PG 34								
4	.12Mi.	**3519 W KINGS AVE** **PHOENIX, AZ 85053-2969**	07/09/2026	$599,000	$181	3292	9//4	1984	9,502 SF	Yes
		APN: 207-16-175A Document #: 20260409897 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 101 Subdivision: GOLDEN PALMS NORTH UNIT ONE MapRef: MB 202 PG 13 Abbreviated Description: Lot:101 Subdivision:GOLDEN PALMS NORTH UNIT ONE Map Ref:MB 202 PG 13Abbreviated Description:PORTION LOT100								
5	.29Mi.	**3736 W GRANDVIEW RD** **PHOENIX, AZ 85053-2820**	06/16/2026	$575,000	$318	1806	5//2.33	1979	10,777 SF	
		APN: 207-16-299 Document #: 20260363219 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 192 Subdivision: BRANDYWINE THREE MapRef: MB 207 PG 34 Abbreviated Description: Lot:192 Subdivision:BRANDYWINE THREE Map Ref:MB 207 PG 34								
6	.28Mi.	**3351 W JUNIPER AVE** **PHOENIX, AZ 85053-2948**	05/29/2026	$407,000	$275	1476	7//2.67	1978	8,950 SF	
		APN: 207-39-017 Document #: 20260325321 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: RANCHO ENCANTO UNIT ONE MapRef: MB 175 PG 37 Abbreviated Description: Lot:12 Subdivision:RANCHO ENCANTO UNIT ONE Map Ref:MB 175 PG 37								
7	.21Mi.	**3651 W AIRE LIBRE AVE** **PHOENIX, AZ 85053-2813**	05/15/2026	$494,000	$273	1806	5//2.33	1979	11,345 SF	Yes
		APN: 207-16-324 Document #: 20260293621 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 217 Subdivision: BRANDYWINE THREE MapRef: MB 207 PG 34 Abbreviated Description: Lot:217 Subdivision:BRANDYWINE THREE Map Ref:MB 207 PG 34								
8	.13Mi.	**16802 N 34TH DR** **PHOENIX, AZ 85053-2976**	04/17/2026	$360,000	$246	1460	6//2	1978	8,143 SF	
		APN: 207-39-037 Document #: 20260230164 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Subdivision: RANCHO ENCANTO UNIT ONE MapRef: MB 175 PG 37 Abbreviated Description: Lot:32 Subdivision:RANCHO ENCANTO UNIT ONE Map Ref:MB 175 PG 37								
9	.28Mi.	**3536 W PARADISE LN** **PHOENIX, AZ 85053-3829**	03/31/2026	$519,353	$242	2141	6//3.33	1984	9,927 SF	
		APN: 207-16-428 Document #: 20260187131 Document Type: Price Code: V Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98359096

Legal: Lot: 315 Subdivision: BRANDYWINE FOUR MapRef: MB 212 PG 43 Abbreviated Description: Lot:315 Subdivision:BRANDYWINE FOUR Map Ref:MB 212 PG 43

10	.12Mi.	**3525 W KINGS AVE** **PHOENIX, AZ 85053-2969**	02/25/2026	$530,000	$231	2291	//3.33	1979	8,444 SF	Yes

APN: 207-16-176 Document #: 20260108893
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: GOLDEN PALMS NORTH UNIT ONE MapRef: MB 202 PG 13 Abbreviated Description: Lot:102 Subdivision:GOLDEN PALMS NORTH UNIT ONE Map Ref:MB 202 PG 13

11	.18Mi.	**3416 W PHELPS RD** **PHOENIX, AZ 85053-2944**	01/07/2026	$424,000	$244	1734	6//2	1978	8,646 SF	

APN: 207-39-065 Document #: 20260009081
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: RANCHO ENCANTO UNIT ONE MapRef: MB 175 PG 37 Abbreviated Description: Lot:60 Subdivision:RANCHO ENCANTO UNIT ONE Map Ref:MB 175 PG 37

12	.29Mi.	**3747 W AIRE LIBRE AVE** **PHOENIX, AZ 85053-2814**	12/03/2025	$435,000	$237	1829	5//2	1979	10,401 SF	

APN: 207-16-314 Document #: 20250695509
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 207 Subdivision: BRANDYWINE THREE MapRef: MB 207 PG 34 Abbreviated Description: Lot:207 Subdivision:BRANDYWINE THREE Map Ref:MB 207 PG 34

13	.24Mi.	**3645 W GRANDVIEW RD** **PHOENIX, AZ 85053-2818**	12/03/2025	$410,000	$227	1806	5//2.33	1979	10,655 SF	Yes

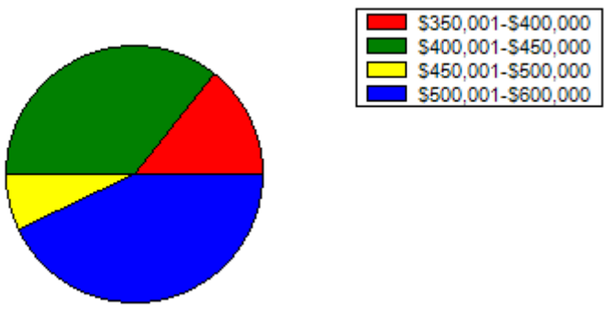
APN: 207-16-334 Document #: 20250697068
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 227 Subdivision: BRANDYWINE THREE MapRef: MB 207 PG 34 Abbreviated Description: Lot:227 Subdivision:BRANDYWINE THREE Map Ref:MB 207 PG 34

14	.31Mi.	**16050 N 35TH DR** **PHOENIX, AZ 85053-7611**	11/24/2025	$560,000	$235	2374	//3.33	1997	9,327 SF	Yes

APN: 207-15-420 Document #: 20250680250
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: LOS SENDEROS SUBDIVISION MapRef: MB 388 PG 39 Abbreviated Description: Lot:9 Subdivision:LOS SENDEROS SUBDIVISION Map Ref:MB 388 PG 39

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.	**3528 W KELTON LN**	**09/15/2022**	$494,100	$49,410	2,648	//2.67	1979	10,675 SF	Yes
.02Mi.	**3534 W KELTON LN**	**03/01/1999**	$429,600	$42,960	2,050	7//2	1979	9,653 SF	Yes
.02Mi.	**3522 W KELTON LN**	**09/13/2021**	$441,700	$44,170	2,706	8//2.33	1982	10,450 SF	
.02Mi.	**3527 W PHELPS RD**	**07/08/2016**	$430,200	$43,020	2,037	6//2.33	1979	9,673 SF	Yes
.03Mi.	**3533 W PHELPS RD**	**04/26/2022**	$341,200	$34,120	1,881	5//2	1983	9,130 SF	
.03Mi.	**3521 W PHELPS RD**	**08/18/2021**	$455,600	$45,560	2,555	7//2.33	1979	10,038 SF	Yes
.03Mi.	**3529 W KELTON LN**	**11/26/2007**	$358,300	$35,830	1,988	7//2	1983	8,203 SF	Yes
.03Mi.	**3514 W KELTON LN**	**10/12/2021**	$451,600	$45,160	2,368	6//2.33	1979	12,486 SF	
.03Mi.	**3523 W KELTON LN**	**03/18/2025**	$335,200	$33,520	1,962	6//2	1983	8,169 SF	
.04Mi.	**3535 W KELTON LN**	**12/24/2002**	$336,100	$33,610	1,934	7//2	1983	8,416 SF	
.04Mi.	**3515 W KELTON LN**	**02/09/2023**	$323,700	$32,370	1,593	5//2	1983	8,582 SF	
.04Mi.	**16626 N 35TH LN**	**07/18/2022**	$348,300	$34,830	1,988	7//2	1983	9,296 SF	
.05Mi.	**3515 W PHELPS RD**	**11/12/2008**	$473,000	$47,300	2,291	//3.33	1979	15,559 SF	Yes
.05Mi.	**16632 N 35TH LN**	**06/04/2001**	$328,500	$32,850	1,472	6//2.33	1984	10,761 SF	
.05Mi.	**16614 N 35TH LN**	**03/19/2021**	$561,700	$56,170	2,931	//5	1987	10,057 SF	Yes
.05Mi.	**16621 N 35TH DR**	**12/06/2021**	$341,700	$34,170	1,988	7//2	1983	18,419 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	62%

ICE SiteX Report

OrderID: 98359096

Demographics & Income

Median Age:	37.0 years old	Households:	11,968
Median Household Income:	$71,322	Households w/Family:	64%
Household Income Per Capita:	$33,432	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Washington Elementary District	Students:	18,816
Number of Schools:	33	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.24Mi.	**Desert Foothills Junior High School** Number of Students: 621 Student-Teacher Ratio: 15.15	C+	Public	7 - 8
2.11Mi.	**Sunburst Elementary School** Number of Students: 556 Student-Teacher Ratio: 18.85	B-	Public	PK - 6
2.11Mi.	**Sunburst Elementary School** Number of Students: 556 Student-Teacher Ratio: 18.85	B-	Public	PK - 6
0.88Mi.	**Greenway High School** Number of Students: 1,318 Student-Teacher Ratio: 21.12 Advanced Placement: Yes	A	Public	9 - 12
0.88Mi.	**Greenway High School** Number of Students: 1,318 Student-Teacher Ratio: 21.12 Advanced Placement: Yes	A	Public	9 - 12
1.24Mi.	**Desert Foothills Junior High School** Number of Students: 621 Student-Teacher Ratio: 15.15	C+	Public	7 - 8

Flood Report

The Subject Property of **3528 W KELTON LN, PHOENIX, AZ 85053-2967** 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	117%	HIGHER
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	100%	SIMILAR
MURDER	97%	SIMILAR
OVERALL	92%	SIMILAR

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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ICE SiteX Report

OrderID: 98359096

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