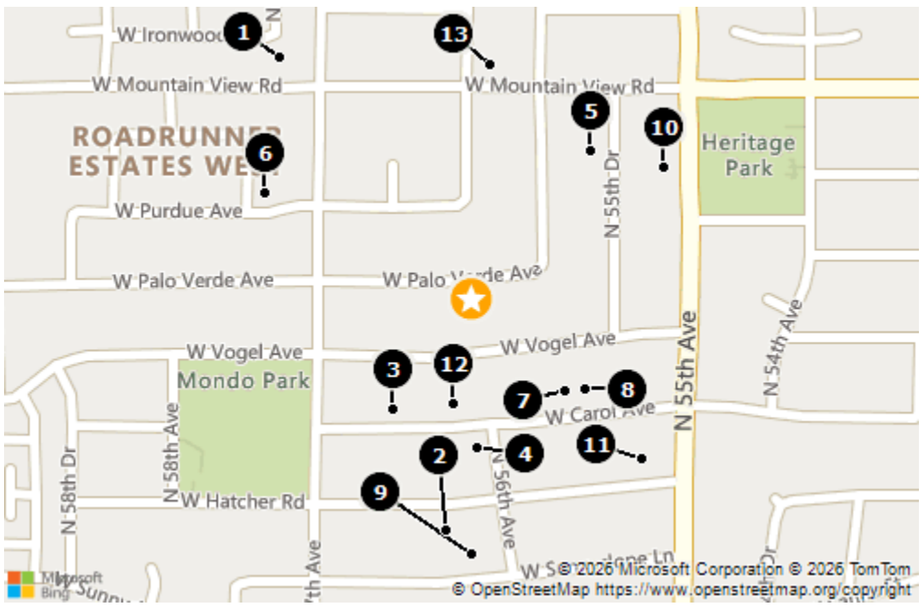
ICE SiteX Report

OrderID: 98472051

SiteX Property Information Report



Subject Property Location

5617 W PALO VERDE AVE, GLENDALE, AZ 85302-3243

County:	**MARICOPA AZ**	Census Tract:	040130923.062001
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	148-22-273	Thomas Bros Pg-Grid:	617-3D

Valuation

Value:	**$394,000**	FSD:	15	Common Confidence Score:	42
Value Range:	$334,900 - $453,100	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	110700
Assd Land Value:		Market Land Value:	$59,700	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$238,800	Total Taxable Value:	$1,125
Total Assessed Value:	$29,850	Total Assessor Market Value:	$298,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 271 Subdivision: BRAEMAR ESTATES 2 Map Ref: MB 14016 Sec/Twnship/Range: SEC 29 TWN 3N RNG 2E
Abbreviated Description: BRAEMAR ESTATES NO 2

Property Characteristics

Lot Size:	7,275 SF	Bedrooms:		Pool:	
Building Area:	1592 SF	Baths:	2	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Block
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:	11/07/2025	Sales Price:	$297,924
Document #:	20250647226 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/07/2023	Loan Amount:	N/A
Document #:	20230624439 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES NO 2

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	N/A
Document #:	20220178443 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES 2 Map Ref: MB 14016 Sec/Twnship/Range: SEC 29 TWN 3N RNG 2E
Abbreviated Description: BRAEMAR ESTATES NO 2

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	N/A
Document #:	20220178443 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT

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OrderID: 98472051

Contract Date: 02/15/2022
Document Type:
Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES NO 2 Map Ref: MB 140 PG 16

Prior Transfer

Recording Date:	08/14/2018	Sales Price:	$147,537
Document #:	2018-0614635 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/08/2018	Loan Amount:	N/A
Document #:	20180599113 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2048	Type Finance:	

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES NO 2
City/Muni/Twp: GLENDALE

Mortgage Record

Recording Date:	11/15/2017	Loan Amount:	N/A
Document #:	2017-0850548 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2047	Type Finance:	

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES NO 2

Prior Transfer

Recording Date:	08/12/2010	Sales Price:	$106,000
Document #:	2010-0690982 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/05/2010		
Document Type:			

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES #2 Map Ref: MAP140 PG16

Prior Transfer

Recording Date:	08/13/2009	Sales Price:	$55,001
Document #:	2009-0753478 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/30/2009		
Document Type:			

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES #2 Map Ref: MAP140 PG16

Prior Transfer

Recording Date:	02/05/2009	Sales Price:	$193,800
Document #:	2009-0098087 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/06/2006	Sales Price:	$153,600
Document #:	2006-1591671 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/01/2006	Loan Amount:	N/A
Document #:	2006-1447117 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	11/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES #2

Prior Transfer

Recording Date:	01/18/2006	Sales Price:	$131,000
Document #:	2006-0072170 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/15/2005	Loan Amount:	N/A
Document #:	2005-1894031 BK-PG -	Loan Type:	Balloon
TD Due Date:	01/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES #2

Mortgage Record

Recording Date:	09/23/2003	Loan Amount:	N/A
Document #:	2003-1335170 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2033	Type Finance:	

Legal Description:
Lot: 271 Subdivision: BRAEMER ESTATES #2

Mortgage Record

Recording Date:	01/24/2003	Loan Amount:	N/A
Document #:	2003-0088700 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 271 Subdivision: BRAEMER ESTATES #2

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Prior Transfer

Recording Date:	05/28/1996	Sales Price:	N/A
Document #:	96-0369365 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/26/1994		
Document Type:			

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES #2 Map Ref: MAP140 PG16

Prior Transfer

Recording Date:	11/03/1994	Sales Price:	N/A
Document #:	94-0789446 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/26/1994		
Document Type:			

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES #2 Map Ref: MAP140 PG16

Prior Transfer

Recording Date:	11/03/1994	Sales Price:	N/A
Document #:	94-0789445 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/26/1994		
Document Type:			

Legal Description:
Lot: 271 Subdivision: BRAEMAR ESTATES #2 Map Ref: MAP140 PG16

Area Sales Analysis

Total Area Sales	$5,189,900	Median # of Bedrooms	
Median Lot Size	7,322 SF	Median # of Baths	2
Median Living Area	1,664 SF	Median Year Built	1972
Price Range - 2 Yrs	$320,000 to $533,000	Age Range	32 years to 54 years
Median Value	$396,000	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**5721 W IRONWOOD DR** **GLENDALE, AZ 85302-1340**	08/14/2026	$485,000	$213	2272	8//2.67	1994	15,446 SF	
		APN: 148-23-388 Document #: 20260481482 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 87 Subdivision: MARBRISA RANCH MapRef: MB 368 PG 11 Abbreviated Description: Lot:87 Subdivision:MARBRISA RANCH Map Ref:MB 368 PG 11								
2	.16Mi.	**5617 W HATCHER RD** **GLENDALE, AZ 85302-3236**	06/17/2026	$336,400	$183	1834	6//2	1972	7,362 SF	
		APN: 148-22-135 Document #: 20260365292 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 133 Subdivision: BRAEMAR ESTATES NO 2 MapRef: MB 140 PG 16 Abbreviated Description: Lot:133 Subdivision:BRAEMAR ESTATES NO 2 Map Ref:MB 140 PG 16								
3	.09Mi.	**5626 W CAROL AVE** **GLENDALE, AZ 85302-3229**	06/15/2026	$396,000	$248	1594	6//2	1972	7,305 SF	
		APN: 148-22-195 Document #: 20260359596 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 193 Subdivision: BRAEMAR ESTATES NO 2 MapRef: MB 140 PG 16 Abbreviated Description: Lot:193 Subdivision:BRAEMAR ESTATES NO 2 Map Ref:MB 140 PG 16								
4	.1Mi.	**5601 W CAROL AVE** **GLENDALE, AZ 85302-3228**	05/20/2026	$377,700	$257	1464	6//2	1972	7,989 SF	Yes
		APN: 148-22-171 Document #: 20260304067 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 169 Subdivision: BRAEMAR ESTATES NO 2 MapRef: MB 140 PG 16 Abbreviated Description: Lot:169 Subdivision:BRAEMAR ESTATES NO 2 Map Ref:MB 140 PG 16								
5	.13Mi.	**9714 N 55TH DR** **GLENDALE, AZ 85302-3213**	03/30/2026	$329,900	$244	1352	5//2	1972	7,266 SF	Yes
		APN: 148-22-243 Document #: 20260183300 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 241 Subdivision: BRAEMAR ESTATES NO 2 MapRef: MB 140 PG 16 Abbreviated Description: Lot:241 Subdivision:BRAEMAR ESTATES NO 2 Map Ref:MB 140 PG 16								
6	.15Mi.	**5704 W PURDUE CIR** **GLENDALE, AZ 85302-3138**	02/27/2026	$533,000	$248	2145	7//2	1979	8,668 SF	Yes
		APN: 148-22-343 Document #: 20260113648 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 217 Subdivision: ROADRUNNER ESTATES WEST UNIT THREE MapRef: MB 201 PG 20 Abbreviated Description: Lot:217 Subdivision:ROADRUNNER ESTATES WEST UNIT THREE Map Ref:MB 201 PG 20								
7	.09Mi.	**5528 W CAROL AVE** **GLENDALE, AZ 85302-3227**	02/17/2026	$449,900	$282	1592	6//2	1972	7,314 SF	
		APN: 148-22-186 Document #: 20260089876 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 184 Subdivision: BRAEMAR ESTATES NO 2 MapRef: MB 140 PG 16 Abbreviated Description: Lot:184 Subdivision:BRAEMAR ESTATES NO 2 Map Ref:MB 140 PG 16								
8	.1Mi.	**5522 W CAROL AVE** **GLENDALE, AZ 85302-3227**	12/29/2025	$440,000	$205	2139	8//3	1972	7,318 SF	Yes
		APN: 148-22-185 Document #: 20250747454 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 183 Subdivision: BRAEMAR ESTATES NO 2 MapRef: MB 140 PG 16 Abbreviated Description: Lot:183 Subdivision:BRAEMAR ESTATES NO 2 Map Ref:MB 140 PG 16								
9	.17Mi.	**5610 W SUNNYSLOPE LN** **GLENDALE, AZ 85302-3249**	11/06/2025	$413,000	$212	1944	6//2	1972	7,444 SF	Yes
		APN: 148-22-121 Document #: 20250643941								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 119 Subdivision: BRAEMAR ESTATES NO 2 MapRef: MB 140 PG 16 Abbreviated Description: Lot:119 Subdivision:BRAEMAR ESTATES NO 2 Map Ref:MB 140 PG 16

10	.16Mi.	**9710 N 55TH AVE** **GLENDALE, AZ 85302-3208**	10/31/2025	$365,000	$231	1574	6//2.33	1972	6,865 SF	

APN: 148-22-225 Document #: 20250630945
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 223 Subdivision: BRAEMAR ESTATES NO 2 MapRef: MB 140 PG 16 Abbreviated Description: Lot:223 Subdivision:BRAEMAR ESTATES NO 2 Map Ref:MB 140 PG 16

11	.16Mi.	**5506 W HATCHER RD** **GLENDALE, AZ 85302-3235**	08/22/2025	$320,000	$236	1354	5//2	1972	7,096 SF	Yes

APN: 148-22-147 Document #: 20250485332
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 145 Subdivision: BRAEMAR ESTATES NO2 MapRef: MB 140 PG 16 Abbreviated Description: Lot:145 Subdivision:BRAEMAR ESTATES NO2 Map Ref:MB 140 PG 16

12	.07Mi.	**5608 W CAROL AVE** **GLENDALE, AZ 85302-3229**	07/23/2025	$344,000	$200	1720	6//2	1972	7,322 SF	

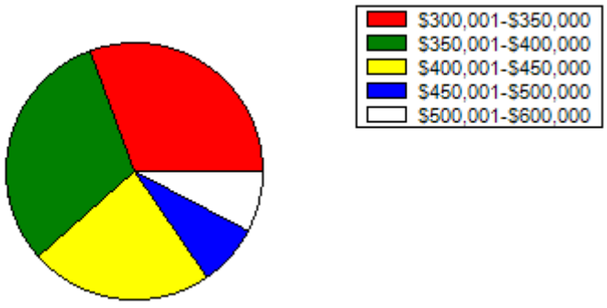
APN: 148-22-192 Document #: 20250421450
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 190 Subdivision: BRAEMAR ESTATES NO 2 MapRef: MB 140 PG 16 Abbreviated Description: Lot:190 Subdivision:BRAEMAR ESTATES NO 2 Map Ref:MB 140 PG 16

13	.16Mi.	**9801 N 56TH DR** **GLENDALE, AZ 85302-2122**	06/18/2025	$400,000	$240	1664	6//2	1974	10,466 SF	

APN: 148-23-047 Document #: 20250351351
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: BRAEMAR ESTATES NO 3 MapRef: MB 161 PG 3 Abbreviated Description: Lot:44 Subdivision:BRAEMAR ESTATES NO 3 Map Ref:MB 161 PG 3

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.

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.	**5617 W PALO VERDE AVE**	**02/28/2022**	$298,500	$29,850	1,592	5//2	1972	7,275 SF	
.01Mi.	**5613 W PALO VERDE AVE**	**02/25/2010**	$321,800	$32,180	1,884	7//2	1972	7,275 SF	Yes
.01Mi.	**5621 W PALO VERDE AVE**	**06/16/2014**	$278,500	$27,850	1,354	7//2	1972	7,283 SF	
.02Mi.	**5602 W VOGEL AVE**	**06/04/2013**	$274,000	$27,400	1,354	7//2	1972	6,782 SF	
.02Mi.	**5606 W VOGEL AVE**	**04/21/2021**	$288,300	$28,830	1,576	5//2	1972	7,209 SF	
.03Mi.	**5609 W PALO VERDE AVE**	**08/05/2022**	$303,000	$30,300	1,752	8//2	1972	7,279 SF	
.03Mi.	**5625 W PALO VERDE AVE**	**09/30/2014**	$283,000	$28,300	1,337	5//2	1972	7,545 SF	
.03Mi.	**5552 W VOGEL AVE**	**02/28/2000**	$282,800	$28,280	1,547	7//2	1972	6,723 SF	
.03Mi.	**5612 W VOGEL AVE**	**10/01/2019**	$298,600	$29,860	1,548	7//2	1972	6,878 SF	Yes
.03Mi.	**5618 W PALO VERDE AVE**	**06/23/2016**	$295,200	$29,520	1,354	7//2	1972	6,739 SF	Yes
.03Mi.	**5622 W PALO VERDE AVE**	**02/25/1981**	$313,300	$31,330	1,946	6//2	1972	7,170 SF	
.03Mi.	**5614 W PALO VERDE AVE**	**03/31/2009**	$292,700	$29,270	1,560	5//2	1972	7,174 SF	
.04Mi.	**5546 W VOGEL AVE**	**03/07/2025**	$302,800	$30,280	1,672	7//2	1972	6,778 SF	Yes
.04Mi.	**5618 W VOGEL AVE**	**09/24/2013**	$295,200	$29,520	1,637	7//2	1972	6,861 SF	
.04Mi.	**5605 W PALO VERDE AVE**	**05/22/2019**	$278,600	$27,860	1,306	5//2	1972	7,253 SF	
.04Mi.	**5626 W PALO VERDE AVE**	**04/03/2017**	$322,300	$32,230	2,090	5//2	1972	7,122 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	52%

ICE SiteX Report

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Demographics & Income

Median Age:	37.2 years old	Households:	15,939
Median Household Income:	$64,246	Households w/Family:	62%
Household Income Per Capita:	$28,769	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

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
0.41Mi.	**Heritage Elementary STEAM School** Number of Students: 478 Student-Teacher Ratio: 16.87	B-	Public	PK - 8
2.15Mi.	**Ironwood High School** Number of Students: 1,804 Student-Teacher Ratio: 20.09 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **5617 W PALO VERDE AVE, GLENDALE, AZ 85302-3243** 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	123%	HIGHER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	104%	SIMILAR
OVERALL	107%	SIMILAR

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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