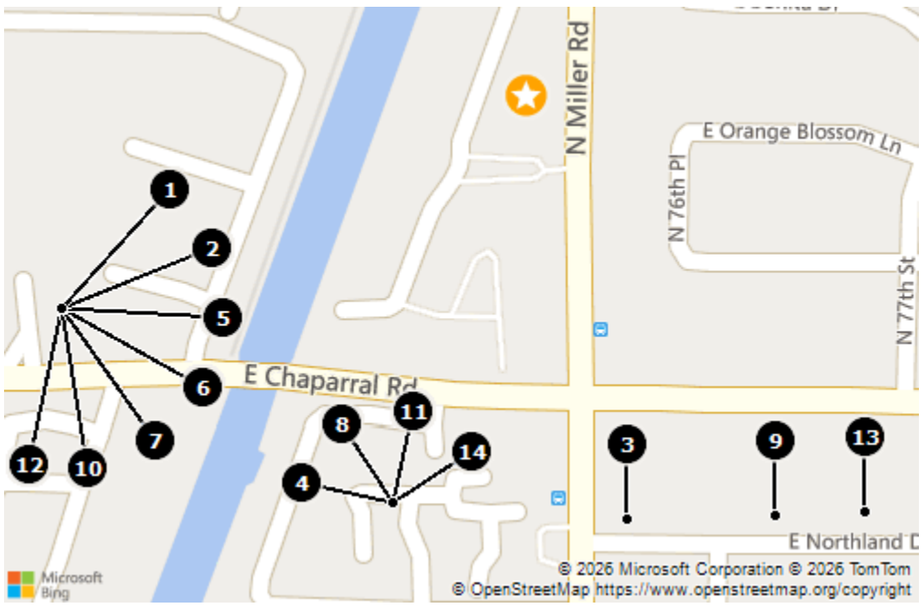
ICE SiteX Report

OrderID: 98019246

SiteX Property Information Report



Subject Property Location

5100 N MILLER RD, SCOTTSDALE, AZ 85250-7736

County:	**MARICOPA AZ**	Census Tract:	040132170.012005
Property Use:	Condominium Unit (Residential)	Zoning:	M-H
Parcel Number:	173-24-052	Thomas Bros Pg-Grid:	660-5G

Valuation

Value:	**$533,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$463,710 - $602,290	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	481400
Assd Land Value:		Market Land Value:	$88,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$354,000	Total Taxable Value:	$1,251
Total Assessed Value:	$44,250	Total Assessor Market Value:	$442,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Subdivision: CASITA EL PUENTE Legal Unit: 14 Map Ref: MB 16934 Sec/Twnship/Range: SEC 14 TWN 2N RNG 4E
Abbreviated Description: CASITA EL PUENTE PER MCR 169-34 UNIT 14 TOG W UND IV 1-50 INT IN COMMON ELEMENTS

Property Characteristics

Lot Size:	3,284 SF	Bedrooms:		Pool:	
Building Area:	1456 SF	Baths:	2.67	Fireplace:	
Year Built:	1975	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/29/2025	Sales Price:	$599,326
Document #:	20250625963 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/24/2022	Sales Price:	$578,500
Document #:	20220069943 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 Subdivision: CASITA EL PUENTE Legal Unit: 14 Map Ref: MB 16934 Sec/Twnship/Range: SEC 14 TWN 2N RNG 4E
Abbreviated Description: CASITA EL PUENTE PER MCR 169-34 UNIT 14 TOG W UND IV 1-50 INT IN COMMON ELEMENTS

Prior Transfer

Recording Date:	01/24/2022	Sales Price:	$578,500
Document #:	20220069943 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/21/2022		
Document Type:			

Legal Description:
Subdivision: CASITA EL PUENTE Legal Unit: 14 Map Ref: MB 169 PG 34

Prior Transfer

Recording Date:	12/08/2020	Sales Price:	$233,000

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Document #:	2020-1205154 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/02/2020	Sales Price:	$290,000
Document #:	20201183432 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/28/2020		
Document Type:			
Legal Description:			

Subdivision: CASITA EL PUENTE Legal Unit: 14 Map Ref: MB 169 PG 34

Prior Transfer

Recording Date:	07/21/2014	Sales Price:	$266,000
Document #:	2014-0474826 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/10/2014		
Document Type:			
Legal Description:			

Subdivision: CASITA EL PUENTE Legal Unit: 14 Map Ref: MAP169 PG34

Prior Transfer

Recording Date:	12/12/2013	Sales Price:	$25,000
Document #:	2013-1053499 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/18/2013	Sales Price:	N/A
Document #:	2013-0653790 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/17/2013		
Document Type:			
Legal Description:			

Lot: 14 Subdivision: CASITA EL PUENTE Map Ref: MAP169 PG34

Prior Transfer

Recording Date:	12/24/2012	Sales Price:	$180,000
Document #:	2012-1171178 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/13/2012		
Document Type:			
Legal Description:			

Lot: 14 Subdivision: CASITA EL PUENTE Map Ref: MAP169 PG34

Prior Transfer

Recording Date:	08/09/2012	Sales Price:	$25,000
Document #:	2012-0707406 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/19/2005	Loan Amount:	N/A
Document #:	2005-0500529 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 14 Subdivision: CASITA EL PUENTE

Area Sales Analysis

Total Area Sales	$4,790,400	Median # of Bedrooms	
Median Lot Size	1,161 SF	Median # of Baths	2
Median Living Area	1,086 SF	Median Year Built	1973
Price Range - 2 Yrs	$210,000 to $667,500	Age Range	51 years to 63 years
Median Value	$275,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**7436 E CHAPARRAL RD SCOTTSDALE, AZ 85250-7189**	07/15/2026	$310,000	$309	1002	4//2	1975	87 SF	
		APN: 173-24-160 Document #: 20260422210 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: WINFIELD PLACE PHASE I Legal Unit: 206-B MapRef: MB 216 PG 50 Abbreviated Description: Subdivision:WINFIELD PLACE PHASE I Legal Unit:206-B Map Ref:MB 216 PG 50								
2	.12Mi.	**7436 E CHAPARRAL RD SCOTTSDALE, AZ 85250-7176**	07/13/2026	$285,000	$284	1002	4//2	1975	1,039 SF	
		APN: 173-24-214 Document #: 20260415690 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: WINFIELD PLACE PHASE I Legal Unit: 260-B MapRef: MB 217 PG 1 Abbreviated Description: Subdivision:WINFIELD PLACE PHASE I Legal Unit:260-B Map Ref:MB 217 PG 1								
3	.14Mi.	**7602 E NORTHLAND DR SCOTTSDALE, AZ 85251-1517**	07/07/2026	$600,000	$317	1890	5//3	1963	5,020 SF	
		APN: 173-30-212 Document #: 20260405485 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 269 Subdivision: VILLA MONTEREY UNIT FOUR MapRef: MB 103 PG 5 Abbreviated Description: Lot:269 Subdivision:VILLA MONTEREY UNIT FOUR Map Ref:MB 103 PG 5								
4	.13Mi.	**4950 N MILLER RD SCOTTSDALE, AZ 85251-1501**	06/29/2026	$220,000	$188	1170	4//2	1971	1,456 SF	
		APN: 173-31-065 Document #: 20260387732								

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Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: EL CHAPARRAL VILLAS Legal Unit: 135 MapRef: MB 174 PG 7 Abbreviated Description: Subdivision:EL CHAPARRAL VILLAS Legal Unit:135 Map Ref:MB 174 PG 7

5	.15Mi.	**7436 E CHAPARRAL RD** **SCOTTSDALE, AZ 85250-7131**	06/17/2026	$265,000	$264	1002	4//2	1975	1,034 SF

APN: 173-24-090 Document #: 20260364529
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WINFIELD PLACE PHASE 1 Legal Unit: 102B MapRef: MB 217 PG 1 Abbreviated Description: Subdivision:WINFIELD PLACE PHASE 1 Legal Unit:102B Map Ref:MB 217 PG 1

6	.12Mi.	**7436 E CHAPARRAL RD** **SCOTTSDALE, AZ 85250-7125**	06/12/2026	$265,000	$458	578	3//1	1975	543 SF

APN: 173-24-116 Document #: 20260354483
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WINFIELD PLACE PHASE I Legal Unit: 128 MapRef: MB 216 PG 1 Abbreviated Description: Subdivision:WINFIELD PLACE PHASE I Legal Unit:128 Map Ref:MB 216 PG 1

7	.12Mi.	**7436 E CHAPARRAL RD** **SCOTTSDALE, AZ 85250-7125**	06/08/2026	$329,900	$329	1002	4//2	1975	1,008 SF

APN: 173-24-114 Document #: 20260343583
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WINFIELD PLACE PHASE I Legal Unit: 126B MapRef: MB 217 PG 1 Abbreviated Description: Subdivision:WINFIELD PLACE PHASE I Legal Unit:126B Map Ref:MB 217 PG 1

8	.17Mi.	**4950 N MILLER RD** **SCOTTSDALE, AZ 85251-1500**	05/21/2026	$210,000	$179	1170	4//2	1971	1,274 SF

APN: 173-31-091 Document #: 20260309069
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: EL CHAPARRAL VILLAS Legal Unit: 212 MapRef: MB 174 PG 7 Abbreviated Description: Subdivision:EL CHAPARRAL VILLAS Legal Unit:212 Map Ref:MB 174 PG 7

9	.16Mi.	**7638 E NORTHLAND DR** **SCOTTSDALE, AZ 85251-1517**	04/28/2026	$600,000	$317	1890	5//3	1963	4,433 SF

APN: 173-30-206 Document #: 20260252151
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Lot: 263 Subdivision: VILLA MONTEREY UNIT FOUR MapRef: MB 103 PG 5 Abbreviated Description: Lot:263 Subdivision:VILLA MONTEREY UNIT FOUR Map Ref:MB 103 PG 5

10	.12Mi.	**7436 E CHAPARRAL RD** **SCOTTSDALE, AZ 85250-7120**	04/16/2026	$335,000	$334	1002	4//2	1975	1,048 SF

APN: 173-24-181 Document #: 20260227305
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WINFIELD PLACE PHASE I Legal Unit: 227 MapRef: MB 216 PG 1 Abbreviated Description: Subdivision:WINFIELD PLACE PHASE I Legal Unit:227 Map Ref:MB 216 PG 1

11	.12Mi.	**4950 N MILLER RD** **SCOTTSDALE, AZ 85251-1570**	04/01/2026	$215,000	$183	1170	4//2	1971	1,433 SF

APN: 173-31-032 Document #: 20260192539
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: EL CHAPARRAL VILLAS Legal Unit: 102 MapRef: MB 174 PG 7 Abbreviated Description: Subdivision:EL CHAPARRAL VILLAS Legal Unit:102 Map Ref:MB 174 PG 7

12	.11Mi.	**7436 E CHAPARRAL RD** **SCOTTSDALE, AZ 85250-7177**	02/27/2026	$259,000	$371	697	3//1	1975	76 SF

APN: 173-24-212 Document #: 20260113335
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: WINFIELD PLACE PHASE I Legal Unit: 258 MapRef: MB 216 PG 1 Abbreviated Description: Subdivision:WINFIELD PLACE PHASE I Legal Unit:258 Map Ref:MB 216 PG 1

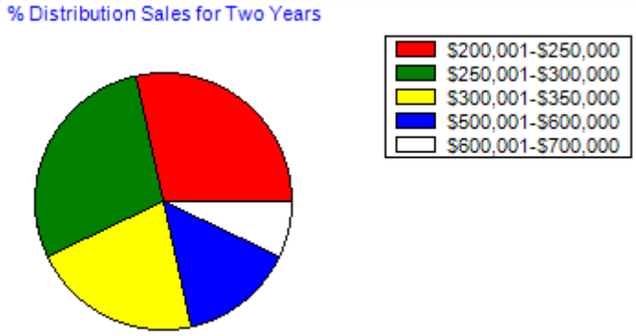
13	.18Mi.	**7662 E NORTHLAND DR** **SCOTTSDALE, AZ 85251-1517**	01/30/2026	$667,500	$353	1890	5//3	1963	3,806 SF

APN: 173-30-202 Document #: 20260055531
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Lot: 259 Subdivision: VILLA MONTEREY UNIT FOUR MapRef: MB 103 PG 5 Abbreviated Description: Lot:259 Subdivision:VILLA MONTEREY UNIT FOUR Map Ref:MB 103 PG 5

14	.14Mi.	**4950 N MILLER RD** **SCOTTSDALE, AZ 85251-1570**	01/29/2026	$229,000	$195	1170	4//2	1971	1,435 SF

APN: 173-31-037 Document #: 20260053208
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: EL CHAPARRAL VILLAS Legal Unit: 107 MapRef: MB 174 PG 7 Abbreviated Description: Subdivision:EL CHAPARRAL VILLAS Legal Unit:107 Map Ref:MB 174 PG 7

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.

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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.	**5100 N MILLER RD**	**01/24/2022**	$442,500	$44,250	1,456	5//2.67	1975	3,284 SF	
.01Mi.	**5100 N MILLER RD**	**07/22/2021**	$460,600	$46,060	1,576	5//2.67	1975	2,888 SF	
.01Mi.	**5100 N MILLER RD**	**06/19/2012**	$495,700	$49,570	1,895	//3	1975	2,435 SF	
.01Mi.	**5100 N MILLER RD**	**07/31/2025**	$373,300	$37,330	1,172	5//2	1975	2,474 SF	
.01Mi.	**5100 N MILLER RD**	**09/06/2019**	$460,600	$46,060	1,576	5//2.67	1975	2,548 SF	
.01Mi.	**5100 N MILLER RD**	**02/24/2020**	$495,700	$49,570	1,895	//3	1975	2,435 SF	
.02Mi.	**5100 N MILLER RD**	**01/05/2011**	$398,000	$39,800	1,308	5//2	1975	2,467 SF	
.02Mi.	**5100 N MILLER RD**	**03/01/2019**	$495,700	$49,570	1,895	//3	1975	2,648 SF	
.02Mi.	**5100 N MILLER RD**	**06/10/2016**	$373,300	$37,330	1,172	5//2	1975	2,312 SF	
.03Mi.	**5100 N MILLER RD**	**10/10/2019**	$440,300	$44,030	1,456	5//2.67	1975	2,434 SF	
.03Mi.	**5100 N MILLER RD**	**12/30/1999**	$440,300	$44,030	1,456	5//2.67	1975	2,439 SF	
.03Mi.	**5100 N MILLER RD**	**03/29/2021**	$440,300	$44,030	1,456	5//2.67	1975	2,441 SF	
.03Mi.	**5100 N MILLER RD**	**12/27/2016**	$398,000	$39,800	1,308	5//2	1975	2,152 SF	
.03Mi.	**5100 N MILLER RD**	**04/07/2020**	$461,100	$46,110	1,576	6//2.67	1975	2,435 SF	
.03Mi.	**5100 N MILLER RD**	**10/09/2024**	$476,600	$47,660	1,759	//3	1975	2,424 SF	
.03Mi.	**5100 N MILLER RD**	**04/17/2025**	$373,300	$37,330	1,172	5//2	1975	2,435 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	48.9 years old	Households:	9,274
Median Household Income:	$95,413	Households w/Family:	47%
Household Income Per Capita:	$61,132	Households w/Family Married:	34%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	10%

School District

School District Zone:	Scottsdale Unified District	Students:	20,682
Number of Schools:	30	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.84Mi.	**Laguna Elementary School** Number of Students: 369 Student-Teacher Ratio: 11.94	A-	Public	EE - 5
1.33Mi.	**Saguaro High School** Number of Students: 1,300 Student-Teacher Ratio: 18.52 Advanced Placement: Yes	A+	Public	9 - 12
4.44Mi.	**Cherokee Elementary School** Number of Students: 690 Student-Teacher Ratio: 17.69	A+	Public	EE - 5
1.28Mi.	**Mohave Middle School** Number of Students: 753 Student-Teacher Ratio: 13.82	B-	Public	6 - 8
1.18Mi.	**Kiva Elementary School** Number of Students: 609 Student-Teacher Ratio: 15.26	A+	Public	PK - 5

Flood Report

The Subject Property of **5100 N MILLER RD, SCOTTSDALE, AZ 85250-7736** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	139%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	143%	NOTABLY HIGHER
FORCIBLE RAPE	45%	SIGNIFICANTLY LOWER
MURDER	122%	HIGHER
OVERALL	141%	NOTABLY HIGHER

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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