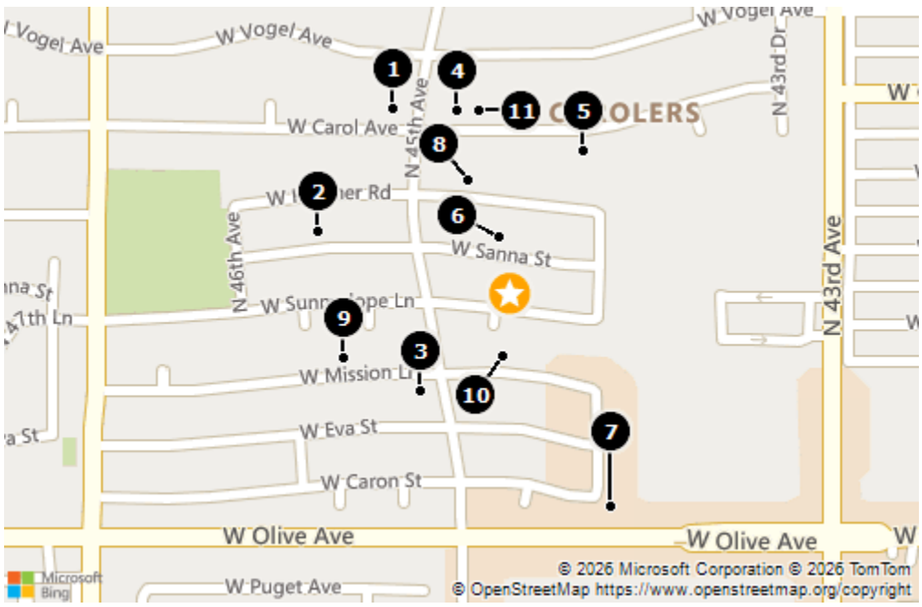
ICE SiteX Report

OrderID: 97523784

SiteX Property Information Report



Subject Property Location

4426 W SUNNYSLOPE LN, GLENDALE, AZ 85302-3836

County:	**MARICOPA AZ**	Census Tract:	040130923.084005
Property Use:	Single Family Residential	Zoning:	M-M
Parcel Number:	148-07-526	Thomas Bros Pg-Grid:	617-4G

Valuation

Value:	**$282,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$250,980 - $313,020	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	060700
Assd Land Value:		Market Land Value:	$44,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$179,600	Total Taxable Value:	$1,123
Total Assessed Value:	$22,450	Total Assessor Market Value:	$224,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 247 Subdivision: SKYVIEW NORTH 1 Legal Unit: 1 Map Ref: MB 13647 Sec/Twnship/Range: SEC 28 TWN 3N RNG 2E
Abbreviated Description: SKYVIEW NORTH UNIT ONE

Property Characteristics

Lot Size:	3,851 SF	Bedrooms:		Pool:	
Building Area:	896 SF	Baths:	1	Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Stucco
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:	04/27/2022	Sales Price:	$300,000
Document #:	20220367865 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 247 Subdivision: SKYVIEW NORTH 1 Legal Unit: 1 Map Ref: MB 13647 Sec/Twnship/Range: SEC 28 TWN 3N RNG 2E
Abbreviated Description: SKYVIEW NORTH UNIT ONE

Prior Transfer

Recording Date:	04/27/2022	Sales Price:	$300,000
Document #:	20220367865 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/15/2022		
Document Type:			

Legal Description:
Lot: 247 Subdivision: SKYVIEW NORTH UNIT 1 Map Ref: MB 136 PG 47

Prior Transfer

Recording Date:	09/24/2012	Sales Price:	N/A
Document #:	2012-0860619 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/19/2012		
Document Type:			

Legal Description:
Lot: 247 Subdivision: SKYVIEW NORTH Legal Unit: 1 Map Ref: MAP136 PG47

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Prior Transfer

Recording Date:	02/08/2012	Sales Price:	$16,000
Document #:	2012-0103170 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/07/2012		
Document Type:			

Legal Description:
Lot: 247 Subdivision: SKYVIEW Legal Unit: 1 Map Ref: MAP136 PG47

Prior Transfer

Recording Date:	02/08/2012	Sales Price:	N/A
Document #:	2012-0103169 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/07/2012		
Document Type:			

Legal Description:
Lot: 247 Subdivision: SKYVIEW Legal Unit: 1 Map Ref: MAP136 PG47

Area Sales Analysis

Total Area Sales	$3,903,800	Median # of Bedrooms	
Median Lot Size	4,735 SF	Median # of Baths	2
Median Living Area	1,235 SF	Median Year Built	1971
Price Range - 2 Yrs	$169,000 to $527,000	Age Range	55 years to 55 years
Median Value	$339,900	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**4502 W CAROL AVE** **GLENDALE, AZ 85302-3708**	05/15/2026	$440,000	$279	1575	5//2	1971	8,901 SF	Yes
		APN: 148-07-054 Document #: 20260295958 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 349 Subdivision: CONTINENTAL MEADOWS NORTH UNIT FIVE MapRef: MB 131 PG 21 Abbreviated Description: Lot:349 Subdivision:CONTINENTAL MEADOWS NORTH UNIT FIVE Map Ref:MB 131 PG 21								
2	.13Mi.	**4528 W SANNA ST** **GLENDALE, AZ 85302-3732**	04/27/2026	$300,000	$297	1008	6//2	1971	4,001 SF	
		APN: 148-07-553 Document #: 20260251474 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 274 Subdivision: SKYVIEW NORTH UNIT ONE MapRef: MB 136 PG 47 Abbreviated Description: Lot:274 Subdivision:SKYVIEW NORTH UNIT ONE Map Ref:MB 136 PG 47								
3	.09Mi.	**4501 W MISSION LN** **GLENDALE, AZ 85302-3741**	04/03/2026	$339,900	$224	1511	7//2	1971	4,498 SF	
		APN: 148-07-426 Document #: 20260196759 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 147 Subdivision: SKYVIEW NORTH UNIT ONE MapRef: MB 136 PG 47 Abbreviated Description: Lot:147 Subdivision:SKYVIEW NORTH UNIT ONE Map Ref:MB 136 PG 47								
4	.13Mi.	**4446 W CAROL AVE** **GLENDALE, AZ 85302-3816**	03/06/2026	$489,900	$262	1864	6//2	1971	8,795 SF	Yes
		APN: 148-07-056 Document #: 20260132008 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 351 Subdivision: CONTINENTAL MEADOWS NORTH UNIT FIVE MapRef: MB 131 PG 21 Abbreviated Description: Lot:351 Subdivision:CONTINENTAL MEADOWS NORTH UNIT FIVE Map Ref:MB 131 PG 21								
5	.11Mi.	**4415 W CAROL AVE** **GLENDALE, AZ 85302-3814**	01/14/2026	$527,000	$205	2569	//3	1971	9,217 SF	
		APN: 148-07-019 Document #: 20260023714 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 314 Subdivision: CONTINENTAL MEADOWS NORTH UNIT FIVE MapRef: MB 131 PG 21 Abbreviated Description: Lot:314 Subdivision:CONTINENTAL MEADOWS NORTH UNIT FIVE Map Ref:MB 131 PG 21								
6	.04Mi.	**4428 W SANNA ST** **GLENDALE, AZ 85302-3834**	12/12/2025	$310,000	$263	1176	5//1	1971	3,846 SF	
		APN: 148-07-508 Document #: 20250717733 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 229 Subdivision: SKYVIEW NORTH UNIT ONE MapRef: MB 136 PG 47 Abbreviated Description: Lot:229 Subdivision:SKYVIEW NORTH UNIT ONE Map Ref:MB 136 PG 47								
7	.16Mi.	**9103 N 44TH AVE** **GLENDALE, AZ 85302-3807**	11/25/2025	$340,000	$337	1007	6//2	1971	8,120 SF	
		APN: 148-07-306 Document #: 20250684277 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27 Subdivision: SKYVIEV NORTH UNIT ONE MapRef: MB 136 PG 47 Abbreviated Description: Lot:27 Subdivision:SKYVIEV NORTH UNIT ONE Map Ref:MB 136 PG 47								
8	.08Mi.	**4438 W HATCHER RD** **GLENDALE, AZ 85302-3822**	10/31/2025	$169,000	$188	896	5//1	1971	4,735 SF	
		APN: 148-07-490 Document #: 20250632730 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 211 Subdivision: SKYVIEW NORTH UNIT ONE MapRef: MB 136 PG 47 Abbreviated Description: Lot:211 Subdivision:SKYVIEW NORTH UNIT ONE Map Ref:MB 136 PG 47								
9	.12Mi.	**4526 W MISSION LN** **GLENDALE, AZ 85302-3720**	07/28/2025	$323,000	$288	1120	7//2	1971	4,271 SF	
		APN: 148-07-431 Document #: 20250432321 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 152 Subdivision: SKYVIEW NORTH UNIT ONE MapRef: MB 136 PG 47 Abbreviated Description: Lot:152 Subdivision:SKYVIEW NORTH UNIT ONE Map Ref:MB 136 PG 47								
10	.04Mi.	**4428 W MISSION LN** **GLENDALE, AZ 85302-3824**	06/23/2025	$310,000	$251	1235	5//1	1971	3,938 SF	
		APN: 148-07-320 Document #: 20250359320 Document Type: Price Code: V								

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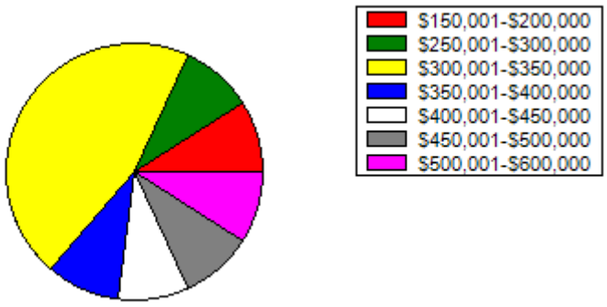
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: SKYVIEW NORTH UNIT ONE Abbreviated Description: Lot:41 Subdivision:SKYVIEW NORTH UNIT ONE

11	.13Mi.	**4440 W CAROL AVE** **GLENDALE, AZ 85302-3816**	03/14/2025	$355,000	$174	2034	6//2	1971	8,795 SF	Yes

APN: 148-07-057 Document #: 20250140152
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 352 Subdivision: CONTINENTAL MEADOWS NORTH UNIT FIVE MapRef: MB 131 PG 21 Abbreviated Description: Lot:352 Subdivision:CONTINENTAL MEADOWS NORTH UNIT FIVE Map Ref:MB 131 PG 21

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.	**4426 W SUNNYSLOPE LN**	**04/27/2022**	$224,500	$22,450	896	5//1	1971	3,851 SF	
.01Mi.	**4430 W SUNNYSLOPE LN**	**10/23/2019**	$246,700	$24,670	1,008	6//2	1971	4,208 SF	
.01Mi.	**4422 W SUNNYSLOPE LN**	**05/23/2018**	$259,800	$25,980	1,288	6//2	1971	4,204 SF	
.01Mi.	**4423 W SANNA ST**	**06/25/2010**	$266,300	$26,630	1,398	7//2	1971	4,548 SF	
.02Mi.	**4417 W SANNA ST**	**08/18/2020**	$269,000	$26,900	1,348	8//2	1971	4,937 SF	
.02Mi.	**4429 W SANNA ST**	**04/22/2005**	$266,800	$26,680	1,348	8//2	1971	4,539 SF	
.02Mi.	**4434 W SUNNYSLOPE LN**	**05/22/2001**	$244,500	$24,450	1,008	6//2	1971	4,204 SF	
.02Mi.	**4416 W SUNNYSLOPE LN**	**12/10/2024**	$255,500	$25,550	1,120	7//2	1971	4,278 SF	
.03Mi.	**4425 W SUNNYSLOPE LN**	**10/27/2016**	$257,700	$25,770	1,007	6//2	1971	6,909 SF	
.03Mi.	**4411 W SANNA ST**	**10/11/2017**	$245,100	$24,510	1,007	6//2	1971	4,493 SF	
.03Mi.	**4435 W SANNA ST**	**09/08/2015**	$266,300	$26,630	1,398	7//2	1971	4,548 SF	
.03Mi.	**4421 W SUNNYSLOPE LN**	**06/26/2023**	$263,500	$26,350	1,119	7//2	1971	5,812 SF	
.03Mi.	**4431 W SUNNYSLOPE LN**	**08/06/2021**	$283,700	$28,370	1,379	7//2	1971	5,825 SF	Yes
.03Mi.	**4438 W SUNNYSLOPE LN**	**05/29/2015**	$262,100	$26,210	1,248	6//2	1971	3,975 SF	
.04Mi.	**4410 W SUNNYSLOPE LN**	**06/14/2013**	$249,000	$24,900	1,120	7//2	1971	3,731 SF	
.04Mi.	**4435 W SUNNYSLOPE LN**	**03/15/2013**	$294,000	$29,400	1,555	8//2	1971	8,242 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	37.2 years old	Households:	15,939
Median Household Income:	$64,246	Households w/Family:	62%
Household Income Per Capita:	$28,769	Households w/Family Married:	38%
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
2.20Mi.	**Cholla Middle School** Number of Students: 681 Student-Teacher Ratio: 17.81	C+	Public	7 - 8
1.11Mi.	**Apollo High School** Number of Students: 2,152 Student-Teacher Ratio: 22.94 Advanced Placement: Yes	A-	Public	9 - 12
1.11Mi.	**Apollo High School** Number of Students: 2,152	A-	Public	9 - 12

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Student-Teacher Ratio: 22.94
Advanced Placement: Yes

0.45Mi. **Sunset Elementary School** Number of Students: 497 Student-Teacher Ratio: 18.08		B-	Public	KG - 6
0.45Mi. **Sunset Elementary School** Number of Students: 497 Student-Teacher Ratio: 18.08		B-	Public	KG - 6
2.20Mi. **Cholla Middle School** Number of Students: 681 Student-Teacher Ratio: 17.81		C+	Public	7 - 8

Flood Report

The Subject Property of **4426 W SUNNYSLOPE LN, GLENDALE, AZ 85302-3836** 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	123%	HIGHER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	104%	SIMILAR
OVERALL	107%	SIMILAR

Disaster Alerts

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

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