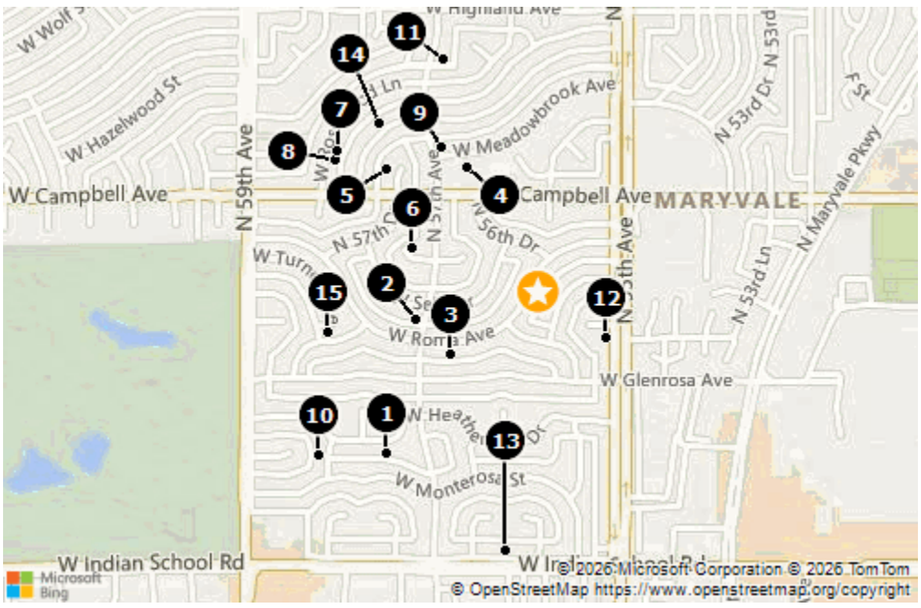
ICE SiteX Report

OrderID: 98312988

SiteX Property Information Report



Subject Property Location

5611 W ROMA AVE, PHOENIX, AZ 85031-1811

County:	**MARICOPA AZ**	Census Tract:	040131094.013004
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	144-45-198	Thomas Bros Pg-Grid:	657-6D

Valuation

Value:	**$392,000**	FSD:	15	Common Confidence Score:	49
Value Range:	$333,200 - $450,800	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	831300
Assd Land Value:		Market Land Value:	$54,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$219,300	Total Taxable Value:	$963
Total Assessed Value:	$27,410	Total Assessor Market Value:	$274,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2443 Subdivision: MARYVALE TERRACE 13B Map Ref: MB 7132 Sec/Twnship/Range: SEC 20 TWN 2N RNG 2E
Abbreviated Description: MARYVALE TERRACE 13-B LOT 2443

Property Characteristics

Lot Size:	7,414 SF	Bedrooms:		Pool:	
Building Area:	1885 SF	Baths:	2	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/01/2023	Sales Price:	N/A
Document #:	20230222934 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/23/2023	Loan Amount:	N/A
Document #:	20230091463 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2053	Type Finance:	

Legal Description:
Lot: 2443 Subdivision: MARYVALE TERRACE NO 13 B

Prior Transfer

Recording Date:	02/23/2023	Sales Price:	$380,000
Document #:	20230091461 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2443 Subdivision: MARYVALE TERRACE 13B Map Ref: MB 7132 Sec/Twnship/Range: SEC 20 TWN 2N RNG 2E
Abbreviated Description: MARYVALE TERRACE 13-B LOT 2443

Prior Transfer

Recording Date:	02/23/2023	Sales Price:	$380,000
Document #:	20230091461 BK-PG -	Type of Sale:	Verified Sale Price

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Contract Date: 01/19/2023
Document Type:
Legal Description:
Lot: 2443 Subdivision: MARYVALE TERRACE NO 13 B Map Ref: MB 71 PG 32

Prior Transfer

Recording Date: 01/30/2023 | Sales Price: N/A
Document #: 20230047804 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 10/11/2022 | Sales Price: $70,000
Document #: 20220768026 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 09/29/2022 | Sales Price: $170,000
Document #: | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:

Prior Transfer

Recording Date: 09/29/2022 | Sales Price: $170,000
Document #: 20220742900 BK-PG - | Type of Sale: Verified Sale Price
Contract Date: 09/19/2022
Document Type:
Legal Description:
Lot: 2443 Subdivision: MARYVALE TERRACE NO 13 B Map Ref: MB 71 PG 32

Prior Transfer

Recording Date: 09/28/2022 | Sales Price: $152,500
Document #: 20220742501 BK-PG - | Type of Sale: Verified Sale Price
Contract Date: 09/27/2022
Document Type:
Legal Description:
Lot: 2443 Subdivision: MARYVALE TERRACE NO 13 B Map Ref: MB 71 PG 32

Prior Transfer

Recording Date: 09/09/2022 | Sales Price: $120,000
Document #: 20220702068 BK-PG - | Type of Sale: Verified Sale Price
Contract Date: 08/17/2022
Document Type:
Legal Description:
Lot: 2443 Subdivision: MARYVALE TERRACE NO 13 B Map Ref: MB 71 PG 32

Area Sales Analysis

Total Area Sales	$5,190,800	Median # of Bedrooms	
Median Lot Size	8,154 SF	Median # of Baths	2
Median Living Area	1,585 SF	Median Year Built	1957
Price Range - 2 Yrs	$225,000 to $420,000	Age Range	67 years to 71 years
Median Value	$349,000	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**5717 W HEATHERBRAE DR PHOENIX, AZ 85031-2231**	07/31/2026	$314,900	$202	1555	7//2	1957	10,044 SF	
		APN: 144-47-078 Document #: 20260456970 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2720 Subdivision: MARYVALE TERRACE NO 13-A MapRef: MB 69 PG 20 Abbreviated Description: Lot:2720 Subdivision:MARYVALE TERRACE NO 13-A Map Ref:MB 69 PG 20								
2	.17Mi.	**5703 W SELLS DR PHOENIX, AZ 85031-1820**	06/05/2026	$225,000	$172	1305	6//2	1956	6,365 SF	
		APN: 144-46-098 Document #: 20260342194 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2295 Subdivision: MARYVALE TERRACE NO 13 MapRef: MB 69 PG 19 Abbreviated Description: Lot:2295 Subdivision:MARYVALE TERRACE NO 13 Map Ref:MB 69 PG 19								
3	.14Mi.	**5647 W ROMA AVE PHOENIX, AZ 85031-1847**	05/20/2026	$356,000	$238	1495	6//2	1957	7,200 SF	
		APN: 144-45-245 Document #: 20260304512 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2497 Subdivision: MARYVALE TERRACE 13B MapRef: MB 71 PG 32 Abbreviated Description: Lot:2497 Subdivision:MARYVALE TERRACE 13B Map Ref:MB 71 PG 32								
4	.19Mi.	**5639 W MEADOWBROOK AVE PHOENIX, AZ 85031-1638**	05/14/2026	$396,000	$234	1692	7//2	1957	7,370 SF	Yes
		APN: 144-52-042 Document #: 20260291266 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2563 Subdivision: MARYVALE TERRACE NO 14 MapRef: MB 70 PG 24 Abbreviated Description: Lot:2563 Subdivision:MARYVALE TERRACE NO 14 Map Ref:MB 70 PG 24								
5	.26Mi.	**4508 N 57TH DR PHOENIX, AZ 85031-1614**	05/01/2026	$381,150	$225	1692	6//2	1957	10,751 SF	
		APN: 144-49-117 Document #: 20260264114 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 2901 Subdivision: MARYVALE TERRACE NO 14-A MapRef: MB 70 PG 26 Abbreviated Description: Lot:2901 Subdivision:MARYVALE TERRACE NO 14-A Map Ref:MB 70 PG 26

6	.18Mi.	**5706 W SELLS CIR** **PHOENIX, AZ 85031-1853**	04/22/2026	$349,000	$270	1292	6//2	1956	8,625 SF	Yes

APN: 144-46-118 Document #: 20260240863
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2315 Subdivision: MARYVALE TERRACE 13 MapRef: MB 69 PG 19 Abbreviated Description: Lot:2315 Subdivision:MARYVALE TERRACE 13 Map Ref:MB 69 PG 19

7	.33Mi.	**5827 W ROSEWOOD LN** **PHOENIX, AZ 85031-1644**	03/26/2026	$378,000	$223	1692	6//2	1957	7,322 SF	

APN: 144-49-139 Document #: 20260176151
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2923 Subdivision: MARYVALE TERRACE NO 14A MapRef: MB 70 PG 26 Abbreviated Description: Lot:2923 Subdivision:MARYVALE TERRACE NO 14A Map Ref:MB 70 PG 26

8	.33Mi.	**5833 W ROSEWOOD LN** **PHOENIX, AZ 85031-1644**	03/25/2026	$399,000	$195	2042	7//2	1957	7,449 SF	

APN: 144-49-138 Document #: 20260173876
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2922 Subdivision: MARYVALE TERRACE NO 14A MapRef: MB 70 PG 26 Abbreviated Description: Lot:2922 Subdivision:MARYVALE TERRACE NO 14A Map Ref:MB 70 PG 26

9	.24Mi.	**5648 W MEADOWBROOK AVE** **PHOENIX, AZ 85031-1639**	03/06/2026	$346,750	$132	2616	8//2	1957	10,563 SF	Yes

APN: 144-52-075 Document #: 20260132883
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2596 Subdivision: MARYVALE TERRACE NO 14 MapRef: MB 70 PG 24 Abbreviated Description: Lot:2596 Subdivision:MARYVALE TERRACE NO 14 Map Ref:MB 70 PG 24

10	.37Mi.	**4202 N 58TH AVE** **PHOENIX, AZ 85031-2251**	02/10/2026	$338,000	$213	1585	7//2	1957	8,154 SF	

APN: 144-47-049 Document #: 20260078810
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2691 Subdivision: MARYVALE TERRACE NO 13A MapRef: MB 69 PG 20 Abbreviated Description: Lot:2691 Subdivision:MARYVALE TERRACE NO 13A Map Ref:MB 69 PG 20

11	.34Mi.	**4625 N 57TH AVE** **PHOENIX, AZ 85031-1612**	01/27/2026	$420,000	$197	2127	7//2	1957	11,809 SF	Yes

APN: 144-52-146 Document #: 20260049019
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3667 Subdivision: MARYVALE TERRACE NO 16A MapRef: MB 72 PG 23 Abbreviated Description: Lot:3667 Subdivision:MARYVALE TERRACE NO 16A Map Ref:MB 72 PG 23

12	.11Mi.	**4320 N 55TH AVE** **PHOENIX, AZ 85031-1801**	12/26/2025	$240,000	$160	1495	6//2	1957	10,726 SF	

APN: 144-45-227 Document #: 20250745528
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2476 Subdivision: MARYVALE TERRACE NO 13B MapRef: MB 71 PG 32 Abbreviated Description: Lot:2476 Subdivision:MARYVALE TERRACE NO 13B Map Ref:MB 71 PG 32

13	.35Mi.	**5616 W INDIAN SCHOOL RD** **PHOENIX, AZ 85031-2535**	12/23/2025	$327,000	$213	1530	6//2	1959	8,683 SF	Yes

APN: 144-48-126A Document #: 20250741018
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2884 Subdivision: MARYVALE TERRACE NO 15 MapRef: MB 70 PG 50 Abbreviated Description: Lot:2884 Subdivision:MARYVALE TERRACE NO 15 Map Ref:MB 70 PG 50

14	.31Mi.	**5716 W HAZELWOOD ST** **PHOENIX, AZ 85031-1629**	12/22/2025	$405,000	$239	1692	6//2	1957	7,876 SF	Yes

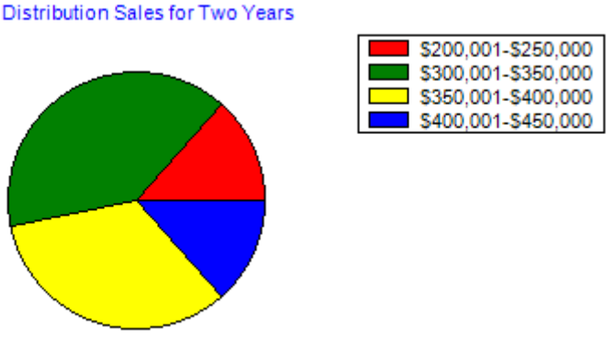
APN: 144-49-129 Document #: 20250738129
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2913 Subdivision: MARYVALE TERRACE NO 14-A MapRef: MB 70 PG 26 Abbreviated Description: Lot:2913 Subdivision:MARYVALE TERRACE NO 14-A Map Ref:MB 70 PG 26

15	.29Mi.	**4328 N 58TH DR** **PHOENIX, AZ 85031-1848**	11/24/2025	$315,000	$270	1166	5//2	1955	6,978 SF	

APN: 144-46-051 Document #: 20250679577
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2248 Subdivision: MARYVALE TERRACE NO 13 MapRef: MB 69 PG 19 Abbreviated Description: Lot:2248 Subdivision:MARYVALE TERRACE NO 13 Map Ref:MB 69 PG 19

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**5611 W ROMA AVE**	**02/23/2023**	$274,100	$27,410	1,885	6//2	1957	7,414 SF	
.01Mi.	**5607 W ROMA AVE**	**11/20/2006**	$284,500	$28,450	1,813	6//2	1957	7,288 SF	Yes
.02Mi.	**5615 W ROMA AVE**	**02/28/2000**	$289,000	$28,900	1,891	7//2	1957	9,021 SF	Yes
.02Mi.	**5612 W TURNEY AVE**	**11/29/2021**	$293,200	$29,320	2,192	6//2	1957	7,518 SF	
.03Mi.	**5606 W TURNEY AVE**	**05/12/2003**	$162,800	$16,280	1,495	6//2	1957	7,854 SF	
.03Mi.	**5616 W TURNEY AVE**	**06/10/2022**	$288,200	$28,820	1,891	6//2	1957	7,279 SF	Yes
.03Mi.	**5610 W ROMA AVE**	**11/13/2018**	$263,800	$26,380	1,516	6//2	1957	9,161 SF	
.03Mi.	**5601 W ROMA AVE**	**06/17/2013**	$275,000	$27,500	1,891	6//2	1957	7,414 SF	
.03Mi.	**5606 W ROMA AVE**	**08/02/2024**	$257,100	$25,710	1,252	6//2	1957	8,960 SF	
.03Mi.	**5614 W ROMA AVE**	**06/01/2016**	$261,300	$26,130	1,576	7//2	1957	7,309 SF	
.03Mi.	**5617 W ROMA AVE**	**09/21/2006**	$269,200	$26,920	1,488	6//2	1957	9,004 SF	
.04Mi.	**5620 W TURNEY AVE**	**02/04/2009**	$282,000	$28,200	1,766	7//2	1957	9,082 SF	
.04Mi.	**5532 W TURNEY AVE**	**07/12/2018**	$276,000	$27,600	1,466	6//2	1957	7,732 SF	Yes
.04Mi.	**5618 W ROMA AVE**	**01/02/2001**	$263,700	$26,370	1,630	6//2	1957	7,340 SF	
.04Mi.	**5602 W ROMA AVE**	**12/09/2024**	$270,100	$27,010	1,576	7//2	1957	10,672 SF	
.04Mi.	**5535 W ROMA AVE**	**04/01/2002**	$290,800	$29,080	1,864	6//2	1957	7,314 SF	Yes

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	30.6 years old	Households:	8,368
Median Household Income:	$63,873	Households w/Family:	79%
Household Income Per Capita:	$18,414	Households w/Family Married:	44%
Most Common Education Level:	Some High School	Households w/Family Children:	47%

School District

School District Zone:	Cartwright Elementary District	Students:	13,436
Number of Schools:	23	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.21Mi.	**John F. Long** Number of Students: 641 Student-Teacher Ratio: 22.75	C	Public	PK - 6
0.85Mi.	**Maryvale High School** Number of Students: 2,532 Student-Teacher Ratio: 19.94 Advanced Placement: Yes	D	Public	9 - 12
0.85Mi.	**Maryvale High School** Number of Students: 2,532 Student-Teacher Ratio: 19.94 Advanced Placement: Yes	D	Public	9 - 12
0.42Mi.	**Marc T. Atkinson Middle School & Gifted Academy** Number of Students: 205 Student-Teacher Ratio: 16.08	A-	Public	6 - 8
0.42Mi.	**Marc T. Atkinson Middle School & Gifted Academy** Number of Students: 205 Student-Teacher Ratio: 16.08	A-	Public	6 - 8
0.21Mi.	**John F. Long** Number of Students: 641 Student-Teacher Ratio: 22.75	C	Public	PK - 6

Flood Report

The Subject Property of **5611 W ROMA AVE, PHOENIX, AZ 85031-1811** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	100%	SIMILAR
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	32%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	144%	NOTABLY HIGHER
MURDER	78%	LOWER
OVERALL	70%	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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