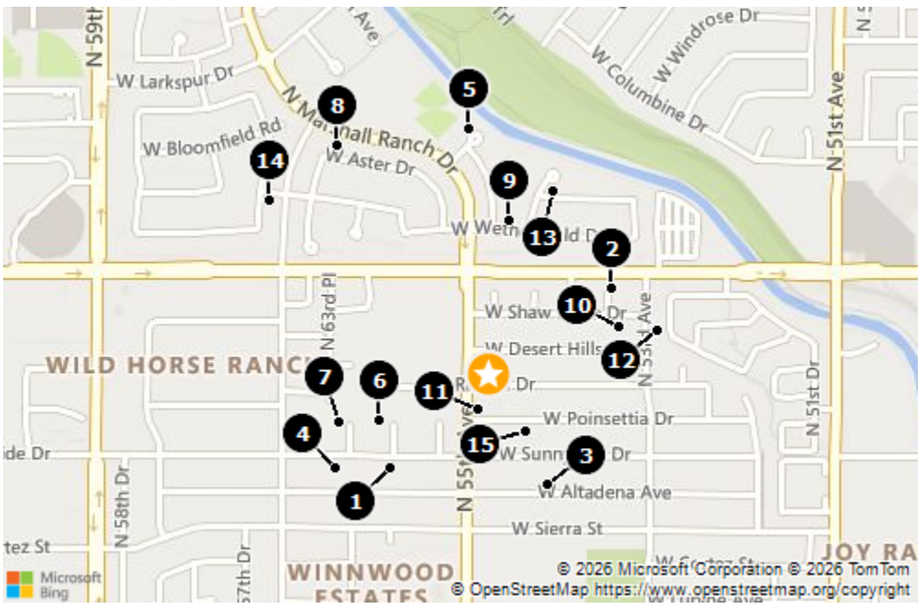
ICE SiteX Report

OrderID: 98190784

SiteX Property Information Report



Subject Property Location

5444 W RIVIERA DR, GLENDALE, AZ 85304-2726

County:	**MARICOPA AZ**	Census Tract:	040131042.212014
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	148-27-385	Thomas Bros Pg-Grid:	577-7E

Valuation

Value:	**$488,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$444,080 - $531,920	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	110700
Assd Land Value:		Market Land Value:	$72,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$288,200	Total Taxable Value:	$1,229
Total Assessed Value:	$36,020	Total Assessor Market Value:	$360,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 150 Subdivision: MARLBOROUGH COUNTRY METRO UNIT 3 Legal Unit: 3 Map Ref: MB 19741 Sec/Twnship/Range: SEC 20 TWN 3N RNG 2E
Abbreviated Description: MARLBOROUGH COUNTRY METRO UNIT THREE MCR 197-41

Property Characteristics

Lot Size:	6,408 SF	Bedrooms:		Pool:	Yes
Building Area:	2178 SF	Baths:	3	Fireplace:	
Year Built:	1983	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/16/2025	Sales Price:	N/A
Document #:	20250533392 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/09/2024	Sales Price:	N/A
Document #:	20240245444 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/19/2024	Loan Amount:	N/A
Document #:	20240205109 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2054	Type Finance:	
Legal Description:			

Lot: 150 Subdivision: MARLBOROUGH COUNTRY METRO UNIT THREE

Prior Transfer

Recording Date:	07/27/2023	Sales Price:	N/A
Document #:	20230391854 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	07/06/2023	Sales Price:	$490,000
Document #:	20230352026 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 150 Subdivision: MARLBOROUGH COUNTRY METRO UNIT 3 Legal Unit: 3 Map Ref: MB 19741 Sec/Twnship/Range: SEC 20 TWN 3N RNG 2E
Abbreviated Description: MARLBOROUGH COUNTRY METRO UNIT THREE MCR 197-41

Prior Transfer

Recording Date:	07/06/2023	Sales Price:	$490,000
Document #:	20230352026 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/03/2023		
Document Type:			

Legal Description:
Lot: 150 Subdivision: MARLBOROUGH COUNTRY METRO UNIT THREE Map Ref: MB 197 PG 41

Prior Transfer

Recording Date:	07/06/2023	Sales Price:	N/A
Document #:	20230352025 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/29/2023		
Document Type:			

Legal Description:
Lot: 150 Subdivision: MARLBOROUGH COUNTRY METRO UNIT THREE Map Ref: MB 197 PG 41

Prior Transfer

Recording Date:	01/06/2021	Sales Price:	$166,500
Document #:	2021-0014422 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/22/2020	Loan Amount:	N/A
Document #:	20201262848 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 150 Subdivision: MARLBOROUGH COUNTRY METRO UNIT THREE

Prior Transfer

Recording Date:	07/22/2020	Sales Price:	N/A
Document #:	20200658468 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/20/2020		
Document Type:			

Legal Description:
Lot: 150 Subdivision: MARLBOROUGH COUNTRY METRO UNIT THREE Map Ref: MB 197 PG 41

Prior Transfer

Recording Date:	05/15/2017	Sales Price:	$166,500
Document #:	2017-0348508 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2016	Sales Price:	$166,500
Document #:	2016-0556810 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/18/2014	Sales Price:	$155,900
Document #:	2014-0760083 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/29/2014	Loan Amount:	N/A
Document #:	2014-0716291 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2044	Type Finance:	

Legal Description:
Lot: 150 Subdivision: MARLBOROUGH COUNTRY METRO Legal Unit: 3

Prior Transfer

Recording Date:	10/20/2010	Sales Price:	$158,000
Document #:	2010-0918312 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/12/2010		
Document Type:			

Legal Description:
Lot: 150 Subdivision: MARLBOROUGH COUNTRY METRO UNIT THREE Map Ref: MAP197 PG41

Prior Transfer

Recording Date:	06/29/2009	Sales Price:	$135,200
Document #:	2009-0592100 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/30/2003	Loan Amount:	N/A
Document #:	2003-1512029 BK-PG -	Loan Type:	Credit Line (Revolving)

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TD Due Date:		Type Finance:	

Legal Description:
Lot: 150 Subdivision: MARBROUGH COUNTRY METRO UNIT THREE

Mortgage Record

Recording Date:	10/30/2003	Loan Amount:	N/A
Document #:	2003-1512028 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 150 Subdivision: MARLBROUGH COUNTRY METRO UNIT THREE

Prior Transfer

Recording Date:	08/19/1994	Sales Price:	$96,514
Document #:	94-0624930 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/19/1994		
Document Type:			

Legal Description:
Lot: 150 Subdivision: MARLBOROUGH COUNTRY UNIT 3 Map Ref: MAP197 PG41

Prior Transfer

Recording Date:	09/14/1993	Sales Price:	N/A
Document #:	93619957 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$7,211,400	Median # of Bedrooms	
Median Lot Size	7,649 SF	Median # of Baths	3
Median Living Area	2,145 SF	Median Year Built	1988
Price Range - 2 Yrs	$115,000 to $840,000	Age Range	29 years to 48 years
Median Value	$475,000	Median Age	38 years

Comparable Sales Data

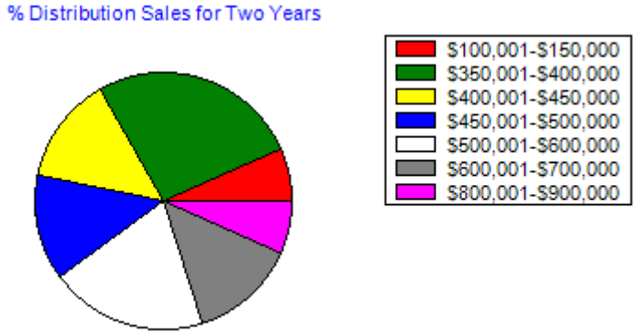
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**5545 W SUNNYSIDE DR** **GLENDALE, AZ 85304-2610**	07/31/2026	$375,000	$229	1632	6//2	1978	6,612 SF	
		APN: 148-28-360 Document #: 20260455813 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Subdivision: WINNWOOD ESTATES MapRef: MB 193 PG 48 Abbreviated Description: Lot:8 Subdivision:WINNWOOD ESTATES Map Ref:MB 193 PG 48								
2	.21Mi.	**5318 W SHAW BUTTE DR** **GLENDALE, AZ 85304-2728**	06/17/2026	$440,000	$242	1817	7//2.33	1980	12,362 SF	Yes
		APN: 148-27-446 Document #: 20260364380 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 211 Subdivision: MARLBOROUGH COUNTRY METRO UNIT THREE MapRef: MB 197 PG 41 Abbreviated Description: Lot:211 Subdivision:MARLBOROUGH COUNTRY METRO UNIT THREE Map Ref:MB 197 PG 41								
3	.17Mi.	**5410 W ALTADENA AVE** **GLENDALE, AZ 85304-3409**	06/17/2026	$390,000	$273	1428	6//2	1979	7,375 SF	
		APN: 148-27-209 Document #: 20260364874 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 206 Subdivision: PARKVIEW WEST UNIT TWO MapRef: MB 194 PG 7 Abbreviated Description: Lot:206 Subdivision:PARKVIEW WEST UNIT TWO Map Ref:MB 194 PG 7								
4	.24Mi.	**5625 W SUNNYSIDE DR** **GLENDALE, AZ 85304-2611**	06/08/2026	$364,000	$305	1192	6//2.33	1988	6,551 SF	
		APN: 148-28-366 Document #: 20260345439 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: WINNWOOD ESTATES UNIT ONE MapRef: MB 193 PG 48 Abbreviated Description: Lot:14 Subdivision:WINNWOOD ESTATES UNIT ONE Map Ref:MB 193 PG 48								
5	.34Mi.	**5450 W DAHLIA DR** **GLENDALE, AZ 85304-1964**	05/29/2026	$530,000	$180	2934	//3.67	1991	10,433 SF	Yes
		APN: 200-39-235 Document #: 20260324615 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 72 Subdivision: ESTATES AT MARSHALL RANCH MapRef: MB 332 PG 3 Abbreviated Description: Lot:72 Subdivision:ESTATES AT MARSHALL RANCH Map Ref:MB 332 PG 3								
6	.16Mi.	**11818 N 56TH AVE** **GLENDALE, AZ 85304-2623**	05/20/2026	$610,000	$231	2639	7//3.33	1994	22,307 SF	
		APN: 148-28-505 Document #: 20260304362 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Subdivision: UNIVERSITY MEADOWS MapRef: MB 325 PG 11 Abbreviated Description: Lot:7 Subdivision:UNIVERSITY MEADOWS Map Ref:MB 325 PG 11								
7	.21Mi.	**11814 N 56TH DR** **GLENDALE, AZ 85304-2621**	04/30/2026	$840,000	$236	3545	8//4	1997	21,436 SF	Yes
		APN: 148-28-509 Document #: 20260259524 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Subdivision: UNIVERSITY MEADOWS MapRef: MB 325 PG 11 Abbreviated Description: Lot:11 Subdivision:UNIVERSITY MEADOWS Map Ref:MB 325 PG 11								
8	.37Mi.	**5622 W ASTER DR** **GLENDALE, AZ 85304-1804**	04/15/2026	$565,000	$192	2942	//4	1992	8,847 SF	Yes
		APN: 200-39-320 Document #: 20260223157 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: MISSION GROVES II AT MARSHALL RANCH MapRef: MB 342 PG 8 Abbreviated Description: Lot:17 Subdivision:MISSION GROVES II AT MARSHALL RANCH Map Ref:MB 342 PG 8								
9	.21Mi.	**5428 W WETHERSFIELD DR**	04/07/2026	$485,000	$226	2145	9//3	1991	7,649 SF	Yes

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		GLENDALE, AZ 85304-1949								
	APN: 200-39-222 Document #: 20260204621 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Subdivision: ESTATES AT MARSHALL RANCH MapRef: MB 332 PG 3 Abbreviated Description: Lot:59 Subdivision:ESTATES AT MARSHALL RANCH Map Ref:MB 332 PG 3									
10	.19Mi.	**5315 W SHAW BUTTE DR**	03/30/2026	$475,000	$211	2243	//3.33	1984	6,403 SF	Yes
		GLENDALE, AZ 85304-2727								
	APN: 148-27-438 Document #: 20260183676 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 203 Subdivision: MARLBOROUGH COUNTRY METRO UNIT THREE MapRef: MB 197 PG 41 Abbreviated Description: Lot:203 Subdivision:MARLBOROUGH COUNTRY METRO UNIT THREE Map Ref:MB 197 PG 41									
11	.09Mi.	**5401 W RIVIERA DR**	03/26/2026	$440,000	$241	1824	7//2.33	1981	6,795 SF	
		GLENDALE, AZ 85304-2725								
	APN: 148-27-359 Document #: 20260175946 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 124 Subdivision: MARLBOROUGH COUNTRY METRO UNIT THREE MapRef: MB 197 PG 41 Abbreviated Description: Lot:124 Subdivision:MARLBOROUGH COUNTRY METRO UNIT THREE Map Ref:MB 197 PG 41									
12	.23Mi.	**12031 N 53RD AVE**	03/06/2026	$390,000	$252	1542	6//2.33	1984	6,617 SF	
		GLENDALE, AZ 85304-2708								
	APN: 148-27-241 Document #: 20260132058 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: MARLBOROUGH COUNTRY METRO UNIT THREE MapRef: MB 197 PG 41 Abbreviated Description: Lot:6 Subdivision:MARLBOROUGH COUNTRY METRO UNIT THREE Map Ref:MB 197 PG 41									
13	.27Mi.	**12407 N 54TH AVE**	02/27/2026	$669,900	$221	3024	//3.67	1990	11,892 SF	Yes
		GLENDALE, AZ 85304-1960								
	APN: 200-39-193 Document #: 20260113675 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 30 Subdivision: ESTATES AT MARSHALL RANCH MapRef: MB 332 PG 3 Abbreviated Description: Lot:30 Subdivision:ESTATES AT MARSHALL RANCH Map Ref:MB 332 PG 3									
14	.38Mi.	**12327 N 57TH DR**	12/05/2025	$522,500	$226	2306	8//3	1995	9,400 SF	
		GLENDALE, AZ 85304-1846								
	APN: 200-39-397 Document #: 20250704214 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 92 Subdivision: MISSION GROVES III AT MARSHALL RANCH MapRef: MB 380 PG 8 Abbreviated Description: Lot:92 Subdivision:MISSION GROVES III AT MARSHALL RANCH Map Ref:MB 380 PG 8									
15	.09Mi.	**5421 W POINSETTIA DR**	11/25/2025	$115,000	$61	1862	7//2.33	1980	6,390 SF	
		GLENDALE, AZ 85304-2718								
	APN: 148-27-320 Document #: 20250682208 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 85 Subdivision: MARLBOROUGH COUNTY METRO UNIT THREE MapRef: MB 197 PG 41 Abbreviated Description: Lot:85 Subdivision:MARLBOROUGH COUNTY METRO UNIT THREE Map Ref:MB 197 PG 41									

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.

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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.	**5444 W RIVIERA DR**	**07/06/2023**	$360,200	$36,020	2,178	//3	1983	6,408 SF	Yes
.01Mi.	**5438 W RIVIERA DR**	**06/01/2020**	$309,500	$30,950	1,543	6//2.33	1983	6,818 SF	
.01Mi.	**5450 W RIVIERA DR**	**01/30/2023**	$385,100	$38,510	2,243	//3.33	1983	8,660 SF	Yes
.02Mi.	**5445 W DESERT HILLS DR**	**08/10/2022**	$368,800	$36,880	2,243	//3.33	1983	6,395 SF	Yes
.02Mi.	**5439 W DESERT HILLS DR**	**11/08/2022**	$296,600	$29,660	1,338	6//2.33	1984	6,872 SF	
.02Mi.	**5451 W DESERT HILLS DR**	**03/03/2025**	$347,700	$34,770	1,824	7//2.33	1983	8,586 SF	Yes
.02Mi.	**5432 W RIVIERA DR**	**04/12/2023**	$366,500	$36,650	2,243	//3.33	1983	6,403 SF	Yes
.03Mi.	**5443 W RIVIERA DR**	**01/16/2024**	$307,700	$30,770	1,543	6//2.33	1981	6,770 SF	
.03Mi.	**5433 W DESERT HILLS DR**	**08/15/2002**	$366,300	$36,630	2,242	//3.33	1983	6,395 SF	Yes
.03Mi.	**5437 W RIVIERA DR**	**08/08/2022**	$340,000	$34,000	1,824	7//2.33	1981	6,965 SF	Yes
.03Mi.	**5449 W RIVIERA DR**	**11/25/2015**	$376,700	$37,670	2,243	//3.33	1981	8,594 SF	Yes
.04Mi.	**5426 W RIVIERA DR**	**01/22/2024**	$326,000	$32,600	1,649	7//2.33	1983	6,800 SF	Yes
.04Mi.	**5431 W RIVIERA DR**	**07/09/2019**	$349,300	$34,930	2,243	//3.33	1981	6,395 SF	
.04Mi.	**5427 W DESERT HILLS DR**	**10/21/1983**	$323,600	$32,360	1,824	7//2.33	1983	6,795 SF	
.05Mi.	**5425 W RIVIERA DR**	**01/29/2024**	$323,100	$32,310	1,824	7//2.33	1981	6,795 SF	
.05Mi.	**5446 W DESERT HILLS DR**	**08/12/2024**	$367,200	$36,720	2,243	//3.33	1984	6,390 SF	Yes

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.9 years old	Households:	10,232
Median Household Income:	$81,451	Households w/Family:	71%
Household Income Per Capita:	$36,255	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Peoria Unified School District	Students:	34,436
Number of Schools:	44	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.28Mi.	**Desert Palms Elementary School** Number of Students: 373 Student-Teacher Ratio: 14.46	B-	Public	PK - 8
0.93Mi.	**Ironwood High School** Number of Students: 1,804 Student-Teacher Ratio: 20.09 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **5444 W RIVIERA DR, GLENDALE, AZ 85304-2726** 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	102%	SIMILAR
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	52%	NOTABLY LOWER
FORCIBLE RAPE	118%	HIGHER
MURDER	58%	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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