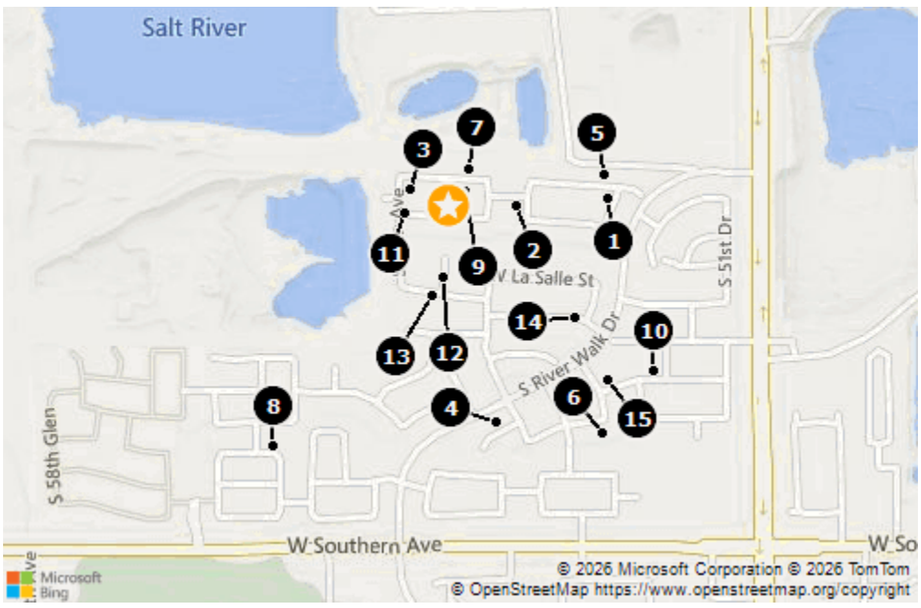
ICE SiteX Report

OrderID: 98359021

SiteX Property Information Report



Subject Property Location

5424 W GROVE ST, LAVEEN, AZ 85339-1500

County:	**MARICOPA AZ**	Census Tract:	040131125.142028
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	104-74-476	Thomas Bros Pg-Grid:	

Valuation

Value:	**$376,000**	FSD:	13	Common Confidence Score:	49
Value Range:	$327,120 - $424,880	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	591300
Assd Land Value:		Market Land Value:	$66,700	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$267,000	Total Taxable Value:	$1,920
Total Assessed Value:	$33,370	Total Assessor Market Value:	$333,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 130 Subdivision: RIVER WALK VILLAGES PHASE 2B Phase No: 2B Map Ref: MB 58047 Sec/Twnship/Range: SEC 29 TWN 1N RNG 2E
Abbreviated Description: RIVER WALK VILLAGES PHASE 2B MCR 580-47

Property Characteristics

Lot Size:	6,050 SF	Bedrooms:		Pool:	
Building Area:	1852 SF	Baths:	3.67	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/05/2025	Sales Price:	N/A
Document #:	20250326044 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 130 Subdivision: RIVER WALK VILLAGES PHASE 2B Phase No: 2B Map Ref: MB 58047 Sec/Twnship/Range: SEC 29 TWN 1N RNG 2E
Abbreviated Description: RIVER WALK VILLAGES PHASE 2B MCR 580-47

Prior Transfer

Recording Date:	06/05/2025	Sales Price:	N/A
Document #:	20250326044 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/11/2014		
Document Type:			

Legal Description:
Lot: 130 Subdivision: RIVER WALK VILLAGES PHASE 2B Map Ref: MB 580 PG 47
Abbreviated Description: PRIOR REF: 20140559543 08/22/2014

Prior Transfer

Recording Date:	11/14/2016	Sales Price:	$165,840
Document #:	2016-0839052 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	09/30/2016	Loan Amount:	N/A
Document #:	2016-0717917 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2046	Type Finance:	

Legal Description:
Lot: 130 Subdivision: RIVER WALK VILLAGES Phase No: 2B

Prior Transfer

Recording Date:	08/22/2014	Sales Price:	$168,900
Document #:	2014-0559543 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/11/2014		
Document Type:			

Legal Description:
Lot: 130 Subdivision: RIVER WALK VILLAGES Phase No: 2B Map Ref: MAP580 PG47

Prior Transfer

Recording Date:	07/02/2014	Sales Price:	$133,600
Document #:	2014-0436480 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/26/2014		
Document Type:			

Legal Description:
Lot: 130 Subdivision: RIVER WALK VILLAGES Phase No: 2B Map Ref: MAP580 PG47

Prior Transfer

Recording Date:	11/14/2013	Sales Price:	$231,014
Document #:	2013-0983805 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/25/2009	Sales Price:	$231,014
Document #:	2009-0791493 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/14/2008	Sales Price:	$218,431
Document #:	2008-0226133 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/13/2008	Loan Amount:	N/A
Document #:	2008-0125856 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2038	Type Finance:	

Legal Description:
Lot: 130 Subdivision: RIVER WALK VILLIAGES PHASE 2B

Prior Transfer

Recording Date:	01/26/2007	Sales Price:	$218,431
Document #:	2007-0106905 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/16/2007		
Document Type:			

Legal Description:
Lot: 130 Subdivision: RIVER WALK VILLAGES PHASE 2B Map Ref: MAP580 PG47

Prior Transfer

Recording Date:	01/26/2007	Sales Price:	N/A
Document #:	2007-0106904 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/16/2007		
Document Type:			

Legal Description:
Lot: 130 Subdivision: RIVER WALK VILLAGES PHASE 2B Map Ref: MAP580 PG47

Area Sales Analysis

Total Area Sales	$5,497,000	Median # of Bedrooms	
Median Lot Size	6,325 SF	Median # of Baths	2.67
Median Living Area	1,616 SF	Median Year Built	2006
Price Range - 2 Yrs	$260,000 to $517,000	Age Range	14 years to 24 years
Median Value	$380,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**5301 W GRENADINE RD LAVEEN, AZ 85339-2417**	07/21/2026	$390,000	$241	1616	5//2.67	2003	8,885 SF	Yes

APN: 104-74-175 Document #: 20260432118
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 167 Subdivision: RIVER WALK VILLAGES - PHASE I MapRef: MB 543 PG 26 Abbreviated Description: Lot:167 Subdivision:RIVER WALK VILLAGES - PHASE I Map Ref:MB 543 PG 26

2	.09Mi.	**5304 S 53RD LN LAVEEN, AZ 85339-1518**	06/30/2026	$396,000	$247	1597	//2.67	2006	7,444 SF	

APN: 104-74-486 Document #: 20260390037
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 140 Subdivision: RIVER WALK VILLAGES PHASE 2B MapRef: MB 580 PG 47 Abbreviated Description: Lot:140 Subdivision:RIVER WALK VILLAGES PHASE 2B Map Ref:MB 580 PG 47

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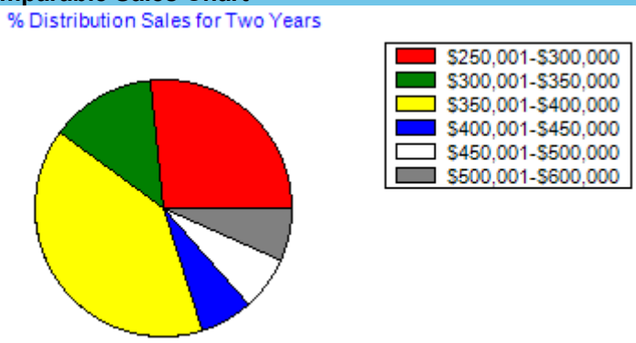
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3	.06Mi.	**5443 W GRENADINE RD** **LAVEEN, AZ 85339-1503**	04/03/2026	$295,000	$188	1564	//2.33	2006	6,050 SF	
	APN: 104-74-470 Document #: 20260198480 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 124 Subdivision: RIVER WALK VILLAGES PHASES 2B MapRef: MB 580 PG 47 Abbreviated Description: Lot:124 Subdivision:RIVER WALK VILLAGES PHASES 2B Map Ref:MB 580 PG 47									
4	.3Mi.	**5350 W PECAN RD** **LAVEEN, AZ 85339-2456**	03/30/2026	$360,000	$316	1138	5//2	2003	5,040 SF	
	APN: 104-74-298 Document #: 20260183707 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 290 Subdivision: RIVER WALK VILLAGES PHASE I MapRef: MB 543 PG 26 Abbreviated Description: Lot:290 Subdivision:RIVER WALK VILLAGES PHASE I Map Ref:MB 543 PG 26									
5	.21Mi.	**5306 W GRENADINE RD** **LAVEEN, AZ 85339-2416**	03/24/2026	$310,000	$166	1866	7//3.33	2002	6,325 SF	
	APN: 104-74-195 Document #: 20260168901 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 187 Subdivision: RIVER WALK VILLAGES PHASE 1 MapRef: MB 543 PG 26 Abbreviated Description: Lot:187 Subdivision:RIVER WALK VILLAGES PHASE 1 Map Ref:MB 543 PG 26									
6	.37Mi.	**5305 W PECAN RD** **LAVEEN, AZ 85339-2457**	03/17/2026	$381,000	$243	1564	6//2.33	2003	5,663 SF	
	APN: 104-74-283 Document #: 20260154564 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 275 Subdivision: RIVER WALK VILLAGE PHASE I MapRef: MB 543 PG 26 Abbreviated Description: Lot:275 Subdivision:RIVER WALK VILLAGE PHASE I Map Ref:MB 543 PG 26									
7	.06Mi.	**5414 W GRENADINE RD** **LAVEEN, AZ 85339-1502**	03/13/2026	$480,000	$259	1852	//3.67	2006	6,325 SF	Yes
	APN: 104-74-455 Document #: 20260147725 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 99 Subdivision: RIVER WALK VILLAGES PHASE 2B MapRef: MB 580 PG 47 Abbreviated Description: Lot:99 Subdivision:RIVER WALK VILLAGES PHASE 2B Map Ref:MB 580 PG 47									
8	.4Mi.	**5616 W HIDALGO AVE** **LAVEEN, AZ 85339-5155**	02/25/2026	$517,000	$192	2682	//3.33	2012	8,814 SF	
	APN: 104-73-457 Document #: 20260108890 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Subdivision: RIVERWALK VILLAGES - PHASE III Phase No: III MapRef: MB 1101 PG 46 Abbreviated Description: Lot:25 Subdivision:RIVERWALK VILLAGES - PHASE III Phase No:III Map Ref:MB 1101 PG 46									
9	.03Mi.	**5415 W GRENADINE RD** **LAVEEN, AZ 85339-1503**	02/13/2026	$260,000	$140	1852	//3.67	2006	6,050 SF	
	APN: 104-74-463 Document #: 20260085810 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 117 Subdivision: RIVER WALK VILLAGES PHASE 2B MapRef: MB 580 PG 47 Abbreviated Description: Lot:117 Subdivision:RIVER WALK VILLAGES PHASE 2B Map Ref:MB 580 PG 47									
10	.36Mi.	**5206 W FRAKTUR RD** **LAVEEN, AZ 85339-2463**	01/12/2026	$265,000	$181	1464	7//2.67	2002	5,040 SF	
	APN: 104-74-248 Document #: 20260017573 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 240 Subdivision: RIVER WALK VILLAGES PHASE I MapRef: MB 543 PG 26 Abbreviated Description: Lot:240 Subdivision:RIVER WALK VILLAGES PHASE I Map Ref:MB 543 PG 26									
11	.05Mi.	**5444 W GROVE ST** **LAVEEN, AZ 85339-1500**	01/09/2026	$300,000	$191	1564	//2.33	2006	6,050 SF	
	APN: 104-74-471 Document #: 20260014502 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 125 Subdivision: RIVER WALK VILLAGES PHASE 2B MapRef: MB 580 PG 47 Abbreviated Description: Lot:125 Subdivision:RIVER WALK VILLAGES PHASE 2B Map Ref:MB 580 PG 47									
12	.1Mi.	**5410 S 54TH LN** **LAVEEN, AZ 85339-1523**	12/17/2025	$393,000	$179	2193	//2.67	2006	11,385 SF	Yes
	APN: 104-74-504 Document #: 20250727103 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 158 Subdivision: RIVER WALK VILLAGES PHASE 2B MapRef: DOC 2004-13137017 Abbreviated Description: Lot:158 Subdivision:RIVER WALK VILLAGES PHASE 2B Map Ref:DOC 2004-13137017									
13	.13Mi.	**5423 W BOWKER ST** **LAVEEN, AZ 85339-1512**	11/17/2025	$420,000	$167	2513	//3	2006	8,789 SF	
	APN: 104-74-430 Document #: 20250663733 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 84 Subdivision: RIVER WALK VILLAGES PHASE 2B MapRef: MB 580 PG 47 Abbreviated Description: Lot:84 Subdivision:RIVER WALK VILLAGES PHASE 2B Map Ref:MB 580 PG 47									
14	.23Mi.	**5302 W BOWKER ST** **LAVEEN, AZ 85339-2423**	11/17/2025	$350,000	$192	1816	5//2.67	2004	9,030 SF	Yes
	APN: 104-74-151 Document #: 20250665336 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 143 Subdivision: RIVER WALK VILLAGES PHASE I MapRef: MB 543 PG 26 Abbreviated Description: Lot:143 Subdivision:RIVER WALK VILLAGES PHASE I Map Ref:MB 543 PG 26									
15	.32Mi.	**5613 S 53RD AVE** **LAVEEN, AZ 85339-2407**	09/09/2025	$380,000	$242	1564	6//2.33	2002	7,949 SF	
	APN: 104-74-242 Document #: 20250520080 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 234 Subdivision: RIVER WALK VILLAGES PHASE I MapRef: MB 543 PG 26 Abbreviated Description: Lot:234 Subdivision:RIVER WALK VILLAGES PHASE I Map Ref:MB 543 PG 26									

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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.	**5424 W GROVE ST**	**06/05/2025**	$333,700	$33,370	1,852	//3.67	2006	6,050 SF	
.01Mi.	**5428 W GROVE ST**	**04/14/2017**	$315,600	$31,560	1,564	//2.33	2006	6,050 SF	
.01Mi.	**5420 W GROVE ST**	**12/09/2021**	$333,700	$33,370	1,852	//3.67	2006	6,050 SF	
.02Mi.	**5432 W GROVE ST**	**07/30/2014**	$315,600	$31,560	1,564	//2.33	2006	6,050 SF	
.02Mi.	**5416 W GROVE ST**	**10/04/2006**	$315,600	$31,560	1,564	//2.33	2006	6,050 SF	
.02Mi.	**5423 W GRENADINE RD**	**04/30/2019**	$296,800	$29,680	1,315	//2.33	2006	6,050 SF	
.02Mi.	**5427 W GRENADINE RD**	**04/10/2018**	$333,700	$33,370	1,852	//3.67	2006	6,050 SF	
.02Mi.	**5419 W GRENADINE RD**	**10/07/2020**	$352,000	$35,200	1,852	//3.67	2006	6,050 SF	Yes
.03Mi.	**5431 W GRENADINE RD**	**09/25/2006**	$354,600	$35,460	1,852	//3.67	2006	6,050 SF	Yes
.03Mi.	**5415 W GRENADINE RD**	**05/21/2015**	$333,700	$33,370	1,852	//3.67	2006	6,050 SF	
.03Mi.	**5421 W GROVE ST**	**09/15/2017**	$317,700	$31,770	1,564	//2.33	2006	6,325 SF	
.03Mi.	**5412 W GROVE ST**	**08/16/2022**	$333,700	$33,370	1,852	//3.67	2006	6,050 SF	
.03Mi.	**5436 W GROVE ST**	**12/13/2024**	$333,700	$33,370	1,852	//3.67	2006	6,050 SF	
.03Mi.	**5425 W GROVE ST**	**10/18/2010**	$357,500	$35,750	1,852	//3.67	2006	6,325 SF	Yes
.03Mi.	**5417 W GROVE ST**	**06/17/2022**	$317,700	$31,770	1,564	//2.33	2006	6,325 SF	
.04Mi.	**5429 W GROVE ST**	**08/30/2017**	$381,300	$38,130	2,692	//3.67	2006	6,325 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	31.7 years old	Households:	15,466
Median Household Income:	$88,978	Households w/Family:	80%
Household Income Per Capita:	$33,132	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	47%

School District

School District Zone:	Laveen Elementary District	Students:	8,111
Number of Schools:	10	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.64Mi.	**Vista del Sur Accelerated Academy** Number of Students: 893 Student-Teacher Ratio: 19.88	A+	Public	PK - 8
2.15Mi.	**Paseo Pointe School** Number of Students: 988 Student-Teacher Ratio: 19.97	B+	Public	PK - 8
2.15Mi.	**Paseo Pointe School** Number of Students: 988 Student-Teacher Ratio: 19.97	B+	Public	PK - 8
2.01Mi.	**Maurice C. Cash Elementary School** Number of Students: 714 Student-Teacher Ratio: 17.07	C+	Public	PK - 8
2.01Mi.	**Maurice C. Cash Elementary School** Number of Students: 714 Student-Teacher Ratio: 17.07	C+	Public	PK - 8
2.27Mi.	**Cheatham Elementary School** Number of Students: 758	C	Public	KG - 8

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Student-Teacher Ratio: 16.73				
2.42Mi. **Trailside Point Performing Arts Academy** Number of Students: 863 Student-Teacher Ratio: 16.98		C+	Public	KG - 8
1.27Mi. **Rogers Ranch School** Number of Students: 997 Student-Teacher Ratio: 20.63		C	Public	KG - 8
1.27Mi. **Rogers Ranch School** Number of Students: 997 Student-Teacher Ratio: 20.63		C	Public	KG - 8
3.92Mi. **Estrella Foothills Global Academy** Number of Students: 984 Student-Teacher Ratio: 19.56		C	Public	KG - 8
3.92Mi. **Estrella Foothills Global Academy** Number of Students: 984 Student-Teacher Ratio: 19.56		C	Public	KG - 8
2.42Mi. **Trailside Point Performing Arts Academy** Number of Students: 863 Student-Teacher Ratio: 16.98		C+	Public	KG - 8
2.50Mi. **Desert Meadows School** Number of Students: 1,020 Student-Teacher Ratio: 18.06		B-	Public	PK - 8
3.28Mi. **Laveen Elementary School** Number of Students: 894 Student-Teacher Ratio: 15.03		C-	Public	PK - 8
3.28Mi. **Laveen Elementary School** Number of Students: 894 Student-Teacher Ratio: 15.03		C-	Public	PK - 8
2.50Mi. **Desert Meadows School** Number of Students: 1,020 Student-Teacher Ratio: 18.06		B-	Public	PK - 8
2.64Mi. **Vista del Sur Accelerated Academy** Number of Students: 893 Student-Teacher Ratio: 19.88		A+	Public	PK - 8
2.27Mi. **Cheatham Elementary School** Number of Students: 758 Student-Teacher Ratio: 16.73		C	Public	KG - 8
1.92Mi. **Betty H. Fairfax High School** Number of Students: 2,014 Student-Teacher Ratio: 22.33 Advanced Placement: Yes		D+	Public	9 - 12
1.92Mi. **Betty H. Fairfax High School** Number of Students: 2,014 Student-Teacher Ratio: 22.33 Advanced Placement: Yes		D+	Public	9 - 12

Flood Report

The Subject Property of **5424 W GROVE ST, LAVEEN, AZ 85339-1500** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	52%	NOTABLY LOWER
BURGLARY	46%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	23%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	100%	SIMILAR
MURDER	62%	NOTABLY LOWER
OVERALL	52%	NOTABLY LOWER

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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