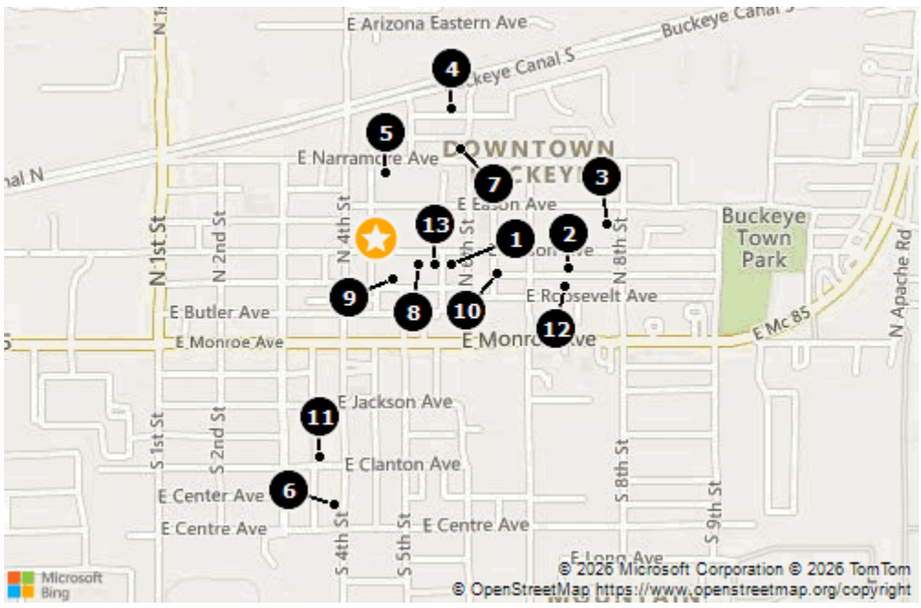
# ICE SiteX Report

**OrderID: 97902464**

## SiteX Property Information Report




## Subject Property Location

### 408 E EDISON AVE, BUCKEYE, AZ 85326-2423

| | | | |
|---|---|---|---|
| County: | **MARICOPA AZ** | Census Tract: | 040130507.021055 |
| Property Use: | Single Family Residential | Zoning: | PR |
| Parcel Number: | 400-21-069 | Thomas Bros Pg-Grid: | 772-1A |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$221,000** | FSD: | 25 | Common Confidence Score: | 28 |
| Value Range: | $165,750 - $276,250 | ICE Confidence Score: | 75 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 330215 |
| Assd Land Value: | | Market Land Value: | $40,900 | Tax Year: | 2025 |
| Assd Improvement: | | Market Improvment Value: | $163,600 | Total Taxable Value: | $350 |
| Total Assessed Value: | $20,450 | Total Assessor Market Value: | $204,500 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 26 Block: 5 Subdivision: CENTRAL BUCKEYE BLOCKS 3 THRU 6 11 THRU Map Ref: MB 2028 Sec/Twnship/Range: SEC 5 TWN 1S RNG 3W
Abbreviated Description: CENTRAL BUCKEYE

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 7,004 SF | Bedrooms: | | Pool: | |
| Building Area: | 1147 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1930 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Adobe |
| Number of Units: | | Garage Type: | | Heating: | None |
| Number of Stories: | 1 | Number of Cars: | | A/C: | Refrig |
| Style: | | Basement: | | Roof Cover: | Built-up |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/15/2026 | Sales Price: | $294,566 |
| Document #: | 20260025519 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/18/2025 | Sales Price: | N/A |
| Document #: | 20250145204 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/24/2025 | Sales Price: | $310,000 |
| Document #: | 20250098609 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 26 Block: 5 Subdivision: CENTRAL BUCKEYE BLOCKS 3 THRU 6 11 THRU Map Ref: MB 2028 Sec/Twnship/Range: SEC 5 TWN 1S RNG 3W
Abbreviated Description: CENTRAL BUCKEYE

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/24/2025 | Sales Price: | $310,000 |
| Document #: | 20250098609 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 02/21/2025 | | |

# ICE SiteX Report

**OrderID: 97902464**

Document Type:
**Legal Description:**
Lot: 26 Block: 5 Subdivision: CENTRAL BUCKEYE Map Ref: MB 20 PG 28

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/30/2021 | Sales Price: | $192,500 |
| Document #: | 20210720345 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 05/25/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 26 Block: 5 Subdivision: CENTRAL BUCKEYE Map Ref: MB 20 PG 28

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/07/2021 | Loan Amount: | N/A |
| Document #: | 20210019308 BK-PG - | Loan Type: | Commercial |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 26 Block: 5 Subdivision: CENTRAL BUCKEYE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/15/2019 | Sales Price: | $125,000 |
| Document #: | 20190923884 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 11/15/2019 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 26 Block: 5 Subdivision: CENTRAL BUCKEYE Map Ref: MB 20 PG 28

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/01/2019 | Sales Price: | $108,986 |
| Document #: | 20190226371 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 03/11/2019 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 26 Block: 5 Subdivision: CENTRAL BUCKEYE Map Ref: MB 20 PG 28

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/09/2018 | Sales Price: | N/A |
| Document #: | 20180179785 BK-PG - | Type of Sale: | Transfer Tax on doc. indicated as EXEMPT |
| Contract Date: | 03/07/2018 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 26 Block: 5 Subdivision: CENTRAL BUCKEYE Map Ref: MB 20 PG 28

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/06/2016 | Sales Price: | $56,000 |
| Document #: | 2016-0736095 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/08/2006 | Sales Price: | $70,000 |
| Document #: | 2006-1608284 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 12/06/2006 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 26 Block: 5 Subdivision: CENTRAL BUCKEYE Map Ref: MAP20 PG28

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,505,399 | Median # of Bedrooms | |
| Median Lot Size | 5,776 SF | Median # of Baths | 2 |
| Median Living Area | 1,325 SF | Median Year Built | 1950 |
| Price Range - 2 Yrs | $100,000 to $399,999 | Age Range | 6 years to 106 years |
| Median Value | $285,000 | Median Age | 76 years |

## Comparable Sales Data

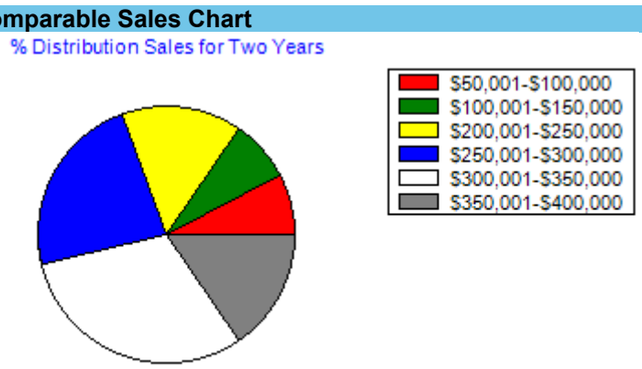
| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .09Mi. | **507 E EDISON AVE**<br>**BUCKEYE, AZ 85326-2424** | 04/21/2026 | $307,500 | $277 | 1110 | 5//2 | 1942 | 5,422 SF | |
| | | APN: 400-21-100 Document #: 20260237715<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 5 Block: 12 Subdivision: CENTRAL BUCKEYE MapRef: MB 20 PG 28 Abbreviated Description: Lot:5 Block:12 Subdivision:CENTRAL BUCKEYE Map Ref:MB 20 PG 28 | | | | | | | | |
| 2 | .25Mi. | **709 E EDISON AVE**<br>**BUCKEYE, AZ 85326-2505** | 02/06/2026 | $375,000 | $210 | 1785 | 6//2 | 1950 | 9,900 SF | Yes |
| | | APN: 400-22-111 Document #: 20260071869<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 17&19 Block: 10 Subdivision: CENTRAL BUCKEYE MapRef: MB 20 PG 28 Abbreviated Description: Lot:17&19 Block:10 Subdivision:CENTRAL BUCKEYE Map Ref:MB 20 PG 28 | | | | | | | | |
| 3 | .3Mi. | **717 E EASON AVE**<br>**BUCKEYE, AZ 85326-2501** | 02/05/2026 | $282,000 | $194 | 1449 | 5//2 | 1959 | 14,726 SF | |
| | | APN: 400-22-036D Document #: 20260068931<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 5,7&9 Block: 7 Subdivision: CENTRAL BUCKEYE MapRef: MB 20 PG 28 Abbreviated Description: Lot:5,7&9 Block:7 Subdivision:CENTRAL BUCKEYE Map Ref:MB 20 PG 28Abbreviated Description:EAST12.5FT LOT9 | | | | | | | | |
| 4 | .21Mi. | **510 E ARIZONA AVE** | 02/02/2026 | $399,999 | $224 | 1780 | //2.33 | 1950 | SF | Yes |

# ICE SiteX Report

**OrderID: 97902464**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | **BUCKEYE, AZ 85326-1910** | | | | | | | |
| | APN: 400-18-972 Document #: 20260060857<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 25-27 Subdivision: WATSON ADDITION PLAT 1 MapRef: MB 46 PG 17 Abbreviated Description: Lot:25-27 Subdivision:WATSON ADDITION PLAT 1 Map Ref:MB 46 PG 17Abbreviated Description:EAST40FT LOT25 | | | | | | | | |
| 5 | .09Mi. | **409 E NARRAMORE AVE**<br>**BUCKEYE, AZ 85326-2428** | 01/27/2026 | $220,000 | $230 | 955 | 4//1 | 1950 | 7,917 SF |
| | APN: 400-21-035A Document #: 20260048502<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 23 Block: 4 Subdivision: CENTRAL BUCKEYE MapRef: MB 20 PG 28 Abbreviated Description: Subdivision:CENTRAL BUCKEYE Map Ref:MB 20 PG 28Abbreviated Description:EAST40FT LOT23 | | | | | | | | |
| 6 | .36Mi. | **315 S 4TH ST**<br>**BUCKEYE, AZ 85326-2811** | 01/12/2026 | $100,000 | | | // | | 4,062 SF |
| | APN: 400-27-141 Document #: 20260018291<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 15,17&19 Block: 16 Subdivision: BUCKEYE MapRef: MB 4 PG 44&45 Abbreviated Description: Lot:15,17&19 Block:16 Subdivision:BUCKEYE Map Ref:MB 4 PG 44&45 | | | | | | | | |
| 7 | .17Mi. | **512 E NARRAMORE AVE**<br>**BUCKEYE, AZ 85326-2431** | 11/25/2025 | $205,000 | $99 | 2065 | 7//2 | 1952 | 10,440 SF |
| | APN: 400-18-016 Document #: 20250684655<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 15 Subdivision: WATSON ADDITION PLAT 1 MapRef: MB 46 PG 3 Abbreviated Description: Lot:15 Subdivision:WATSON ADDITION PLAT 1 Map Ref:MB 46 PG 3 | | | | | | | | |
| 8 | .05Mi. | **429 E EDISON AVE**<br>**BUCKEYE, AZ 85326-2422** | 08/25/2025 | $263,000 | $364 | 722 | 5//2 | 1942 | 5,776 SF |
| | APN: 400-21-108 Document #: 20250490262<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Block: 12 Subdivision: CENTRAL BUCKEYE Abbreviated Description: Lot:13 Block:12 Subdivision:CENTRAL BUCKEYE | | | | | | | | |
| 9 | .05Mi. | **410 E ROOSEVELT AVE**<br>**BUCKEYE, AZ 85326-2434** | 07/31/2025 | $285,000 | $347 | 820 | 4//1 | 1920 | 5,307 SF |
| | APN: 400-21-117 Document #: 20250440220<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 22 Block: 12 Subdivision: CENTRAL BUCKEYE MapRef: MB 20 PG 28 Abbreviated Description: Lot:22 Block:12 Subdivision:CENTRAL BUCKEYE Map Ref:MB 20 PG 28 | | | | | | | | |
| 10 | .15Mi. | **208 N 6TH ST**<br>**BUCKEYE, AZ 85326-2413** | 07/24/2025 | $319,000 | $229 | 1391 | 5//2 | 1980 | 7,458 SF |
| | APN: 400-21-092B Document #: 20250425689<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 10&11 Block: 11 Subdivision: CENTRAL BUCKEYE MapRef: MB 20 PG 28 Abbreviated Description: Lot:10&11 Subdivision:CENTRAL BUCKEYE Map Ref:MB 20 PG 28Abbreviated Description:NORTH37FT LOT11 | | | | | | | | |
| 11 | .3Mi. | **225 S JOSLIN RD**<br>**BUCKEYE, AZ 85326-2713** | 07/18/2025 | $310,000 | $203 | 1527 | //2.33 | 2020 | 4,063 SF |
| | APN: 400-27-122A Document #: 20250414626<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 27 Block: 9 Subdivision: BUCKEYE TOWNSITE Abbreviated Description: Lot:27 Block:9 Subdivision:BUCKEYE TOWNSITE | | | | | | | | |
| 12 | .25Mi. | **706 E ROOSEVELT AVE**<br>**BUCKEYE, AZ 85326-2515** | 06/30/2025 | $314,900 | $237 | 1325 | 5//2 | 1956 | 9,900 SF |
| | APN: 400-22-113 Document #: 20250377728<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 20&18 Block: 10 Subdivision: CENTRAL BUCKEYE MapRef: MB 20 PG 28 Abbreviated Description: Lot:20&18 Block:10 Subdivision:CENTRAL BUCKEYE Map Ref:MB 20 PG 28 | | | | | | | | |
| 13 | .07Mi. | **503 E EDISON AVE**<br>**BUCKEYE, AZ 85326-2424** | 05/27/2025 | $124,000 | $102 | 1212 | 5//1 | 1942 | 5,700 SF |
| | APN: 400-21-104 Document #: 20250303217<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Block: 12 Subdivision: CENTRAL BUCKEYE MapRef: MB 20 PG 28 Abbreviated Description: Lot:9 Block:12 Subdivision:CENTRAL BUCKEYE Map Ref:MB 20 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.

# ICE SiteX Report

**OrderID: 97902464**

## 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. | **408 E EDISON AVE** | **02/24/2025** | $204,500 | $20,450 | 1,147 | //2 | 1930 | 7,004 SF | |
| .01Mi. | **410 E EDISON AVE** | **05/17/2019** | $172,300 | $17,230 | 881 | 4//1 | 1932 | 7,004 SF | |
| .02Mi. | **422 E EDISON AVE** | **12/22/2008** | $209,700 | $20,970 | 1,344 | 6//1 | 1958 | 6,550 SF | |
| .03Mi. | **407 E EASON AVE** | **10/08/2021** | $248,200 | $24,820 | 1,704 | 6//2 | 1950 | 6,980 SF | |
| .03Mi. | **424 E EDISON AVE** | **08/23/2002** | $283,700 | $28,370 | 2,053 | 8//2 | 1958 | 6,550 SF | Yes |
| .03Mi. | **409 E EASON AVE** | **08/23/2002** | $289,300 | $28,930 | 1,772 | 7//1 | 1955 | 13,100 SF | Yes |
| .03Mi. | **405 E EDISON AVE** | **05/16/2023** | $206,200 | $20,620 | 825 | 5//1 | 1926 | 5,930 SF | |
| .03Mi. | **407 E EDISON AVE** | **03/17/2014** | $173,500 | $17,350 | 672 | 4//1 | 1942 | 5,377 SF | |
| .04Mi. | **426 E EDISON AVE** | **06/18/2015** | $210,800 | $21,080 | 1,080 | 5//2 | 1987 | 7,005 SF | |
| .04Mi. | **421 E EDISON AVE** | **12/06/2018** | $159,700 | $15,970 | 672 | 4//1 | 1942 | 5,853 SF | |
| .04Mi. | **413 E EASON AVE** | **06/03/2021** | $227,500 | $22,750 | 1,225 | 5//2 | 1945 | 9,825 SF | |
| .05Mi. | **411 E EDISON AVE** | **03/05/2024** | $184,800 | $18,480 | 896 | 5//1 | 1942 | 5,815 SF | |
| .05Mi. | **502 E EDISON AVE** | **08/15/2023** | $200,500 | $20,050 | 954 | 5//1 | 1943 | 7,004 SF | |
| .05Mi. | **410 E ROOSEVELT AVE** | **07/31/2025** | $182,600 | $18,260 | 820 | 4//1 | 1920 | 5,307 SF | |
| .05Mi. | **417 E EASON AVE** | **09/07/2017** | $218,499 | $21,850 | 1,128 | 6//1.67 | 1941 | 6,980 SF | |
| .05Mi. | **429 E EDISON AVE** | **08/25/2025** | $167,600 | $16,760 | 722 | 5//2 | 1942 | 5,776 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 18% | Households Occupied by Owners: | 76% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 33.0 years old | Households: | 21,642 |
| Median Household Income: | $79,798 | Households w/Family: | 78% |
| Household Income Per Capita: | $29,097 | Households w/Family Married: | 58% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 45% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Buckeye Union High School District | Students: | 5,650 |
| Number of Schools: | 5 | Rating: | B- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 7.17Mi. | **Buhsd Institute of Online Learning**<br>Number of Students: 121<br>Student-Teacher Ratio: NA | D+ | Public | 9 - 12 |
| 0.28Mi. | **Buckeye Elementary School**<br>Number of Students: 1,150<br>Student-Teacher Ratio: 17.69 | C+ | Public | PK - 8 |
| 0.28Mi. | **Buckeye Elementary School**<br>Number of Students: 1,150<br>Student-Teacher Ratio: 17.69 | C+ | Public | PK - 8 |
| 0.64Mi. | **Buckeye Union High School**<br>Number of Students: 1,841<br>Student-Teacher Ratio: 22.59<br>Advanced Placement: Yes | C+ | Public | 9 - 12 |
| 0.64Mi. | **Buckeye Union High School**<br>Number of Students: 1,841<br>Student-Teacher Ratio: 22.59<br>Advanced Placement: Yes | C+ | Public | 9 - 12 |
| 7.17Mi. | **Buhsd Institute of Online Learning**<br>Number of Students: 121<br>Student-Teacher Ratio: NA | D+ | Public | 9 - 12 |

## Flood Report

The Subject Property of **408 E EDISON AVE, BUCKEYE, AZ 85326-2423** 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

**OrderID: 97902464**

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 51% | NOTABLY LOWER |
| **BURGLARY** | 65% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 54% | NOTABLY LOWER |
| **FORCIBLE ROBBERY** | 93% | SIMILAR |
| **AGGRAVATED ASSAULT** | 27% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 83% | LOWER |
| **MURDER** | 38% | SIGNIFICANTLY LOWER |
| **OVERALL** | 42% | SIGNIFICANTLY 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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