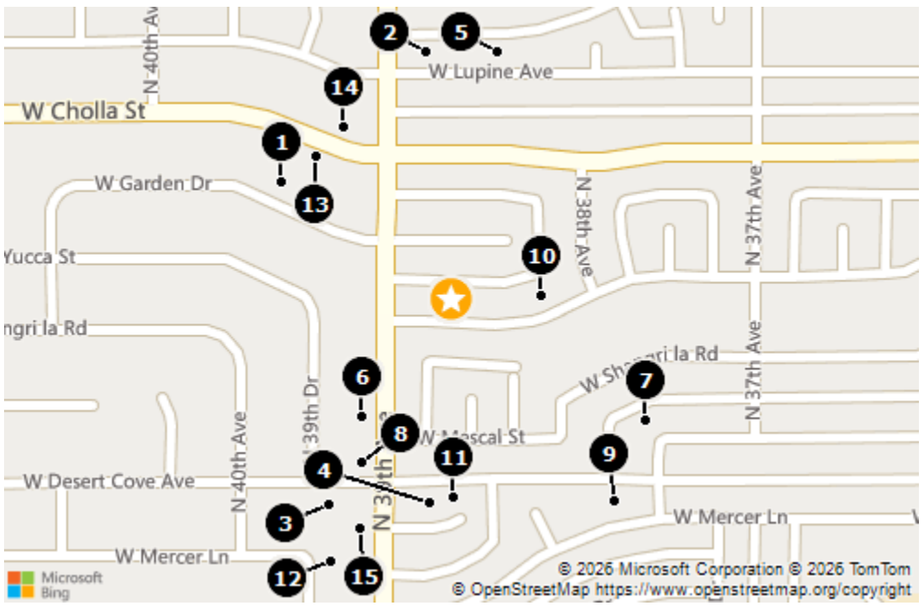
ICE SiteX Report

OrderID: 98605840

SiteX Property Information Report



Subject Property Location

3836 W YUCCA ST, PHOENIX, AZ 85029-3105

County:	**MARICOPA AZ**	Census Tract:	040131042.032002
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	149-32-599	Thomas Bros Pg-Grid:	617-1J

Valuation

Value:	**$438,000**	FSD:	12	Common Confidence Score:	52
Value Range:	$385,440 - $490,560	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	061300
Assd Land Value:		Market Land Value:	$63,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$254,300	Total Taxable Value:	$1,348
Total Assessed Value:	$31,780	Total Assessor Market Value:	$317,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 194 Subdivision: MELROSE GARDENS NW UNIT 4 Legal Unit: 4 Map Ref: MB 12429 Sec/Twnship/Range: SEC 22 TWN 3N RNG 2E
Abbreviated Description: MELROSE GARDENS N W UNIT FOUR

Property Characteristics

Lot Size:	8,878 SF	Bedrooms:		Pool:	Yes
Building Area:	1778 SF	Baths:	2	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Block
Number of Units:		Garage Type:	Garage	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:	03/27/2026	Sales Price:	N/A
Document #:	20260179086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/09/2026	Sales Price:	N/A
Document #:	20260014731 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/01/2025	Loan Amount:	N/A
Document #:	20250180080 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2055	Type Finance:	
Legal Description:			

Lot: 194 Subdivision: MELROSE GARDENS NW Legal Unit: 4

Mortgage Record

Recording Date:	12/01/2023	Loan Amount:	N/A
Document #:	20230615241 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2033	Type Finance:	

ICE SiteX Report

OrderID: 98605840

Legal Description:
Lot: 194 Subdivision: MELROSE GARDENS NW UNIT FOUR

Prior Transfer

Recording Date:	12/01/2023	Sales Price:	$448,000
Document #:	20230615239 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 194 Subdivision: MELROSE GARDENS NW UNIT 4 Legal Unit: 4 Map Ref: MB 12429 Sec/Twnship/Range: SEC 22 TWN 3N RNG 2E
Abbreviated Description: MELROSE GARDENS N W UNIT FOUR

Prior Transfer

Recording Date:	12/01/2023	Sales Price:	$448,000
Document #:	20230615239 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/29/2023		
Document Type:			

Legal Description:
Lot: 194 Subdivision: MELROSE GARDENS N W UNIT FOUR Map Ref: MB 124 PG 29

Prior Transfer

Recording Date:	08/30/2023	Sales Price:	$260,000
Document #:	20230453885 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/07/2023	Sales Price:	N/A
Document #:	20230410208 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/28/2023	Sales Price:	$264,000
Document #:	20230395362 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/26/2023		
Document Type:			

Legal Description:
Lot: 194 Subdivision: MELROSE GARDENS N W UNIT FOUR Map Ref: MB 124 PG 29

Prior Transfer

Recording Date:	11/22/2010	Sales Price:	$68,000
Document #:	2010-1021972 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/26/2010		
Document Type:			

Legal Description:
Lot: 194 Subdivision: MELROSE GARDENS N W Legal Unit: 4 Map Ref: MAP124 PG29

Prior Transfer

Recording Date:	07/20/2006	Sales Price:	$122,800
Document #:	2006-0966812 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/10/2006	Sales Price:	N/A
Document #:	2006-0919499 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/05/2006		
Document Type:			

Legal Description:
Lot: 194 Subdivision: MELROSE GARDENS N W UNIT FOUR Map Ref: MAP124 PG29
Abbreviated Description: PRIOR REF 2004-0848774 07/23/2004

Prior Transfer

Recording Date:	07/23/2004	Sales Price:	$153,500
Document #:	2004-0848774 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/08/2004		
Document Type:			

Legal Description:
Lot: 194 Subdivision: MELROSE GARDENS N W UNIT FOUR Map Ref: MAP124 PG29

Area Sales Analysis

Total Area Sales	$5,732,000	Median # of Bedrooms	
Median Lot Size	8,554 SF	Median # of Baths	2
Median Living Area	1,735 SF	Median Year Built	1973
Price Range - 2 Yrs	$265,000 to $550,000	Age Range	47 years to 57 years
Median Value	$370,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**3932 W GARDEN DR PHOENIX, AZ 85029-3829**	09/17/2026	$293,000	$179	1632	6//2	1973	7,667 SF	Yes
		APN: 149-34-212 Document #: 20260546575 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 211 Subdivision: FAIRWOOD 3 MapRef: MB 154 PG 41 Abbreviated Description: Lot:211 Subdivision:FAIRWOOD 3 Map Ref:MB 154 PG 41								
2	.17Mi.	**3844 W LUPINE AVE**	09/11/2026	$355,000	$222	1596	5//2	1971	6,228 SF	

ICE SiteX Report

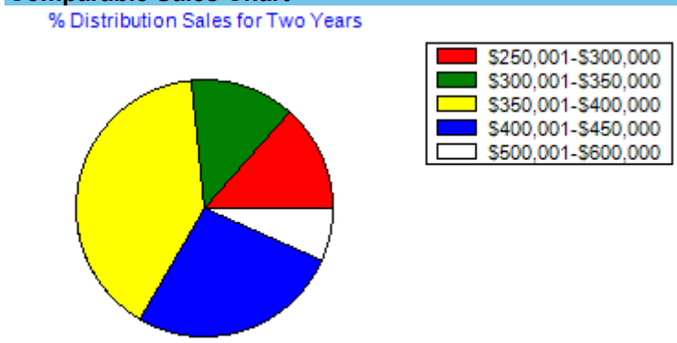
OrderID: 98605840

		PHOENIX, AZ 85029-3170								
	APN: 149-33-126 Document #: 20260535199 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 553 Subdivision: KNOELL NORTH UNIT FIVE MapRef: MB 129 PG 38 Abbreviated Description: Lot:553 Subdivision:KNOELL NORTH UNIT FIVE Map Ref:MB 129 PG 38									
3	.16Mi.	**3911 W DESERT COVE AVE** **PHOENIX, AZ 85029-3821**	09/11/2026	$400,000	$298	1338	5//2.33	1978	6,428 SF	Yes
	APN: 149-34-433 Document #: 20260535417 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 118 Subdivision: MARLBOROUGH COUNTRY METRO UNIT ONE MapRef: MB 188 PG 35 Abbreviated Description: Lot:118 Subdivision:MARLBOROUGH COUNTRY METRO UNIT ONE Map Ref:MB 188 PG 35									
4	.14Mi.	**3844 W DESERT COVE AVE** **PHOENIX, AZ 85029-4022**	08/20/2026	$265,000	$152	1735	6//2	1970	11,216 SF	Yes
	APN: 149-32-528 Document #: 20260494115 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 75 Subdivision: SUNSET NORTH UNIT TWO MapRef: MB 122 PG 30 Abbreviated Description: Lot:75 Subdivision:SUNSET NORTH UNIT TWO Map Ref:MB 122 PG 30									
5	.17Mi.	**3824 W LUPINE AVE** **PHOENIX, AZ 85029-3170**	06/25/2026	$340,000	$226	1498	6//2	1971	6,237 SF	
	APN: 149-33-130 Document #: 20260380639 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 557 Subdivision: KNOELL NORTH UNIT FIVE MapRef: MB 129 PG 38 Abbreviated Description: Lot:557 Subdivision:KNOELL NORTH UNIT FIVE Map Ref:MB 129 PG 38									
6	.1Mi.	**11016 N 39TH AVE** **PHOENIX, AZ 85029-4017**	06/18/2026	$360,500	$184	1958	5//2.33	1973	7,974 SF	
	APN: 149-34-264 Document #: 20260367553 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 263 Subdivision: FAIRWOOD 3 MapRef: MB 154 PG 41 Abbreviated Description: Lot:263 Subdivision:FAIRWOOD 3 Map Ref:MB 154 PG 41									
7	.15Mi.	**3730 W MESCAL ST** **PHOENIX, AZ 85029-4035**	05/20/2026	$330,000	$143	2298	7//2	1969	11,194 SF	
	APN: 149-32-396 Document #: 20260306524 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 134 Subdivision: MELROSE GARDENS NW UNIT THREE MapRef: MB 121 PG 8 Abbreviated Description: Lot:134 Subdivision:MELROSE GARDENS NW UNIT THREE Map Ref:MB 121 PG 8									
8	.13Mi.	**11002 N 39TH AVE** **PHOENIX, AZ 85029-4017**	04/01/2026	$420,000	$237	1771	7//2	1973	8,848 SF	Yes
	APN: 149-34-266 Document #: 20260192099 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 265 Subdivision: FAIRWOOD 3 MapRef: MB 154 PG 41 Abbreviated Description: Lot:265 Subdivision:FAIRWOOD 3 Map Ref:MB 154 PG 41									
9	.17Mi.	**3736 W MERCER LN** **PHOENIX, AZ 85029-4025**	03/13/2026	$370,000	$260	1419	5//2	1970	10,296 SF	Yes
	APN: 149-32-509 Document #: 20260146483 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 56 Subdivision: SUNSET NORTH UNIT TWO MapRef: MB 122 PG 30 Abbreviated Description: Lot:56 Subdivision:SUNSET NORTH UNIT TWO Map Ref:MB 122 PG 30									
10	.06Mi.	**3810 W YUCCA ST** **PHOENIX, AZ 85029-3105**	02/10/2026	$442,500	$242	1821	6//2	1970	9,325 SF	Yes
	APN: 149-32-603 Document #: 20260077818 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 198 Subdivision: MELROSE GARDENS NW UNIT FOUR MapRef: MB 124 PG 29 Abbreviated Description: Lot:198 Subdivision:MELROSE GARDENS NW UNIT FOUR Map Ref:MB 124 PG 29									
11	.13Mi.	**3836 W DESERT COVE AVE** **PHOENIX, AZ 85029-4022**	02/05/2026	$550,000	$265	2070	8//2	1970	10,675 SF	Yes
	APN: 149-32-527 Document #: 20260068869 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 74 Subdivision: SUNSET NORTH UNIT TWO MapRef: MB 122 PG 30 Abbreviated Description: Lot:74 Subdivision:SUNSET NORTH UNIT TWO Map Ref:MB 122 PG 30									
12	.19Mi.	**10841 N 39TH DR** **PHOENIX, AZ 85029-3901**	01/16/2026	$426,000	$237	1791	6//2.33	1978	9,003 SF	Yes
	APN: 149-34-423 Document #: 20260030858 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 108 Subdivision: MARLBOROUGH COUNTRY METRO UNIT ONE MapRef: MB 188 PG 35 Abbreviated Description: Lot:108 Subdivision:MARLBOROUGH COUNTRY METRO UNIT ONE Map Ref:MB 188 PG 35									
13	.13Mi.	**3915 W CHOLLA ST** **PHOENIX, AZ 85029-3813**	12/30/2025	$360,000	$221	1624	//2	1973	8,443 SF	
	APN: 149-34-204 Document #: 20250749550 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 203 Subdivision: FAIRWOOD 3 MapRef: MB 154 PG 41 Abbreviated Description: Lot:203 Subdivision:FAIRWOOD 3 Map Ref:MB 154 PG 41									
14	.14Mi.	**3910 W CHOLLA ST** **PHOENIX, AZ 85029-3814**	11/24/2025	$450,000	$193	2329	9//2.33	1979	8,554 SF	
	APN: 149-33-488A Document #: 20250679516 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 94 Subdivision: FAIRWOOD UNIT SIX MapRef: MB 13 PG 4 Abbreviated Description: Lot:94 Subdivision:FAIRWOOD UNIT SIX Map Ref:MB 13 PG 4									
15	.16Mi.	**10852 N 39TH AVE** **PHOENIX, AZ 85029-4059**	11/18/2025	$370,000	$235	1570	7//2	1978	7,201 SF	Yes
	APN: 149-34-430 Document #: 20250668029 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 115 Subdivision: MARLBOROUGH COUNTRY METRO UNIT ONE MapRef: MB 188 PG 35 Abbreviated Description: Lot:115 Subdivision:MARLBOROUGH COUNTRY METRO UNIT ONE Map Ref:MB 188 PG 35									

ICE SiteX Report

OrderID: 98605840

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.

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.	**3836 W YUCCA ST**	**12/01/2023**	$317,800	$31,780	1,778	6//2	1970	8,878 SF	Yes
.01Mi.	**3830 W YUCCA ST**	**11/24/2021**	$310,800	$31,080	1,654	6//2	1970	8,886 SF	Yes
.02Mi.	**3842 W YUCCA ST**	**09/18/2015**	$296,800	$29,680	1,654	7//2	1970	9,642 SF	
.02Mi.	**3835 W GARDEN DR**	**07/21/2021**	$302,500	$30,250	1,778	6//2	1970	9,149 SF	
.03Mi.	**3829 W GARDEN DR**	**04/05/1996**	$309,200	$30,920	2,298	6//2	1970	9,531 SF	
.03Mi.	**3841 W GARDEN DR**	**03/20/2015**	$302,500	$30,250	1,821	7//2	1970	8,810 SF	
.03Mi.	**3822 W YUCCA ST**	**08/21/2023**	$224,800	$22,480	2,550	6//2	1970	9,528 SF	
.03Mi.	**3850 W YUCCA ST**	**01/24/2023**	$326,600	$32,660	2,298	7//2	1970	8,913 SF	Yes
.03Mi.	**3835 W YUCCA ST**	**01/27/2022**	$334,200	$33,420	2,626	7//2	1969	8,456 SF	
.03Mi.	**3841 W YUCCA ST**	**10/11/2018**	$337,600	$33,760	2,440	6//2	1969	8,481 SF	Yes
.03Mi.	**3829 W YUCCA ST**	**06/21/2021**	$320,700	$32,070	2,181	7//2	1970	8,527 SF	
.04Mi.	**3821 W GARDEN DR**	**08/28/2019**	$327,300	$32,730	1,931	6//2	1970	9,466 SF	Yes
.04Mi.	**3849 W GARDEN DR**	**06/09/2015**	$318,700	$31,870	1,836	6//2	1970	8,850 SF	Yes
.04Mi.	**3849 W YUCCA ST**	**08/20/2003**	$299,800	$29,980	1,778	6//2	1969	8,868 SF	
.04Mi.	**3821 W YUCCA ST**	**06/09/2020**	$319,700	$31,970	2,051	6//2.33	1969	9,209 SF	
.05Mi.	**3816 W YUCCA ST**	**10/24/2003**	$297,100	$29,710	1,654	6//2	1970	9,732 SF	

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
0.65Mi.	**Moon Valley High School** Number of Students: 1,471 Student-Teacher Ratio: 20.1 Advanced Placement: Yes	B	Public	9 - 12
0.93Mi.	**Cholla Middle School** Number of Students: 681 Student-Teacher Ratio: 17.81	C+	Public	7 - 8
0.93Mi.	**Cholla Middle School** Number of Students: 681 Student-Teacher Ratio: 17.81	C+	Public	7 - 8
0.48Mi.	**Tumbleweed Elementary School** Number of Students: 441 Student-Teacher Ratio: 15.47	C+	Public	KG - 6
0.48Mi.	**Tumbleweed Elementary School** Number of Students: 441 Student-Teacher Ratio: 15.47	C+	Public	KG - 6
0.65Mi.	**Moon Valley High School**	B	Public	9 - 12

ICE SiteX Report

OrderID: 98605840

Number of Students: 1,471
Student-Teacher Ratio: 20.1
Advanced Placement: Yes

Flood Report

The Subject Property of **3836 W YUCCA ST, PHOENIX, AZ 85029-3105** 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	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

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