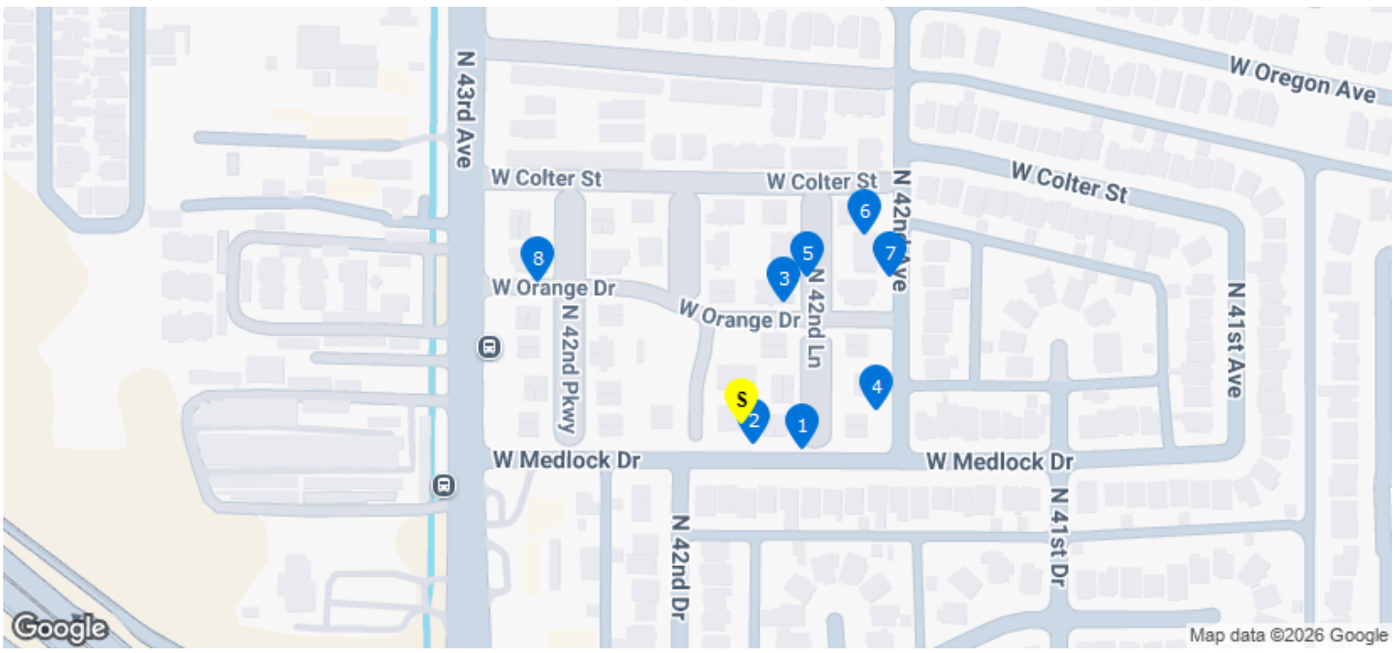
ICE SiteX Report

OrderID: 98798806

SiteX Property Information Report



Subject Property Location

5205 N 42ND DR, PHOENIX, AZ 85019-2405

County:	**MARICOPA AZ**	Census Tract:	1071.02
Property Use:	Condominium Unit (Residential)	Zoning:	M-H
Parcel Number:	145-27-651	Thomas Bros Pg-Grid:	657-G4

Valuation

Value:	**$161,000**	FSD:	11	Common Confidence Score:	69
Value Range:	$143,290 - $178,710	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	681300
Assd Land Value:		Market Land Value:	$31,200	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$125,100	Total Taxable Value:	$329
Total Assessed Value:	$15,630	Total Assessor Market Value:	$156,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 606 Subdivision: HALLCRAFT VILLAS WEST 5 Map Ref: MB 14441 Sec/Twnship/Range: SEC 15 TWN 2N RNG 2E
Abbreviated Description: HALLCRAFT VILLAS WEST FIVE TOG WITH AN UND 1/128 INT IN& TO GENERAL COM ELEMENTS

Property Characteristics

Lot Size:	824 SF	Bedrooms:		Pool:	
Building Area:	924 SF	Baths:	1	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Refrigeration
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/31/2026	Sales Price:	$211,961
Document #:	20260512594 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/29/2024	Sales Price:	N/A
Document #:	20240285086 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	04/09/2024	Loan Amount:	N/A
Document #:	20240182513 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/04/2024		
TD Due Date:	05/01/2054	Type Finance:	
Legal Description:			

Subdivision: HALLCRAFT VILLAS WEST FIVE Legal Unit: 606 Map Ref: MB 144 PG 41

Prior Transfer

Recording Date:	04/09/2024	Sales Price:	$207,500

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Document #:	20240182512 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	04/04/2024		
Document Type:	Deed		

Legal Description:
Subdivision: HALLCRAFT VILLAS WEST FIVE Legal Unit: 606 Map Ref: MB 144 PG 41

Mortgage Record

Recording Date:	05/24/2023	Loan Amount:	N/A
Document #:	20230270680 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	05/24/2023		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HALLCRAFT VILLAS WEST FIVE Legal Unit: 606 Map Ref: PG 483

Prior Transfer

Recording Date:	05/24/2023	Sales Price:	$570,000 Multiple Parcels Involved in this transaction
Document #:	20230270679 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/24/2023		
Document Type:	Deed		

Legal Description:
Subdivision: HALLCRAFT VILLAS WEST FIVE Legal Unit: 606 Map Ref: PG 483

Prior Transfer

Recording Date:	05/24/2023	Sales Price:	$155,000
Document #:	20230270361 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/20/2023		
Document Type:	Deed		

Legal Description:
Subdivision: HALLCRAFT VILLAS WEST FIVE Legal Unit: 606 Map Ref: MB 144 PG 41

Prior Transfer

Recording Date:	03/14/2023	Sales Price:	N/A
Document #:	20230128508 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/20/2023		
Document Type:	Deed		

Legal Description:
Subdivision: HALLCRAFT VILLAS WEST FIVE Legal Unit: 606 Map Ref: MB 144 PG 41

Prior Transfer

Recording Date:	10/30/2006	Sales Price:	N/A
Document #:	2006-1427311 BK-PG -	Type of Sale:	Forced Sale
Contract Date:	08/28/2006		
Document Type:	Deed		

Legal Description:
Subdivision: HALLCRAFT VILLAS EAST Legal Unit: 112 Map Ref: MAP141 PG11

Area Sales Analysis

Total Area Sales	$1,539,200	Median # of Bedrooms	
Median Lot Size	910 SF	Median # of Baths	1
Median Living Area	965 SF	Median Year Built	1972
Price Range - 2 Yrs	$157,000 to $217,700	Age Range	54 years to 54 years
Median Value	$196,500	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**4223 W PASADENA AVE** **PHOENIX, AZ 85019-2840**	07/24/2026	$335,000	$222	1512	5//2	1971	4,630 SF	
		APN: 145-27-139 Document #: 20260441399 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 13 Subdivision: TU-DOR ESTATES MapRef: MB 131 PG 47 Abbreviated Description: Lot:13 Subdivision:TU-DOR ESTATES Map Ref:MB 131 PG 47								
2	.14Mi.	**4223 W OREGON AVE** **PHOENIX, AZ 85019-2229**	07/28/2026	$362,000	$275	1315	6//2	2000	4,950 SF	
		APN: 145-08-941 Document #: 20260447521 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 47 Subdivision: MANDALAY MapRef: MB 534 PG 21 Abbreviated Description: Lot:47 Subdivision:MANDALAY Map Ref:MB 534 PG 21								
3	.17Mi.	**5046 N 41ST DR** **PHOENIX, AZ 85019-2822**	06/30/2026	$335,000	$222	1512	6//2	1971	5,554 SF	
		APN: 145-27-161 Document #: 20260392572 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 35 Subdivision: TU DOR ESTATES SUBDIVISION MapRef: MB 131 PG 47 Abbreviated Description: Lot:35 Subdivision:TU DOR ESTATES SUBDIVISION Map Ref:MB 131 PG 47								
4	.18Mi.	**4107 W WONDERVIEW RD** **PHOENIX, AZ 85019-2848**	08/24/2026	$195,000	$194	1005	//1	1972	2,413 SF	
		APN: 145-27-423 Document #: 20260499013 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 113 Subdivision: HALLCRAFT VILLAS WEST TWO MapRef: MB 136 PG 16 Abbreviated Description: Lot:113 Subdivision:HALLCRAFT VILLAS WEST TWO Map Ref:MB 136 PG 16								
5	.22Mi.	**4043 W WONDERVIEW RD** **PHOENIX, AZ 85019-2846**	06/29/2026	$189,000	$188	1005	//1	1972	1,755 SF	
		APN: 145-27-434 Document #: 20260388360 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential)								

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Legal: Lot: 124 Subdivision: HALLCRAFT VILLAS WEST TWO MapRef: MB 136 PG 16 Abbreviated Description: Lot:124 Subdivision:HALLCRAFT VILLAS WEST TWO Map Ref:MB 136 PG 16

6	.23Mi.	**4102 W OREGON AVE** **PHOENIX, AZ 85019-2224**	06/18/2026	$380,000	$238	1600	7//2	2000	5,030 SF	

APN: 145-08-904 Document #: 20260368868
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: MANDALAY MapRef: MB 534 PG 21 Abbreviated Description: Lot:10 Subdivision:MANDALAY Map Ref:MB 534 PG 21

7	.25Mi.	**4049 W READE AVE** **PHOENIX, AZ 85019-2880**	09/28/2026	$175,000	$189	924	//1	1972	1,869 SF	

APN: 145-27-364 Document #: 20260565426
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 54 Subdivision: HALLCRAFT VILLAS WEST MapRef: MB 136 PG 11 Abbreviated Description: Lot:54 Subdivision:HALLCRAFT VILLAS WEST Map Ref:MB 136 PG 11

8	.27Mi.	**5040 N 40TH AVE** **PHOENIX, AZ 85019-2875**	10/16/2026	$135,000	$146	924	//1	1972	1,638 SF	

APN: 145-27-458 Document #: 20260602885
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 147 Subdivision: HALLCRAFT VILLAS WEST THREE MapRef: MB 139 PG 20 Abbreviated Description: Lot:147 Subdivision:HALLCRAFT VILLAS WEST THREE Map Ref:MB 139 PG 20

9	.28Mi.	**4209 W MISSOURI AVE** **PHOENIX, AZ 85019-2032**	09/01/2026	$230,000	$115	1993	7//2.3	1969	8,198 SF	

APN: 145-08-642 Document #: 20260517418
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 346 Subdivision: WEST PLAZA TWENTY ONE MapRef: MB 113 PG 45 Abbreviated Description: Lot:346 Subdivision:WEST PLAZA TWENTY ONE Map Ref:MB 113 PG 45

10	.29Mi.	**4020 W OREGON AVE** **PHOENIX, AZ 85019-2220**	05/29/2026	$440,000	$275	1600	7//2	2000	5,062 SF	

APN: 145-08-896 Document #: 20260325033
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: TOWNHOUSE MANOR MapRef: MB 48 PG 26 Abbreviated Description: Lot:12 Block:2 Subdivision:TOWNHOUSE MANOR Map Ref:MB 48 PG 26

11	.3Mi.	**4017 W READE AVE** **PHOENIX, AZ 85019-2896**	09/02/2026	$165,000	$179	924	//1	1972	1,899 SF	

APN: 145-27-465 Document #: 20260519726
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 154 Subdivision: HALLCRAFT VILLAS WEST THREE MapRef: MB 139 PG 20 Abbreviated Description: Lot:154 Subdivision:HALLCRAFT VILLAS WEST THREE Map Ref:MB 139 PG 20

12	.32Mi.	**4311 W CAMELBACK RD** **PHOENIX, AZ 85031-1424**	07/13/2026	$2,584,615	$805	3211	//	2005	51,967 SF	

APN: 145-25-054 Document #: 20260416475
Document Type: Special Warranty Deed Price Code: A
Land Use: Fast Food Restaurant / Drive-thru
Legal: Lot: 2 Subdivision: HOME DEPOT WEST CAMELBACK MapRef: MB 567 PG 3 Abbreviated Description: Lot:2 Subdivision:HOME DEPOT WEST CAMELBACK Map Ref:MB 567 PG 3City/Muni/Twp:PHOENIX City/Muni/Twp: PHOENIX

13	.33Mi.	**4137 W LUKE AVE** **PHOENIX, AZ 85019-2014**	09/29/2026	$280,000	$143	1956	//2	1968	10,768 SF	

APN: 145-08-696 Document #: 20260568032
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 400 Subdivision: WEST PLAZA TWENTY - ONE MapRef: MB 113 PG 45 Abbreviated Description: Lot:400 Subdivision:WEST PLAZA TWENTY - ONE Map Ref:MB 113 PG 45

14	.33Mi.	**3932 W MEDLOCK DR** **PHOENIX, AZ 85019-2830**	05/27/2026	$945,000	$638	1482	6//1	1971	12,011 SF	

APN: 145-08-005V Document #: 20260318500
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: BILTMORE PARK UNIT TWO MapRef: MB 83 PG 1 Abbreviated Description: Lot:14 Subdivision:BILTMORE PARK UNIT TWO Map Ref:MB 83 PG 1

15	.37Mi.	**5030 N 39TH DR** **PHOENIX, AZ 85019-2850**	09/17/2026	$190,000	$100	1908	6//2	1959	7,658 SF	

APN: 145-26-018 Document #: 20260547830
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: GREENBRIAR ESTATES MapRef: MB 74 PG 11 Abbreviated Description: Lot:18 Subdivision:GREENBRIAR ESTATES Map Ref:MB 74 PG 11

16	.38Mi.	**3944 W CAMELBACK RD** **PHOENIX, AZ 85019-2893**	06/05/2026	$112,500	$122	924	//1	1972	2,126 SF	

APN: 145-27-506 Document #: 20260341975
Document Type: Special Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 195 Subdivision: HALLCRAFT VILLAS WEST THREE MapRef: MB 139 PG 20 Abbreviated Description: Lot:195 Subdivision:HALLCRAFT VILLAS WEST THREE Map Ref:MB 139 PG 20

17	.39Mi.	**5047 N 39TH DR** **PHOENIX, AZ 85019-2849**	07/24/2026	$330,000	$240	1373	6//2	1959	7,658 SF	

APN: 145-26-008 Document #: 20260440795
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: GREENBRIAR ESTATES UNIT I MapRef: MB 74 PG 11 Abbreviated Description: Lot:8 Subdivision:GREENBRIAR ESTATES UNIT I Map Ref:MB 74 PG 11

18	.4Mi.	**3936 W CAMELBACK RD** **PHOENIX, AZ 85019-2893**	07/16/2026	$139,000	$138	1005	//1	1972	2,034 SF	

APN: 145-27-511 Document #: 20260424932
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 200 Subdivision: HALLCRAFT VILLAS WEST THREE MapRef: MB 139 PG 20 Abbreviated Description: Lot:200 Subdivision:HALLCRAFT VILLAS WEST THREE Map Ref:MB 139 PG 20

19	.43Mi.	**4006 W MARIPOSA ST** **PHOENIX, AZ 85019-2917**	07/06/2026	$350,000	$216	1624	5//2	1959	6,643 SF	P

APN: 107-04-017 Document #: 20260400468
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential

ICE SiteX Report

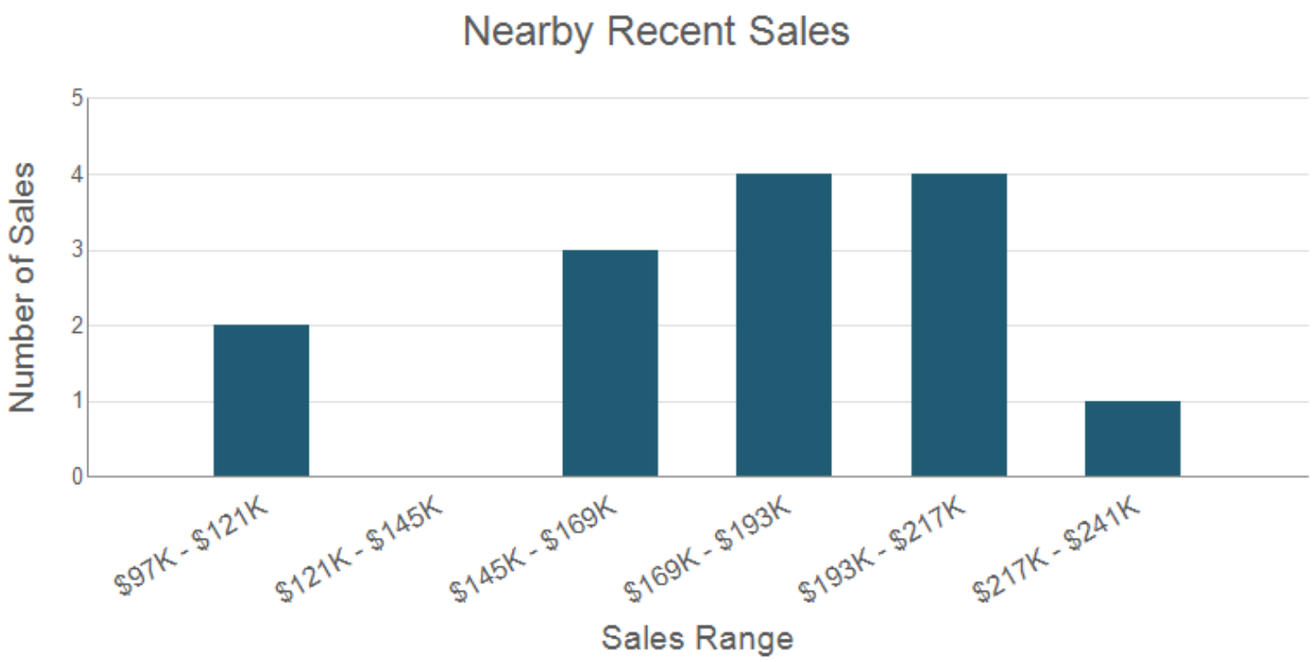
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Legal: Lot: 10 Subdivision: GREEN ACRES MapRef: MB 81 PG 14 Abbreviated Description: Lot:10 Subdivision:GREEN ACRES Map Ref:MB 81 PG 14

20	.43Mi.	**4117 W SAN JUAN AVE** **PHOENIX, AZ 85019-2007**	06/12/2026	$485,000	$209	2320	//3	1968	8,259 SF	P

APN: 145-08-727 Document #: 20260356541
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 431 Subdivision: WEST PLAZA TWENTYONE MapRef: MB 113 PG 45 Abbreviated Description: Lot:431 Subdivision:WEST PLAZA TWENTYONE Map Ref:MB 113 PG 45

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.

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.	**5205 N 42ND DR**	**04/09/2024**	$156,300	$15,630	924	//1	1972	824 SF	
0Mi.	**5207 N 42ND DR**	**08/14/2017**	$156,300	$15,630	924	//1	1972	845 SF	
.01Mi.	**5201 N 42ND DR**	**12/06/2021**	$156,300	$15,630	924	//1	1972	888 SF	
.01Mi.	**5203 N 42ND DR**	**04/15/2015**	$162,100	$16,210	1,005	//1	1972	923 SF	
.01Mi.	**5211 N 42ND DR**	**02/03/2017**	$156,300	$15,630	924	//1	1972	895 SF	
.01Mi.	**5213 N 42ND DR**	**05/17/2016**	$156,300	$15,630	924	//1	1972	877 SF	
.01Mi.	**5215 N 42ND DR**	**09/22/2006**	$162,100	$16,210	1,005	//1	1972	906 SF	
.02Mi.	**5217 N 42ND DR**	**10/28/2005**	$162,100	$16,210	1,005	//1	1972	929 SF	
.02Mi.	**5208 N 42ND LN**	**05/18/2000**	$156,300	$15,630	924	//1	1972	873 SF	
.02Mi.	**5204 N 42ND LN**	**07/11/2024**	$162,100	$16,210	1,005	//1	1972	897 SF	
.02Mi.	**5206 N 42ND DR**	**08/31/2015**	$156,300	$15,630	924	//1	1972	801 SF	
.02Mi.	**5212 N 42ND LN**	**08/15/2022**	$163,500	$16,350	1,005	//1	1972	961 SF	
.02Mi.	**5202 N 42ND DR**	**07/09/2021**	$156,300	$15,630	924	//1	1972	829 SF	
.02Mi.	**5206 N 42ND LN**	**08/10/2017**	$156,300	$15,630	924	//1	1972	920 SF	
.02Mi.	**5214 N 42ND LN**	**12/17/2014**	$162,100	$16,210	1,005	//1	1972	877 SF	
.02Mi.	**5202 N 42ND LN**	**06/23/2010**	$156,300	$15,630	924	//1	1972	931 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	29.2 years old	Households:	8,789
Median Household Income:	$56,350	Households w/Family:	68%
Household Income Per Capita:	$21,221	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Phoenix Union High School District	Students:	25,800
Number of Schools:	21	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.59Mi.	**Alhambra High School** Number of Students: 2,169 Student-Teacher Ratio: 19.9 Advanced Placement: Yes	D-	Public	9 - 12
0.51Mi.	**Sevilla Elementary School - East Campus** Number of Students: 717 Student-Teacher Ratio: 19.38	D+	Public	KG - 4
0.51Mi.	**Sevilla Elementary School - East Campus** Number of Students: 717 Student-Teacher Ratio: 19.38	D+	Public	KG - 4
0.42Mi.	**Sevilla Elementary School - West Campus** Number of Students: 666 Student-Teacher Ratio: 19.59	C	Public	5 - 8
0.42Mi.	**Sevilla Elementary School - West Campus** Number of Students: 666 Student-Teacher Ratio: 19.59	C	Public	5 - 8
0.59Mi.	**Alhambra High School** Number of Students: 2,169 Student-Teacher Ratio: 19.9 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **5205 N 42ND DR, PHOENIX, AZ 85019-2405** 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	130%	NOTABLY HIGHER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	120%	HIGHER
MURDER	106%	SIMILAR
OVERALL	96%	SIMILAR

Disaster Alerts

No alerts noted

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Data deemed reliable, but not guaranteed.
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