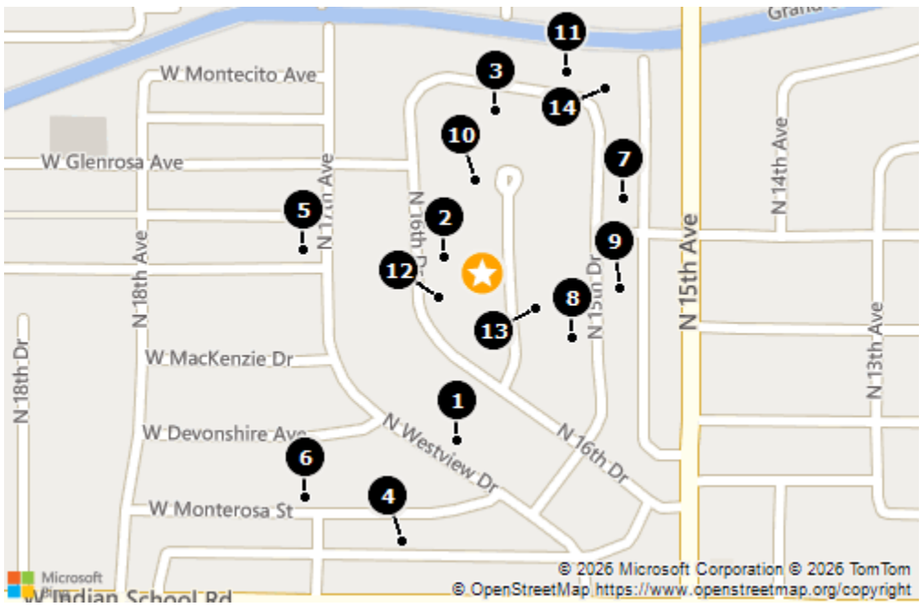
ICE SiteX Report

OrderID: 98012450

SiteX Property Information Report



Subject Property Location

4234 N 16TH AVE, PHOENIX, AZ 85015-4715

County:	**MARICOPA AZ**	Census Tract:	040131089.013005
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	155-48-033	Thomas Bros Pg-Grid:	

Valuation

Value:	**$487,000**	FSD:	21	Common Confidence Score:	33
Value Range:	$384,730 - $589,270	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	081300
Assd Land Value:		Market Land Value:	$73,300	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$293,300	Total Taxable Value:	$1,424
Total Assessed Value:	$36,660	Total Assessor Market Value:	$366,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 61 Block: 2 Subdivision: BEL AIR BLK 10_& 11 Map Ref: MB 4144 Sec/Twnship/Range: SEC 19 TWN 2N RNG 3E
Abbreviated Description: BEL AIR MCR 41-44 LOT 61 BLK 2

Property Characteristics

Lot Size:	8,529 SF	Bedrooms:		Pool:	
Building Area:	1734 SF	Baths:	2	Fireplace:	
Year Built:	1949	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/12/2025	Sales Price:	N/A
Document #:	20250716761 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/20/2019	Sales Price:	$389,900
Document #:	20190740994 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 61 Block: 2 Subdivision: BEL AIR BLK 10_& 11 Map Ref: MB 4144 Sec/Twnship/Range: SEC 19 TWN 2N RNG 3E
Abbreviated Description: BEL AIR MCR 41-44 LOT 61 BLK 2

Prior Transfer

Recording Date:	09/20/2019	Sales Price:	$389,900
Document #:	20190740994 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/16/2019		
Document Type:			

Legal Description:
Lot: 61 Block: 2 Subdivision: BEL AIR Map Ref: MB 41 PG 44

Mortgage Record

Recording Date:	09/11/2019	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98012450

Document #:	20190708844 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 61 Block: 2 Subdivision: BEL AIR

Prior Transfer

Recording Date:	11/28/2018	Sales Price:	$210,000
Document #:	20180876060 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/09/2018		
Document Type:			

Legal Description:
Lot: 61 Block: 2 Subdivision: BEL AIR Map Ref: MB 41 PG 44

Prior Transfer

Recording Date:	11/27/2018	Sales Price:	N/A
Document #:	20180872580 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/27/2018		
Document Type:			

Legal Description:
Lot: 61 Block: 2 Subdivision: BEL AIR Map Ref: MB 41 PG 44

Mortgage Record

Recording Date:	05/07/2007	Loan Amount:	N/A
Document #:	2007-0528233 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/29/2032	Type Finance:	

Legal Description:
Lot: 51 Block: 1 Subdivision: BEL AIR

Prior Transfer

Recording Date:	02/28/2007	Sales Price:	$150,000
Document #:	2007-0237181 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/24/2006	Loan Amount:	N/A
Document #:	2006-0256111 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/30/2030	Type Finance:	VAR

Legal Description:
Lot: 61 Block: 2 Subdivision: BELL AIR

Prior Transfer

Recording Date:	09/13/1996	Sales Price:	N/A
Document #:	96-0648622 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 61 Block: 2 Subdivision: BELL AIR Map Ref: MAP41 PG44

Area Sales Analysis

Total Area Sales	$7,084,120	Median # of Bedrooms	
Median Lot Size	8,368 SF	Median # of Baths	2
Median Living Area	1,539 SF	Median Year Built	1948
Price Range - 2 Yrs	$362,600 to $650,000	Age Range	76 years to 79 years
Median Value	$490,000	Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**4161 N WESTVIEW DR** **PHOENIX, AZ 85015-5242**	06/12/2026	$362,600	$269	1344	6//1	1949	8,407 SF	
		APN: 155-48-093 Document #: 20260355588 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 38 Block: 4 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:38 Block:4 Subdivision:BEL AIR Map Ref:MB 41 PG 44								
2	.03Mi.	**4245 N 16TH DR** **PHOENIX, AZ 85015-4722**	05/28/2026	$430,000	$288	1491	7//2	1948	8,904 SF	Yes
		APN: 155-48-008 Document #: 20260323060 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:8 Block:2 Subdivision:BEL AIR Map Ref:MB 41 PG 44								
3	.11Mi.	**1601 W GLENROSA AVE** **PHOENIX, AZ 85015-4735**	05/21/2026	$590,000	$280	2103	5//3.33	1948	7,832 SF	
		APN: 155-47-049 Document #: 20260308225 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Block: 2 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:19 Block:2 Subdivision:BEL AIR Map Ref:MB 41 PG 44								
4	.19Mi.	**1629 W MONTEROSA ST** **PHOENIX, AZ 85015-5236**	02/18/2026	$437,000	$238	1830	7//2	1949	7,780 SF	Yes
		APN: 155-48-131 Document #: 20260092947 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BELL AIR PLAT 2 MapRef: MB 46 PG 15 Abbreviated Description: Lot:3 Subdivision:BELL AIR PLAT 2 Map Ref:MB 46 PG 15								
5	.12Mi.	**1702 W HEATHERBRAE DR** **PHOENIX, AZ 85015-4740**	01/02/2026	$480,000	$419	1145	5//2	1947	14,932 SF	Yes
		APN: 155-50-059 Document #: 20260002324 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 24 Subdivision: KEARNIE ESTATES MapRef: MB 32 PG 1 Abbreviated Description: Lot:24 Subdivision:KEARNIE ESTATES Map Ref:MB 32 PG 1								
6	.19Mi.	**1702 W MONTEROSA ST**	12/30/2025	$650,000	$256	2532	6//2	1950	8,324 SF	

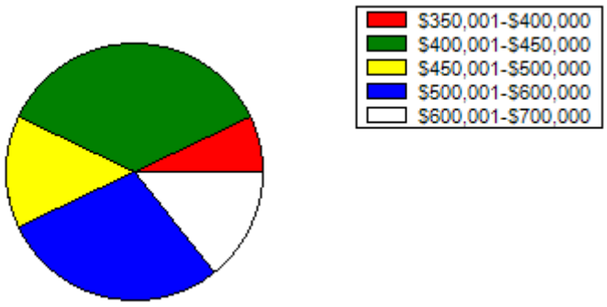
ICE SiteX Report

OrderID: 98012450

		PHOENIX, AZ 85015-5237								
	APN: 155-49-041 Document #: 20250751643									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 25&26 Block: 8 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:25&26 Block:8 Subdivision:BEL AIR Map Ref:MB 41 PG 44									
7	.11Mi.	**4307 N 15TH DR**	11/26/2025	$550,000	$337	1629	7//2	1948	8,551 SF	Yes
		PHOENIX, AZ 85015-4714								
	APN: 155-47-008 Document #: 20250687171									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 8 Block: 1 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:8 Block:1 Subdivision:BEL AIR Map Ref:MB 41 PG 44									
8	.07Mi.	**4232 N 15TH DR**	11/12/2025	$434,520	$286	1518	6//2	1949	7,640 SF	
		PHOENIX, AZ 85015-4711								
	APN: 155-48-016 Document #: 20250654161									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 35 Block: 2 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:35 Block:2 Subdivision:BEL AIR Map Ref:MB 41 PG 44									
9	.1Mi.	**4243 N 15TH DR**	09/09/2025	$565,000	$362	1559	7//2	1949	8,442 SF	Yes
		PHOENIX, AZ 85015-4712								
	APN: 155-48-048 Document #: 20250520909									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 12 Block: 3 Subdivision: BEL AIR Abbreviated Description: Lot:12 Block:3 Subdivision:BEL AIR									
10	.06Mi.	**4318 N 16TH AVE**	08/27/2025	$500,000	$354	1409	4//1	1948	8,329 SF	
		PHOENIX, AZ 85015-4746								
	APN: 155-47-065A Document #: 20250494340									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 56 Block: 2 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:56 Block:2 Subdivision:BEL AIR Map Ref:MB 41 PG 44									
11	.15Mi.	**1530 W GLENROSA AVE**	08/15/2025	$640,000	$378	1692	5//2	1948	9,553 SF	
		PHOENIX, AZ 85015-4732								
	APN: 155-47-016 Document #: 20250472052									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 16 Block: 1 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:16 Block:1 Subdivision:BEL AIR Map Ref:MB 41 PG 44									
12	.03Mi.	**4235 N 16TH DR**	05/02/2025	$450,000	$333	1351	5//1	1949	7,793 SF	
		PHOENIX, AZ 85015-4722								
	APN: 155-48-006 Document #: 20250251366									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 6 Block: 2 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:6 Block:2 Subdivision:BEL AIR Map Ref:MB 41 PG 44									
13	.04Mi.	**4225 N 16TH AVE**	04/30/2025	$435,000	$316	1373	6//2	1949	7,937 SF	
		PHOENIX, AZ 85015-4716								
	APN: 155-48-026 Document #: 20250245649									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 45 Block: 2 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:45 Block:2 Subdivision:BEL AIR Map Ref:MB 41 PG 44									
14	.16Mi.	**1522 W GLENROSA AVE**	04/17/2025	$560,000	$307	1819	5//1	1948	18,169 SF	
		PHOENIX, AZ 85015-4732								
	APN: 155-47-014 Document #: 20250216809									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 14 Block: 1 Subdivision: BEL AIR MapRef: MB 41 PG 44 Abbreviated Description: Lot:14 Block:1 Subdivision:BEL AIR Map Ref:MB 41 PG 44									

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.

ICE SiteX Report

OrderID: 98012450

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.	**4234 N 16TH AVE**	**09/20/2019**	$366,600	$36,660	1,734	7//2	1949	8,529 SF	
.01Mi.	**4230 N 16TH AVE**	**05/12/2023**	$320,700	$32,070	1,136	5//1	1949	8,982 SF	
.01Mi.	**4240 N 16TH AVE**	**10/02/2017**	$345,100	$34,510	1,349	6//2	1949	8,786 SF	
.02Mi.	**4224 N 16TH AVE**	**12/09/2024**	$380,800	$38,080	1,890	6//2	1949	8,864 SF	
.02Mi.	**4302 N 16TH AVE**	**07/20/2021**	$356,300	$35,630	1,485	5//2	1949	8,581 SF	
.03Mi.	**4239 N 16TH DR**	**10/16/2009**	$350,200	$35,020	1,331	6//2	1948	8,803 SF	
.03Mi.	**4245 N 16TH DR**	**12/01/2021**	$374,500	$37,450	1,491	7//2	1948	8,904 SF	Yes
.03Mi.	**4235 N 16TH DR**	**05/02/2025**	$324,300	$32,430	1,351	5//1	1949	7,793 SF	
.03Mi.	**4229 N 16TH DR**	**03/14/2024**	$257,600	$25,760	1,452	6//2.33	1948	7,553 SF	
.03Mi.	**4235 N 16TH AVE**	**05/15/2015**	$358,800	$35,880	1,628	7//1.67	1949	7,998 SF	
.04Mi.	**4251 N 16TH DR**	**01/23/2024**	$361,500	$36,150	1,662	9//2	1949	8,851 SF	
.04Mi.	**4241 N 16TH AVE**	**08/05/2022**	$313,000	$31,300	1,115	5//1	1950	8,102 SF	
.04Mi.	**4231 N 16TH AVE**	**10/31/2024**	$329,200	$32,920	1,380	5//1	1949	7,815 SF	
.04Mi.	**4218 N 16TH AVE**	**12/01/1995**	$378,300	$37,830	1,976	5//2	1949	7,745 SF	
.04Mi.	**4223 N 16TH DR**	**07/19/1982**	$343,700	$34,370	1,518	6//2	1948	7,379 SF	
.04Mi.	**4301 N 16TH AVE**	**04/17/2023**	$333,800	$33,380	1,115	5//2	1950	7,784 SF	

Rent vs. Own

Households Occupied by Renters:	58%	Households Occupied by Owners:	34%

Demographics & Income

Median Age:	31.9 years old	Households:	16,598
Median Household Income:	$50,037	Households w/Family:	56%
Household Income Per Capita:	$27,071	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Osborn Elementary District	Students:	2,518
Number of Schools:	7	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.60Mi.	**Clarendon Elementary School** Number of Students: 420 Student-Teacher Ratio: 17.32	C	Public	4 - 6
0.60Mi.	**Clarendon Elementary School** Number of Students: 420 Student-Teacher Ratio: 17.32	C	Public	4 - 6
1.23Mi.	**Central High School** Number of Students: 1,733 Student-Teacher Ratio: 17.18 Advanced Placement: Yes	D+	Public	9 - 12
1.23Mi.	**Central High School** Number of Students: 1,733 Student-Teacher Ratio: 17.18 Advanced Placement: Yes	D+	Public	9 - 12
0.72Mi.	**Osborn Middle School** Number of Students: 418 Student-Teacher Ratio: 17.79	C-	Public	7 - 8
0.72Mi.	**Osborn Middle School** Number of Students: 418 Student-Teacher Ratio: 17.79	C-	Public	7 - 8
0.68Mi.	**Encanto Elementary School** Number of Students: 603 Student-Teacher Ratio: 19.45	D+	Public	KG - 3
0.68Mi.	**Encanto Elementary School** Number of Students: 603 Student-Teacher Ratio: 19.45	D+	Public	KG - 3

Flood Report

The Subject Property of **4234 N 16TH AVE, PHOENIX, AZ 85015-4715** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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: 98012450

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	141%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	88%	LOWER
MURDER	140%	NOTABLY HIGHER
OVERALL	137%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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