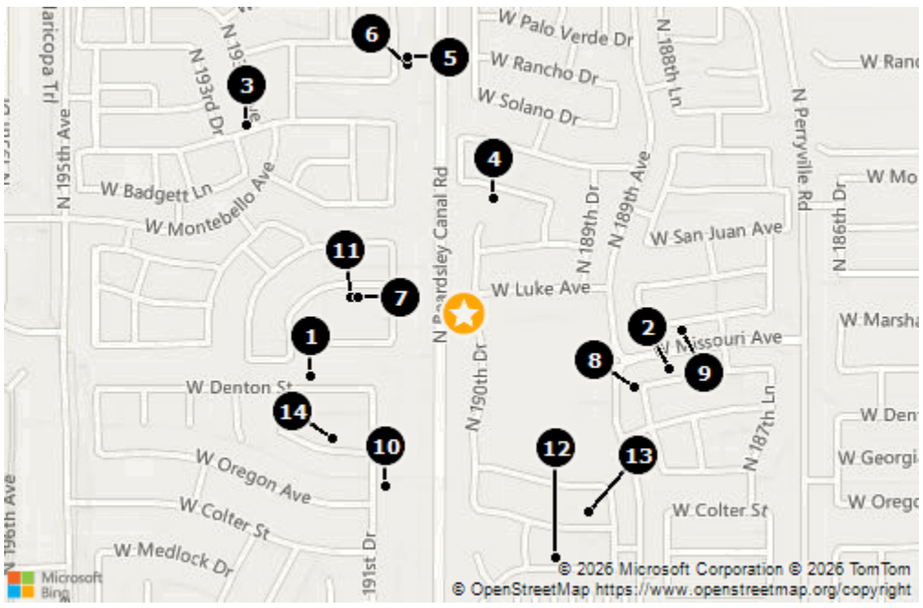
ICE SiteX Report

OrderID: 98655524

SiteX Property Information Report



Subject Property Location

5524 N 190TH DR, LITCHFIELD PARK, AZ 85340-0087

County:	**MARICOPA AZ**	Census Tract:	040130610.454033
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	502-28-789	Thomas Bros Pg-Grid:	

Valuation

Value:	**$590,000**	FSD:	13	Common Confidence Score:	48
Value Range:	$513,300 - $666,700	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	790005
Assd Land Value:		Market Land Value:	$91,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$366,400	Total Taxable Value:	$2,853
Total Assessed Value:	$45,800	Total Assessor Market Value:	$458,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 81 Subdivision: ZANJERO TRAILS INFRASTRUCTURE PHASE 1A & Phase No: 1A,1B Map Ref: MB 129707 Sec/Twnship/Range: SEC 16 TWN 2N RNG 2W

Abbreviated Description: ZANJERO TRAILS 1A AND 1B PARCEL 35B REPLAT

Property Characteristics

Lot Size:	9,053 SF	Bedrooms:		Pool:	
Building Area:	2231 SF	Baths:	3.33	Fireplace:	
Year Built:	2018	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:	1	Number of Cars:	3	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/03/2025	Sales Price:	$512,441
Document #:	20250112919 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/16/2024	Sales Price:	N/A
Document #:	20240195656 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/12/2024	Loan Amount:	N/A
Document #:	20240192251 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2054	Type Finance:	
Legal Description:			

Lot: 81 Subdivision: ZANJERO TRAILS INFRUSTRUCTURE PLAT ZANJERO TRAILS

Mortgage Record

Recording Date:	08/09/2021	Loan Amount:	N/A
Document #:	20210855782 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2051	Type Finance:	

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Legal Description:
Lot: 81 Subdivision: ZANJERO TRAILS INFRUSTRUCTURE PLAT ZANJERO TRAILS

Prior Transfer

Recording Date:	04/21/2020	Sales Price:	N/A
Document #:	20200338661 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 81 Subdivision: ZANJERO TRAILS INFRASTRUCTURE PHASE 1A & Phase No: 1A,1B Map Ref: MB 129707 Sec/Twnship/Range: SEC 16 TWN 2N RNG 2W
Abbreviated Description: ZANJERO TRAILS 1A AND 1B PARCEL 35B REPLAT

Prior Transfer

Recording Date:	04/21/2020	Sales Price:	N/A
Document #:	20200338661 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/15/2020		
Document Type:			

Legal Description:
Lot: 81 Subdivision: ZANJERO TRAILS INFRASTRUCTURE PLAT ZANJERO TRAILS Map Ref: MB 1297 PG 7

Mortgage Record

Recording Date:	06/13/2019	Loan Amount:	N/A
Document #:	20190441624 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2049	Type Finance:	

Legal Description:
Lot: 81 Subdivision: ZANJERO TRAILS INFRUSTRUCTURE PLAT ZANJERO TRAILS
City/Muni/Twp: LITCHFIELD PARK

Prior Transfer

Recording Date:	09/14/2018	Sales Price:	$374,400
Document #:	20180693884 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/11/2018		
Document Type:			

Legal Description:
Lot: 81 Subdivision: ZANJERO TRAILS INFRUSTRUCTURE PLAT ZANJERO TRAILS Phase No: 1A Map Ref: MB 1297 PG 7

Prior Transfer

Recording Date:	02/06/2018	Sales Price:	$758,928
Document #:	20180093051 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/05/2018		
Document Type:			

Legal Description:
Lot: 2,3,82,83 Subdivision: ZANJERO TRAILS INFRASTRUCTURE PLAT ZANJERO TRAILS Map Ref: MB 1297 PG 7
Abbreviated Description: LOTS 104,105,116&117
City/Muni/Twp: LITCHFIELD PARK

Prior Transfer

Recording Date:	11/08/2017	Sales Price:	$94,866
Document #:	2017-0829890 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/06/2017		
Document Type:			

Legal Description:
Lot: 81 Subdivision: ZANJERO TRAILS INFRASTRUCTURE PLAT ZANJERO TRAILS Map Ref: MB 1297 PG 7
City/Muni/Twp: LITCHFIELD PARK

Prior Transfer

Recording Date:	09/30/2016	Sales Price:	$549,273
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$7,882,510	Median # of Bedrooms	
Median Lot Size	7,539 SF	Median # of Baths	3.165
Median Living Area	2,233 SF	Median Year Built	2019
Price Range - 2 Yrs	$410,000 to $730,000	Age Range	1 years to 18 years
Median Value	$525,995	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**19222 W DENTON ST** **LITCHFIELD PARK, AZ 85340-5748**	10/05/2026	$730,000	$240	3032	//3.33	2012	10,500 SF	Yes
		APN: 502-28-223 Document #: 20260578067 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 82 Subdivision: JACKRABBIT ESTATES MapRef: MB 794 PG 3 Abbreviated Description: Lot:82 Subdivision:JACKRABBIT ESTATES Map Ref:MB 794 PG 3								
2	.28Mi.	**18832 W DENTON AVE** **LITCHFIELD PARK, AZ 85340-0168**	09/14/2026	$419,250	$263	1589	//2.33	2020	6,299 SF	
		APN: 502-28-632 Document #: 20260537588 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27 Subdivision: ZANJERO TRAILS INFRASTRUC MapRef: MB 1297 PG 6 Abbreviated Description: Lot:27 Subdivision:ZANJERO TRAILS INFRASTRUC Map Ref:MB 1297 PG 6								
3	.39Mi.	**5814 N 193RD AVE** **LITCHFIELD PARK, AZ 85340-5820**	09/04/2026	$526,990	$217	2423	//3.67	2025	6,951 SF	
		APN: 502-41-724 Document #: 20260525775 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: ZANJERO TRAILS PARCEL 34F MapRef: MB 1605 PG 39 Abbreviated Description: Lot:39 Subdivision:ZANJERO TRAILS PARCEL 34F Map Ref:MB 1605 PG 39

4	.16Mi.	**19013 W SAN MIGUEL AVE** **LITCHFIELD PARK, AZ 85340-0086**	09/01/2026	$525,000	$235	2231	//3.33	2020	8,873 SF	

APN: 502-28-770 Document #: 20260516450
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: ZANJERO TRAILS INFRASTRUCTURE PLAT ZANJERO TRAILS MapRef: MB 1297 PG 7 Abbreviated Description: Lot:62 Subdivision:ZANJERO TRAILS INFRASTRUCTURE PLAT ZANJERO TRAILS Map Ref:MB 1297 PG 7

5	.36Mi.	**5931 N 191ST DR** **LITCHFIELD PARK, AZ 85340-5825**	08/27/2026	$471,000			//		6,426 SF	

APN: 502-41-820 Document #: 20260506915
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: ZANJERO TRAILS INFRASTRUCTURE PLAT ZANJERO TRAILS MapRef: MB 1605 PG 40 Abbreviated Description: Lot:37 Subdivision:ZANJERO TRAILS INFRASTRUCTURE PLAT ZANJERO TRAILS Map Ref:MB 1605 PG 40

6	.35Mi.	**5923 N 191ST DR** **LITCHFIELD PARK, AZ 85340-5825**	08/20/2026	$475,000			//		6,408 SF	

APN: 502-41-821 Document #: 20260492416
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: ZANJERO TRAILS PARCEL 34E MapRef: MB 1605 PG 40 Abbreviated Description: Lot:38 Subdivision:ZANJERO TRAILS PARCEL 34E Map Ref:MB 1605 PG 40

7	.14Mi.	**19137 W LUKE AVE** **LITCHFIELD PARK, AZ 85340-6310**	08/19/2026	$476,990			//		6,960 SF	

APN: 502-40-443 Document #: 20260491639
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: ZANJERO TRAILS INFRASTRUCTURE PLAT MapRef: MB 1545 PG 35 Abbreviated Description: Lot:56 Subdivision:ZANJERO TRAILS INFRASTRUCTURE PLAT Map Ref:MB 1545 PG 35

8	.25Mi.	**5428 N 188TH LN** **LITCHFIELD PARK, AZ 85340-0180**	08/18/2026	$410,000	$191	2140	//2.67	2020	8,198 SF	

APN: 502-28-637 Document #: 20260489155
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: ZANJERO TRAILS INFRASTRUCTURE PLAT ZANJERO TRAILS MapRef: MB 1297 PG 6 Abbreviated Description: Lot:32 Subdivision:ZANJERO TRAILS INFRASTRUCTURE PLAT ZANJERO TRAILS Map Ref:MB 1297 PG 6

9	.3Mi.	**18839 W MARSHALL AVE** **LITCHFIELD PARK, AZ 85340-0049**	07/30/2026	$430,000	$192	2235	//3	2020	6,728 SF	

APN: 502-29-360 Document #: 20260452155
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: ZANJERO TRAILS MapRef: MB 1297 PG 11 Abbreviated Description: Lot:5 Subdivision:ZANJERO TRAILS Map Ref:MB 1297 PG 11

10	.25Mi.	**5315 N 191ST DR** **LITCHFIELD PARK, AZ 85340-5736**	07/23/2026	$677,500	$173	3900	//6	2009	8,450 SF	

APN: 502-28-336 Document #: 20260438619
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 175 Subdivision: FINAL PLAT FOR JACKRABBIT ESTATES MapRef: MB 794 PG 3 Abbreviated Description: Lot:175 Subdivision:FINAL PLAT FOR JACKRABBIT ESTATES Map Ref:MB 794 PG 3

11	.16Mi.	**19203 W LUKE AVE** **LITCHFIELD PARK, AZ 85340-6311**	07/22/2026	$711,780			//		6,960 SF	

APN: 502-40-444 Document #: 20260435038
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: ZANJERO TRAILS PARCEL 34C MapRef: MB 1545 PG 35 Abbreviated Description: Lot:57 Subdivision:ZANJERO TRAILS PARCEL 34C Map Ref:MB 1545 PG 35

12	.35Mi.	**18932 W WINDSOR BLVD** **LITCHFIELD PARK, AZ 85340-0278**	07/15/2026	$645,000	$207	3106	//4.33	2018	8,994 SF	Yes

APN: 502-28-873 Document #: 20260421863
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: A RE-PLAT OF ZANJERO TRAILS INFRASTRUCTURE MapRef: MB 1297 PG 9 Abbreviated Description: Lot:39 Subdivision:A RE-PLAT OF ZANJERO TRAILS INFRASTRUCTURE Map Ref:MB 1297 PG 9

13	.32Mi.	**18924 W MEDLOCK DR** **LITCHFIELD PARK, AZ 85340-0209**	07/08/2026	$729,000	$209	3474	//3.33	2017	8,118 SF	Yes

APN: 502-28-943 Document #: 20260407637
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: ZANJERO TRAILS INFRASTRUCTURE PLAT - ZANJERO TRAIL MapRef: MB 1297 PG 9 Abbreviated Description: Lot:109 Subdivision:ZANJERO TRAILS INFRASTRUCTURE PLAT - ZANJERO TRAIL Map Ref:MB 1297 PG 9

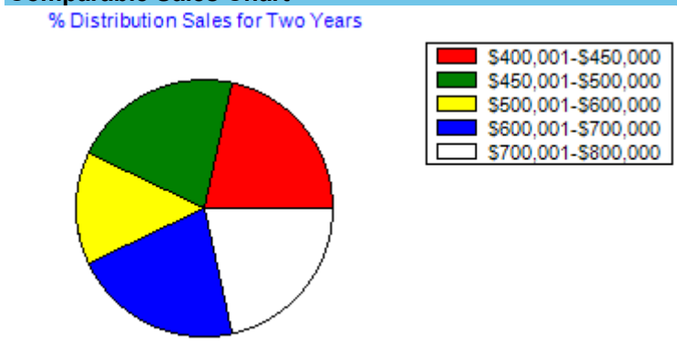
14	.25Mi.	**19214 W GEORGIA AVE** **LITCHFIELD PARK, AZ 85340-5741**	06/29/2026	$655,000	$213	3072	//4.67	2008	11,490 SF	Yes

APN: 502-28-251 Document #: 20260388774
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: JACKRABBIT ESTATES MapRef: MB 794 PG 3 Abbreviated Description: Lot:109 Subdivision:JACKRABBIT ESTATES Map Ref:MB 794 PG 3

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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.	**5524 N 190TH DR**	**04/21/2020**	$458,000	$45,800	2,231	//3.33	2018	9,053 SF	
.01Mi.	**5528 N 190TH DR**	**08/30/2018**	$476,100	$47,610	2,474	//3.33	2018	8,760 SF	
.01Mi.	**5520 N 190TH DR**	**02/05/2024**	$471,200	$47,120	2,231	//3.33	2018	10,110 SF	
.03Mi.	**5532 N 190TH DR**	**07/13/2018**	$560,200	$56,020	2,829	//3.67	2018	8,761 SF	Yes
.03Mi.	**5516 N 190TH DR**	**07/30/2025**	$526,200	$52,620	2,474	//3.33	2019	10,158 SF	Yes
.03Mi.	**19003 W LUKE AVE**	**12/14/2022**	$559,600	$55,960	2,852	//3.67	2018	11,668 SF	Yes
.04Mi.	**5523 N 190TH DR**	**06/02/2025**	$581,600	$58,160	2,829	//3.67	2018	11,314 SF	Yes
.04Mi.	**5536 N 190TH DR**	**09/14/2018**	$499,700	$49,970	2,852	//3.67	2018	8,761 SF	
.04Mi.	**5512 N 190TH DR**	**11/27/2019**	$583,100	$58,310	2,829	//3.67	2019	11,199 SF	Yes
.04Mi.	**5519 N 190TH DR**	**01/10/2020**	$528,300	$52,830	2,988	//3.67	2019	9,148 SF	
.05Mi.	**18943 W LUKE AVE**	**12/14/2018**	$510,300	$51,030	2,231	//3.33	2018	11,736 SF	Yes
.05Mi.	**19002 W LUKE AVE**	**11/15/2018**	$470,600	$47,060	2,231	//3.33	2018	10,597 SF	
.05Mi.	**5602 N 190TH DR**	**06/14/2019**	$488,800	$48,880	2,231	//3.33	2018	8,762 SF	Yes
.05Mi.	**5515 N 190TH DR**	**07/05/2022**	$564,600	$56,460	3,080	//3.67	2020	9,148 SF	Yes
.06Mi.	**5508 N 190TH DR**	**09/12/2019**	$514,200	$51,420	2,474	//3.33	2019	13,366 SF	
.06Mi.	**18944 W LUKE AVE**	**09/30/2019**	$538,300	$53,830	2,829	//3.67	2018	10,448 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	39.1 years old	Households:	12,102
Median Household Income:	$108,117	Households w/Family:	78%
Household Income Per Capita:	$43,230	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Litchfield Elementary District	Students:	10,755
Number of Schools:	19	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.26Mi.	**Belen Soto Elementary School** Number of Students: 1,123 Student-Teacher Ratio: 23.89	A-	Public	PK - 8
1.26Mi.	**Belen Soto Elementary School** Number of Students: 1,123 Student-Teacher Ratio: 23.89	A-	Public	PK - 8
1.94Mi.	**Verrado High School** Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes	B	Public	9 - 12
1.94Mi.	**Verrado High School** Number of Students: 2,012 Student-Teacher Ratio: 21.75 Advanced Placement: Yes	B	Public	9 - 12

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Flood Report

The Subject Property of **5524 N 190TH DR, LITCHFIELD PARK, AZ 85340-0087** 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	52%	NOTABLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	52%	NOTABLY LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	37%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	94%	SIMILAR
MURDER	56%	NOTABLY LOWER
OVERALL	62%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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