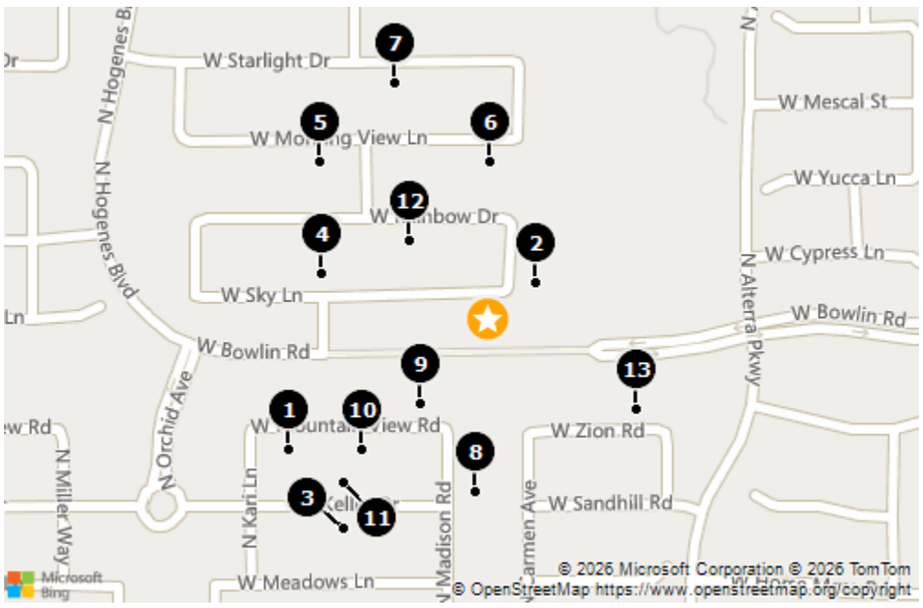
ICE SiteX Report

OrderID: 97987361

SiteX Property Information Report



Subject Property Location

45499 W SKY LN, MARICOPA, AZ 85139-6745

County:	**PINAL AZ**	Census Tract:	040210017.042000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	512-33-3700	Thomas Bros Pg-Grid:	

Valuation

Value:	**$265,000**	FSD:	7	Common Confidence Score:	87
Value Range:	$246,450 - $283,550	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2027
Assd Land Value:	$5,310	Market Land Value:	$53,100	Tax Year:	2025
Assd Improvement:	$17,504	Market Improvment Value:	$175,039	Total Taxable Value:	$1,785
Total Assessed Value:	$22,814	Total Assessor Market Value:	$228,139	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 35,5310 Subdivision: MARICOPA MEADOWS PARCEL 7 Map Ref: PM-332 Sec/Twnship/Range: SEC 28 TWN 04S RNG 03E
Abbreviated Description: MARICOPA MEADOWS PARCEL 7 SEC 28-04S-03E LOT 35 5310 SQ FT .12 AC

Property Characteristics

Lot Size:	5,310 SF	Bedrooms:		Pool:	
Building Area:	1708 SF	Baths:		Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Tile
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/18/2026	Sales Price:	N/A
Document #:	2026-021782 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/22/2022	Sales Price:	$355,000
Document #:	2022-034247 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/17/2022		
Document Type:			
Legal Description:			

Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7 Map Ref: CAB E SL 46

Prior Transfer

Recording Date:	07/01/2019	Sales Price:	$129,731
Document #:	2019-052631 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/28/2016	Sales Price:	$127,645
Document #:	2016-072502 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 97987361

Legal Description:

Prior Transfer

Recording Date:	09/14/2016	Sales Price:	N/A
Document #:	2016-061659 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/07/2016		
Document Type:			

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS Map Ref: CAB E SL46
Abbreviated Description: PARCEL7

Prior Transfer

Recording Date:	04/24/2015	Sales Price:	$130,000
Document #:	2015-026416 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/31/2015		
Document Type:			

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7 Map Ref: CAB E SL46

Prior Transfer

Recording Date:	02/23/2009	Sales Price:	$121,690
Document #:	2009-018001 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/20/2009	Loan Amount:	N/A
Document #:	2009-005035 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7

Prior Transfer

Recording Date:	07/28/2008	Sales Price:	N/A
Document #:	2008-071041 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/07/2008		
Document Type:			

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7 Map Ref: MB E PG46

Prior Transfer

Recording Date:	07/28/2008	Sales Price:	$123,600
Document #:	2008-071040 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/07/2008		
Document Type:			

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7 Map Ref: MB E PG46

Prior Transfer

Recording Date:	07/28/2008	Sales Price:	$123,600
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 35,5310 Subdivision: MARICOPA MEADOWS PARCEL 7 Map Ref: PM-332 Sec/Twnship/Range: SEC 28 TWN 04S RNG 03E
Abbreviated Description: MARICOPA MEADOWS PARCEL 7 SEC 28-04S-03E LOT 35 5310 SQ FT .12 AC

Prior Transfer

Recording Date:	05/23/2008	Sales Price:	$120,000
Document #:	2008-049541 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/20/2008		
Document Type:			

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7 Map Ref: MB E-46

Prior Transfer

Recording Date:	11/16/2006	Sales Price:	$171,000
Document #:	2006-158399 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/01/2006	Loan Amount:	N/A
Document #:	2006-152811 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7

Prior Transfer

Recording Date:	04/03/2006	Sales Price:	$169,803
Document #:	2006-047806 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/07/2006	Loan Amount:	N/A
Document #:	2006-032917 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2021	Type Finance:	

ICE SiteX Report

OrderID: 97987361

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7

Mortgage Record

Recording Date:	03/07/2006	Loan Amount:	N/A
Document #:	2006-032916 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	03/01/2036	Type Finance:	

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7

Prior Transfer

Recording Date:	12/02/2005	Sales Price:	$169,803
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/02/2005	Loan Amount:	N/A
Document #:	2005-167866 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/01/2035	Type Finance:	FIX

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7

Prior Transfer

Recording Date:	12/02/2005	Sales Price:	N/A
Document #:	2005-167865 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/21/2005		
Document Type:			

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7 Map Ref: MB E PG46

Prior Transfer

Recording Date:	12/02/2005	Sales Price:	$169,803
Document #:	2005-167864 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/02/2005		
Document Type:			

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7 Map Ref: MB E PG46

Prior Transfer

Recording Date:	12/02/2005	Sales Price:	N/A
Document #:	2005-167863 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/02/2005		
Document Type:			

Legal Description:
Lot: 35 Subdivision: MARICOPA MEADOWS PARCEL 7 Map Ref: MB E PG46

Area Sales Analysis

Total Area Sales	$4,638,800	Median # of Bedrooms	
Median Lot Size	6,534 SF	Median # of Baths	
Median Living Area	2,129 SF	Median Year Built	2005
Price Range - 2 Yrs	$285,900 to $439,900	Age Range	5 years to 21 years
Median Value	$358,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**45713 W MOUNTAIN VIEW RD MARICOPA, AZ 85139-6759**	06/18/2026	$358,000	$155	2305	//	2005	7,405 SF	
		APN: 512-33-4970 Document #: 2026-051432 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 53 Subdivision: MARICOPA MEADOWS PARCEL 8 MapRef: CAB E SL 47 Abbreviated Description: Lot:53 Subdivision:MARICOPA MEADOWS PARCEL 8 Map Ref:CAB E SL 47								
2	.04Mi.	**18109 N MADISON RD MARICOPA, AZ 85139-6741**	06/09/2026	$310,000	$193	1605	//	2019	5,366 SF	
		APN: 512-33-3660 Document #: 2026-048564 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 31 Subdivision: MARICOPA MEADOWS PARCEL 7 MapRef: CAB E SL 46 Abbreviated Description: Lot:31 Subdivision:MARICOPA MEADOWS PARCEL 7 Map Ref:CAB E SL 46								
3	.17Mi.	**45653 W KELLER DR MARICOPA, AZ 85139-6765**	06/08/2026	$390,000	$187	2075	//	2021	7,405 SF	
		APN: 512-33-5200 Document #: 2026-047988 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 76 Subdivision: MARICOPA MEADOWS PARCEL 8 MapRef: CAB E SL 47 Abbreviated Description: Lot:76 Subdivision:MARICOPA MEADOWS PARCEL 8 Map Ref:CAB E SL 47								
4	.12Mi.	**45670 W SKY LN MARICOPA, AZ 85139-6694**	05/29/2026	$330,000	$235	1400	//	2019	5,175 SF	
		APN: 512-33-4340 Document #: 2026-045631 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 99 Subdivision: MARICOPA MEADOWS PARCEL 7 MapRef: CAB E SL 46 Abbreviated Description: Lot:99 Subdivision:MARICOPA MEADOWS PARCEL 7 Map Ref:CAB E SL 46								
5	.16Mi.	**45673 W MORNING VIEW LN MARICOPA, AZ 85139-6665**	05/26/2026	$390,000	$129	3014	//	2005	6,534 SF	
		APN: 512-34-5940 Document #: 2026-044120 Document Type: Price Code: V Land Use: Single Family Residential								

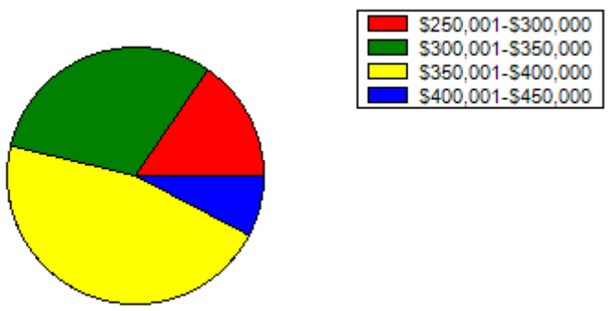
ICE SiteX Report

OrderID: 97987361

	Legal: Lot: 42 Subdivision: MARICOPA MEADOWS PARCEL 6 MapRef: CAB E SL 82 Abbreviated Description: Lot:42 Subdivision:MARICOPA MEADOWS PARCEL 6 Map Ref:CAB E SL 82									
6	.11Mi.	**45485 W MORNING VIEW LN** **MARICOPA, AZ 85139-6675**	05/22/2026	$390,000	$131	2966	//	2005	6,534 SF	Yes
	APN: 512-34-5840 Document #: 2026-043065 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Subdivision: MARICOPA MEADOWS PARCEL 6 MapRef: CAB E SL 82 Abbreviated Description: Lot:32 Subdivision:MARICOPA MEADOWS PARCEL 6 Map Ref:CAB E SL 82									
7	.17Mi.	**45597 W STARLIGHT DR** **MARICOPA, AZ 85139-6683**	05/14/2026	$385,000	$139	2756	//	2005	6,534 SF	
	APN: 512-34-6220 Document #: 2026-040452 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: MARICOPA MEADOWS PARCEL 6 MapRef: CAB E SL 82 Abbreviated Description: Lot:70 Subdivision:MARICOPA MEADOWS PARCEL 6 Map Ref:CAB E SL 82									
8	.12Mi.	**17867 N MADISON RD** **MARICOPA, AZ 85139-6767**	04/17/2026	$439,900	$191	2303	//	2005	7,405 SF	
	APN: 512-33-4640 Document #: 2026-032064 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Subdivision: MARICOPA MEADOWS PARCEL 8 MapRef: CAB E SL 47 Abbreviated Description: Lot:20 Subdivision:MARICOPA MEADOWS PARCEL 8 Map Ref:CAB E SL 47									
9	.07Mi.	**45558 W MOUNTAIN VIEW RD** **MARICOPA, AZ 85139-6770**	04/14/2026	$295,000	$164	1789	//	2005	7,405 SF	
	APN: 512-33-4580 Document #: 2026-030450 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: MARICOPA MEADOWS PARCEL 8 MapRef: CAB E SL 47 Abbreviated Description: Lot:14 Subdivision:MARICOPA MEADOWS PARCEL 8 Map Ref:CAB E SL 47									
10	.12Mi.	**45633 W MOUNTAIN VIEW RD** **MARICOPA, AZ 85139-6757**	02/27/2026	$325,000	$157	2058	//	2005	7,405 SF	
	APN: 512-33-5010 Document #: 2026-015735 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 57 Subdivision: MARICOPA MEADOWS PARCEL 8 MapRef: CAB E SL 47 Abbreviated Description: Lot:57 Subdivision:MARICOPA MEADOWS PARCEL 8 Map Ref:CAB E SL 47									
11	.15Mi.	**45654 W KELLER DR** **MARICOPA, AZ 85139-6760**	02/27/2026	$340,000	$159	2129	//	2005	7,405 SF	
	APN: 512-33-5110 Document #: 2026-015601 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 67 Subdivision: MARICOPA MEADOWS PARCEL 8 MapRef: CAB E SL 47 Abbreviated Description: Lot:67 Subdivision:MARICOPA MEADOWS PARCEL 8 Map Ref:CAB E SL 47									
12	.08Mi.	**45579 W RAINBOW DR** **MARICOPA, AZ 85139-6751**	02/19/2026	$285,900	$154	1848	//	2005	5,175 SF	
	APN: 512-33-4120 Document #: 2026-013086 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 77 Subdivision: MARICOPA MEADOWS PARCEL 7 MapRef: DOC 2004-091493 Abbreviated Description: Lot:77 Subdivision:MARICOPA MEADOWS PARCEL 7 Map Ref:DOC 2004-091493									
13	.12Mi.	**45338 W ZION RD** **MARICOPA, AZ 85139-9108**	02/09/2026	$400,000	$121	3300	//	2006	6,098 SF	
	APN: 512-37-0030 Document #: 2026-009776 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: ALTERRA SOUTH MapRef: CAB E SL 89 Abbreviated Description: Lot:3 Subdivision:ALTERRA SOUTH Map Ref:CAB E SL 89									

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: 97987361

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.	**45499 W SKY LN**	**07/28/2008**	$228,139	$22,814	1,708		2005	5,310 SF	
.01Mi.	**45513 W SKY LN**	**09/26/2025**	$227,399	$22,740	1,686		2005	5,368 SF	
.01Mi.	**45489 W SKY LN**	**03/27/2009**	$248,341	$24,834	1,708		2005	5,936 SF	
.02Mi.	**45525 W SKY LN**	**12/19/2024**	$239,612	$23,961	1,848		2006	5,382 SF	
.03Mi.	**45539 W SKY LN**	**06/30/2010**	$240,225	$24,022	1,830		2006	5,382 SF	
.03Mi.	**45451 W SKY LN**	**01/28/2008**	$343,688	$34,369	2,607		2006	11,761 SF	
.03Mi.	**45498 W SKY LN**	**11/10/2008**	$250,072	$25,007	1,848		2005	5,175 SF	
.03Mi.	**45486 W SKY LN**	**10/12/2005**	$240,781	$24,078	1,830		2005	5,702 SF	
.03Mi.	**45512 W SKY LN**	**03/31/2010**	$193,308	$19,331	1,295		2005	5,175 SF	
.03Mi.	**45553 W SKY LN**	**01/18/2006**	$229,975	$22,998	1,708		2005	5,382 SF	
.04Mi.	**18093 N MADISON RD**	**11/06/2007**	$316,614	$31,661	2,560		2007	8,712 SF	
.04Mi.	**45524 W SKY LN**	**08/30/2005**	$236,743	$23,674	1,848		2005	5,175 SF	
.04Mi.	**18109 N MADISON RD**	**02/28/2020**	$267,246	$26,725	1,605		2019	5,366 SF	
.04Mi.	**45538 W SKY LN**	**03/29/2007**	$225,288	$22,529	1,646		2006	5,175 SF	
.04Mi.	**45565 W SKY LN**	**04/14/2006**	$239,081	$23,908	1,848		2005	5,382 SF	
.05Mi.	**18123 N MADISON RD**	**10/29/2007**	$282,445	$28,244	2,560		2007	5,524 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	35.7 years old	Households:	7,288
Median Household Income:	$76,814	Households w/Family:	83%
Household Income Per Capita:	$29,896	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Maricopa Unified School District	Students:	9,568
Number of Schools:	13	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.72Mi.	**Maricopa High School** Number of Students: 1,840 Student-Teacher Ratio: 21.55 Advanced Placement: Yes	C-	Public	9 - 12
0.63Mi.	**Maricopa Wells Middle School** Number of Students: 940 Student-Teacher Ratio: 20.43	C	Public	6 - 8
0.14Mi.	**Maricopa Elementary School** Number of Students: 883 Student-Teacher Ratio: 15.77	D+	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	41%	SIGNIFICANTLY LOWER
BURGLARY	57%	NOTABLY LOWER
MOTOR VEHICLE THEFT	34%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	69%	NOTABLY LOWER
AGGRAVATED ASSAULT	29%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	52%	NOTABLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

5/21/2025 - Cody Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

ICE SiteX Report

OrderID: 97987361

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.