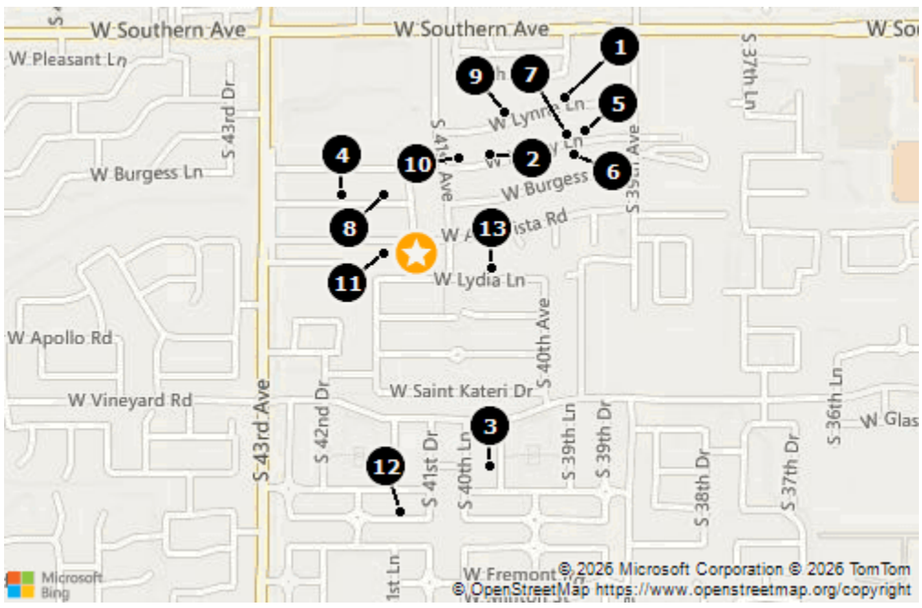
ICE SiteX Report

OrderID: 97524394

SiteX Property Information Report



Subject Property Location

4121 W ALTA VISTA RD, PHOENIX, AZ 85041-4916

County:	**MARICOPA AZ**	Census Tract:	040131166.061008
Property Use:	Single Family Residential	Zoning:	R1-6
Parcel Number:	105-89-043	Thomas Bros Pg-Grid:	777-1G

Valuation

Value:	**$370,000**	FSD:	8	Common Confidence Score:	80
Value Range:	$340,400 - $399,600	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	591300
Assd Land Value:		Market Land Value:	$61,300	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$245,500	Total Taxable Value:	$528
Total Assessed Value:	$30,680	Total Assessor Market Value:	$306,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 Subdivision: LAS CASAS GRANDES Map Ref: MB 13625 Sec/Twnship/Range: SEC 34 TWN 1N RNG 2E
Abbreviated Description: LAS CASAS GRANDES

Property Characteristics

Lot Size:	6,987 SF	Bedrooms:		Pool:	
Building Area:	1900 SF	Baths:	3.33	Fireplace:	
Year Built:	1971	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:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2025	Sales Price:	N/A
Document #:	20250275224 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/10/2023	Sales Price:	$320,000
Document #:	20230418921 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/08/2023	Sales Price:	N/A
Document #:	20230413653 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 24 Subdivision: LAS CASAS GRANDES Map Ref: MB 13625 Sec/Twnship/Range: SEC 34 TWN 1N RNG 2E
Abbreviated Description: LAS CASAS GRANDES

Prior Transfer

Recording Date:	08/08/2023	Sales Price:	N/A
Document #:	20230413653 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/03/2023		

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Document Type:
Legal Description:
Lot: 24 Subdivision: LAS CASAS GRANDES Map Ref: MB 136 PG 25

Prior Transfer

Recording Date:	08/01/2023	Sales Price:	$419,000
Document #:	20230401121 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/31/2023		
Document Type:			

Legal Description:
Lot: 24 Subdivision: LAS CASAS GRANDES Map Ref: MB 136 PG 25

Prior Transfer

Recording Date:	11/01/2022	Sales Price:	$17,059
Document #:	20220812112 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	$268,500
Document #:	2022-0409541 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	$225,000
Document #:	20220380525 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/26/2022		
Document Type:			

Legal Description:
Lot: 24 Subdivision: LAS CASAS GRANDE Map Ref: MB 136 PG 25

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	N/A
Document #:	20220380524 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/25/2022		
Document Type:			

Legal Description:
Lot: 24 Subdivision: LAS CASAS GRANDES Map Ref: MB 136 PG 25

Prior Transfer

Recording Date:	04/23/2021	Sales Price:	$268,500
Document #:	2021-0454611 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/24/2019	Loan Amount:	N/A
Document #:	20190560097 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 24 Subdivision: LAS CASAS GRANDES

Prior Transfer

Recording Date:	04/18/2014	Sales Price:	$4,000
Document #:	2014-0252676 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/29/2009	Sales Price:	$268,500
Document #:	2009-0900432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/14/2009	Loan Amount:	N/A
Document #:	2009-0330696 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 24 Subdivision: LAS CASAS GRANDES

Prior Transfer

Recording Date:	01/25/2007	Sales Price:	$55,000
Document #:	2007-0096991 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/13/2006	Loan Amount:	N/A
Document #:	2006-1625219 BK-PG -	Loan Type:	Reverse Mortgage
TD Due Date:	10/22/2091	Type Finance:	ADJ

Legal Description:
Lot: 24 Subdivision: LAS CASAS GRANDES

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Prior Transfer

Recording Date:	04/21/2005	Sales Price:	$55,000
Document #:	2005-0512606 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/14/2004	Loan Amount:	N/A
Document #:	2004-0395286 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2034	Type Finance:	

Legal Description:
Lot: 24 Subdivision: LAS CASAS GRANDES

Prior Transfer

Recording Date:	07/17/1998	Sales Price:	$46,500
Document #:	98-0616149 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/29/1998		
Document Type:			

Legal Description:
Lot: 24 Subdivision: LAS CASAS GRANDES Map Ref: MAP136 PG25

Prior Transfer

Recording Date:	09/15/1994	Sales Price:	N/A
Document #:	94-0679784 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/02/1994		
Document Type:			

Legal Description:
Lot: 24 Subdivision: LAS CASAS GRANDES Map Ref: MAP136 PG25

Area Sales Analysis

Total Area Sales	$4,429,900	Median # of Bedrooms	
Median Lot Size	7,240 SF	Median # of Baths	1
Median Living Area	1,150 SF	Median Year Built	1963
Price Range - 2 Yrs	$227,000 to $495,000	Age Range	21 years to 63 years
Median Value	$340,000	Median Age	63 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**3938 W LYNNE LN** **PHOENIX, AZ 85041-4929**	04/28/2026	$364,900	$317	1150	4//1	1963	7,501 SF	
		APN: 105-90-029 Document #: 20260252808 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 29 Subdivision: SOUTHERN MEADOWS UNIT ONE MapRef: MB 90 PG 46 Abbreviated Description: Lot:29 Subdivision:SOUTHERN MEADOWS UNIT ONE Map Ref:MB 90 PG 46								
2	.16Mi.	**4032 W NANCY LN** **PHOENIX, AZ 85041-4939**	04/07/2026	$308,000	$267	1150	4//1	1963	7,240 SF	
		APN: 105-90-059 Document #: 20260203799 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Subdivision: SOUTHERN MEADOWS UNIT ONE MapRef: MB 90 PG 46 Abbreviated Description: Lot:59 Subdivision:SOUTHERN MEADOWS UNIT ONE Map Ref:MB 90 PG 46								
3	.3Mi.	**6822 S 40TH DR** **PHOENIX, AZ 85041-6036**	04/07/2026	$410,000	$242	1692	8//2.33	2002	6,000 SF	
		APN: 105-89-408 Document #: 20260204077 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 224 Subdivision: ARLINGTON ESTATES PHASE 1 MapRef: MB 548 PG 6 Abbreviated Description: Lot:224 Subdivision:ARLINGTON ESTATES PHASE 1 Map Ref:MB 548 PG 6								
4	.13Mi.	**4208 W BURGESS LN** **PHOENIX, AZ 85041-4927**	03/11/2026	$347,000	$266	1300	5//2	1972	6,050 SF	
		APN: 105-89-097 Document #: 20260141708 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 78 Subdivision: LAS CASAS GRANDES MapRef: MB 138 PG 2 Abbreviated Description: Lot:78 Subdivision:LAS CASAS GRANDES Map Ref:MB 138 PG 2								
5	.28Mi.	**3926 W NANCY LN** **PHOENIX, AZ 85041-4937**	02/27/2026	$340,000	$304	1115	4//1	1963	7,266 SF	
		APN: 105-90-069 Document #: 20260112898 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 69 Subdivision: SOUTHERN MEADOWS UNIT ONE MapRef: MB 90 PG 46 Abbreviated Description: Lot:69 Subdivision:SOUTHERN MEADOWS UNIT ONE Map Ref:MB 90 PG 46								
6	.25Mi.	**3933 W NANCY LN** **PHOENIX, AZ 85041-4936**	02/03/2026	$335,000	$372	900	4//1	1963	7,527 SF	
		APN: 105-90-079 Document #: 20260063628 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 79 Subdivision: SOUTHERN MEADOWS UNIT ONE MapRef: MB 90 PG 46 Abbreviated Description: Lot:79 Subdivision:SOUTHERN MEADOWS UNIT ONE Map Ref:MB 90 PG 46								
7	.26Mi.	**3936 W NANCY LN** **PHOENIX, AZ 85041-4937**	11/24/2025	$275,000	$239	1150	//1	1963	7,379 SF	
		APN: 105-90-067 Document #: 20250679765 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 67 Subdivision: SOUTHERN MEADOWS UNIT ONE MapRef: MB 90 PG 46 Abbreviated Description: Lot:67 Subdivision:SOUTHERN MEADOWS UNIT ONE Map Ref:MB 90 PG 46								
8	.09Mi.	**4140 W BURGESS LN** **PHOENIX, AZ 85041-4925**	11/24/2025	$360,000	$253	1418	6//2	1972	6,107 SF	
		APN: 105-89-102 Document #: 20250680809 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 83 Subdivision: LAS CASAS GRANDES MapRef: MB 138 PG 2 Abbreviated Description: Lot:83 Subdivision:LAS CASAS GRANDES Map Ref:MB 138 PG 2

9	.22Mi.	**4020 W LYNNE LN** **PHOENIX, AZ 85041-4931**	10/20/2025	$285,000	$271	1050	//1	1963	7,436 SF

APN: 105-90-023 Document #: 20250604727
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: SOUTHERN MEADOWS UNIT ONE MapRef: MB 90 PG 46 Abbreviated Description: Lot:23 Subdivision:SOUTHERN MEADOWS UNIT ONE Map Ref:MB 90 PG 46

10	.14Mi.	**4050 W NANCY LN** **PHOENIX, AZ 85041-4939**	10/08/2025	$227,000	$223	1015	//1	1963	7,610 SF

APN: 105-90-056 Document #: 20250582770
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: SOUTHERN MEADOWS UNIT ONE MapRef: MB 90 PG 46 Abbreviated Description: Lot:56 Subdivision:SOUTHERN MEADOWS UNIT ONE Map Ref:MB 90 PG 46

11	.05Mi.	**4141 W ALTA VISTA RD** **PHOENIX, AZ 85041-4916**	10/02/2025	$340,000	$323	1050	5//2	1971	6,974 SF

APN: 105-89-047 Document #: 20250571597
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: LAS CASAS GRANDES MapRef: MB 136 PG 25 Abbreviated Description: Lot:28 Subdivision:LAS CASAS GRANDES Map Ref:MB 136 PG 25

12	.35Mi.	**4126 W IRWIN AVE** **PHOENIX, AZ 85041-6086**	09/26/2025	$343,000	$163	2103	//3	2004	3,750 SF

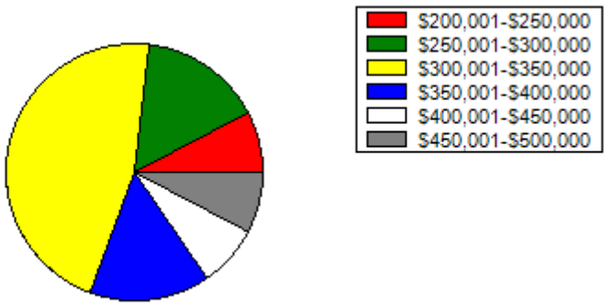
APN: 105-89-705 Document #: 20250558363
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 449 Subdivision: ARLINGTON ESTATES PHASE 2 MapRef: MB 553 MAP 39 Abbreviated Description: Lot:449 Subdivision:ARLINGTON ESTATES PHASE 2 Map Ref:MB 553 MAP 39

13	.1Mi.	**4032 W LYDIA LN** **PHOENIX, AZ 85041-4961**	09/18/2025	$495,000	$146	3370	//3.67	2005	6,063 SF

APN: 105-90-311 Document #: 20250539028
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: VINEYARD COMMONS MapRef: MB 617 PG 27 Abbreviated Description: Lot:31 Subdivision:VINEYARD COMMONS Map Ref:MB 617 PG 27

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.	**4121 W ALTA VISTA RD**	**08/08/2023**	$306,800	$30,680	1,900	5//3.33	1971	6,987 SF	
.01Mi.	**4125 W ALTA VISTA RD**	**02/22/2011**	$298,800	$29,880	1,710	5//2	1971	7,035 SF	Yes
.01Mi.	**4117 W ALTA VISTA RD**	**05/22/2025**	$326,800	$32,680	1,300	5//3	1989	8,965 SF	
.02Mi.	**4116 W LYDIA LN**	**04/19/2021**	$341,100	$34,110	2,142	8//2.67	2005	5,857 SF	
.02Mi.	**4131 W ALTA VISTA RD**	**04/01/2005**	$231,700	$23,170	1,000	5//1	1971	7,018 SF	
.02Mi.	**4112 W LYDIA LN**	**11/19/2012**	$341,100	$34,110	2,142	8//2.67	2005	5,844 SF	
.02Mi.	**4120 W LYDIA LN**	**02/24/2020**	$361,300	$36,130	2,142	8//2.67	2005	5,870 SF	Yes
.03Mi.	**4108 W LYDIA LN**	**05/01/2024**	$360,200	$36,020	2,142	8//2.67	2005	5,850 SF	Yes
.03Mi.	**4124 W LYDIA LN**	**12/22/2020**	$342,800	$34,280	2,142	8//2.67	2005	5,883 SF	
.03Mi.	**6402 S 41ST AVE**	**01/08/1985**	$256,616	$25,662	1,050	5//2	1970	11,683 SF	
.03Mi.	**6255 S 41ST DR**	**07/09/2019**	$244,100	$24,410	1,204	5//2	1971	6,695 SF	
.03Mi.	**4135 W ALTA VISTA RD**	**05/10/2007**	$238,000	$23,800	1,145	4//2	1971	7,000 SF	
.04Mi.	**4128 W ALTA VISTA RD**	**03/26/2018**	$242,500	$24,250	1,050	5//2	1971	8,455 SF	
.04Mi.	**4104 W LYDIA LN**	**08/24/2021**	$345,100	$34,510	2,142	8//2.67	2005	6,198 SF	
.04Mi.	**4128 W LYDIA LN**	**03/23/2017**	$317,000	$31,700	1,682	//2.33	2006	5,896 SF	
.04Mi.	**6256 S 41ST AVE**	**02/05/1988**	$254,100	$25,410	1,321	5//2	1970	7,980 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	71%

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Demographics & Income

Median Age:	32.7 years old	Households:	19,193
Median Household Income:	$66,272	Households w/Family:	79%
Household Income Per Capita:	$23,948	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	45%

School District

School District Zone:	Laveen Elementary District	Students:	8,111
Number of Schools:	10	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.20Mi.	**Vista del Sur Accelerated Academy** Number of Students: 893 Student-Teacher Ratio: 19.88	A	Public	PK - 8
2.27Mi.	**Paseo Pointe School** Number of Students: 988 Student-Teacher Ratio: 19.97	B+	Public	PK - 8
2.27Mi.	**Paseo Pointe School** Number of Students: 988 Student-Teacher Ratio: 19.97	B+	Public	PK - 8
0.91Mi.	**Maurice C. Cash Elementary School** Number of Students: 714 Student-Teacher Ratio: 17.07	C+	Public	PK - 8
0.91Mi.	**Maurice C. Cash Elementary School** Number of Students: 714 Student-Teacher Ratio: 17.07	C+	Public	PK - 8
1.51Mi.	**Cheatham Elementary School** Number of Students: 758 Student-Teacher Ratio: 16.73	C	Public	KG - 8
0.84Mi.	**Cesar Chavez High School** Number of Students: 2,598 Student-Teacher Ratio: 20.22 Advanced Placement: Yes	D+	Public	9 - 12
0.73Mi.	**Rogers Ranch School** Number of Students: 997 Student-Teacher Ratio: 20.63	C	Public	KG - 8
0.73Mi.	**Rogers Ranch School** Number of Students: 997 Student-Teacher Ratio: 20.63	C	Public	KG - 8
3.87Mi.	**Trailside Point Performing Arts Academy** Number of Students: 863 Student-Teacher Ratio: 16.98	C+	Public	KG - 8
3.87Mi.	**Trailside Point Performing Arts Academy** Number of Students: 863 Student-Teacher Ratio: 16.98	C+	Public	KG - 8
0.84Mi.	**Cesar Chavez High School** Number of Students: 2,598 Student-Teacher Ratio: 20.22 Advanced Placement: Yes	D+	Public	9 - 12
3.50Mi.	**Desert Meadows School** Number of Students: 1,020 Student-Teacher Ratio: 18.06	B-	Public	PK - 8
2.14Mi.	**Laveen Elementary School** Number of Students: 894 Student-Teacher Ratio: 15.03	C-	Public	PK - 8
2.14Mi.	**Laveen Elementary School** Number of Students: 894 Student-Teacher Ratio: 15.03	C-	Public	PK - 8
3.50Mi.	**Desert Meadows School** Number of Students: 1,020 Student-Teacher Ratio: 18.06	B-	Public	PK - 8
1.20Mi.	**Vista del Sur Accelerated Academy** Number of Students: 893 Student-Teacher Ratio: 19.88	A	Public	PK - 8
1.51Mi.	**Cheatham Elementary School** Number of Students: 758 Student-Teacher Ratio: 16.73	C	Public	KG - 8
3.59Mi.	**Estrella Foothills Global Academy** Number of Students: 984 Student-Teacher Ratio: 19.56	C	Public	KG - 8
3.59Mi.	**Estrella Foothills Global Academy** Number of Students: 984 Student-Teacher Ratio: 19.56	C	Public	KG - 8

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Flood Report

The Subject Property of **4121 W ALTA VISTA RD, PHOENIX, AZ 85041-4916** 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	88%	LOWER
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	86%	LOWER
OVERALL	80%	LOWER

Disaster Alerts

6/12/2024 - Rose Fire 6/28/2024 - Boulder View Fire

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