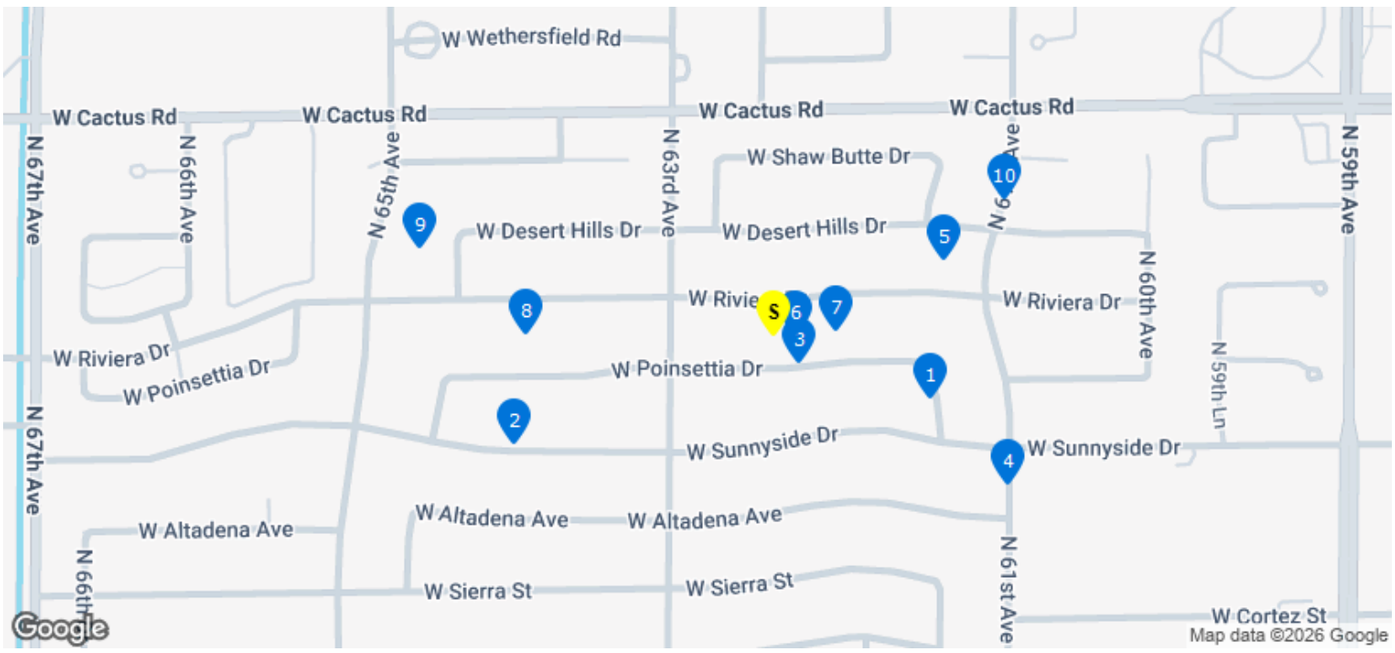
ICE SiteX Report

OrderID: 98761824

SiteX Property Information Report



Subject Property Location

6219 W RIVIERA DR, GLENDALE, AZ 85304-2523

County:	**MARICOPA AZ**	Census Tract:	1042.22
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	143-01-259	Thomas Bros Pg-Grid:	577-C7

Valuation

Value:	**$517,000**	FSD:	16	Common Confidence Score:	43
Value Range:	$434,280 - $599,720	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	110700
Assd Land Value:		Market Land Value:	$77,400	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$309,900	Total Taxable Value:	$1,827
Total Assessed Value:	$38,730	Total Assessor Market Value:	$387,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 150 Subdivision: COPPERWOOD UNIT 2 Legal Unit: 2 Map Ref: MB 20810 Sec/Twnship/Range: SEC 19 TWN 3N RNG 2E
Abbreviated Description: COPPERWOOD UNIT 2 MCR 208-10

Property Characteristics

Lot Size:	8,673 SF	Bedrooms:		Pool:	Pool (yes)
Building Area:	2606 SF	Baths:	3	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	Concrete Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Refrigeration
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/04/2023	Sales Price:	N/A
Document #:	20230230601 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	04/13/2018	Loan Amount:	N/A
Document #:	20180281251 BK-PG -	Loan Type:	Stand Alone First
Contract Date:	04/06/2018		
TD Due Date:	05/01/2023	Type Finance:	

Legal Description:
Subdivision: COPPERWOOD Legal Unit: 2 Map Ref: 0
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	04/13/2018	Sales Price:	N/A
Document #:	20180281250 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: COPPERWOOD UNIT 2 Legal Unit: 2 Sec/Twnship/Range: SEC 19 TWN 3N RNG 2E
Abbreviated Description: COPPERWOOD UNIT 2 MCR 208-10

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Prior Transfer

Recording Date:	03/04/2015	Sales Price:	$270,617
Document #:	2015-0142990 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	04/13/2012	Sales Price:	$270,617
Document #:	2012-0311191 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	09/14/2009	Sales Price:	$270,617
Document #:	2009-0849881 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	03/10/2009	Sales Price:	$355,000
Document #:	2009-0208814 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/09/2009	Loan Amount:	N/A
Document #:	2009-0205833 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/29/2009		
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Subdivision: COPPERWOOD UNIT TWO Map Ref: 0

Prior Transfer

Recording Date:	09/24/2007	Sales Price:	$355,000
Document #:	2007-1052171 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	08/31/2006	Sales Price:	$215,000
Document #:	2006-1157922 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/31/2006	Loan Amount:	N/A
Document #:	2006-1021953 BK-PG -	Loan Type:	Conventional
Contract Date:	06/29/2006		
TD Due Date:	08/01/2021	Type Finance:	

Legal Description:
Subdivision: COPPERWOOD UNIT TWO Map Ref: MAP208 PG10

Prior Transfer

Recording Date:	07/31/2006	Sales Price:	$355,000
Document #:	2006-1021952 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/29/2006		
Document Type:	Deed		

Legal Description:
Subdivision: COPPERWOOD UNIT TWO Map Ref: MAP208 PG10

Prior Transfer

Recording Date:	06/16/2005	Sales Price:	$25,000
Document #:	2005-0816218 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/18/2005	Loan Amount:	N/A
Document #:	2005-0661278 BK-PG -	Loan Type:	INVALID CODE
Contract Date:	05/16/2005		
TD Due Date:	06/01/2035	Type Finance:	

Legal Description:
Subdivision: COPPERWOOD UNIT TWO Map Ref: MAP208 PG10

Prior Transfer

Recording Date:	05/18/2005	Sales Price:	$288,000
Document #:	2005-0661277 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/16/2005		
Document Type:	Deed		

Legal Description:
Subdivision: COPPERWOOD UNIT TWO Map Ref: MAP208 PG10

Prior Transfer

Recording Date:	03/07/2005	Sales Price:	$25,000
Document #:	2005-0278203 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

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Mortgage Record

Recording Date:	06/05/2003	Loan Amount:	N/A
Document #:	2003-0726187 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	05/21/2003		
TD Due Date:	06/01/2018	Type Finance:	

Legal Description:
Subdivision: COPPERWOOD UNIT TWO Map Ref: 0

Area Sales Analysis

Total Area Sales	$5,012,000	Median # of Bedrooms	
Median Lot Size	8,956 SF	Median # of Baths	3
Median Living Area	2,602 SF	Median Year Built	1980
Price Range - 2 Yrs	$293,000 to $555,000	Age Range	42 years to 47 years
Median Value	$535,500	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**6213 W RIVIERA DR** **GLENDALE, AZ 85304-2523**	09/16/2026	$293,000	$150	1949	7//2.7	1979	8,398 SF	P
		APN: 143-01-260 Document #: 20260544783 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 151 Subdivision: COPPER WOOD UNIT TWO MapRef: MB 208 PG 10 Abbreviated Description: Lot:151 Subdivision:COPPER WOOD UNIT TWO Map Ref:MB 208 PG 10								
2	.05Mi.	**6201 W RIVIERA DR** **GLENDALE, AZ 85304-2523**	05/04/2026	$461,500	$221	2085	7//2.3	1979	8,908 SF	P
		APN: 143-01-262 Document #: 20260268364 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 153 Subdivision: COPPERWOOD UNIT TWO MapRef: MB 208 PG 10 Abbreviated Description: Lot:153 Subdivision:COPPERWOOD UNIT TWO Map Ref:MB 208 PG 10								
3	.13Mi.	**6204 W ALTADENA AVE** **GLENDALE, AZ 85304-3204**	04/13/2026	$550,000	$229	2397	6//2.3	1980	9,091 SF	P
		APN: 143-01-332 Document #: 20260218550 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 223 Subdivision: COPPERWOOD UNIT THREE MapRef: MB 211 PG 43 Abbreviated Description: Lot:223 Subdivision:COPPERWOOD UNIT THREE Map Ref:MB 211 PG 43								
4	.16Mi.	**6207 W ALTADENA AVE** **GLENDALE, AZ 85304-3203**	09/25/2026	$498,000	$191	2604	//3	1980	8,173 SF	P
		APN: 143-01-343 Document #: 20260562878 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 234 Subdivision: COPPERWOOD UNIT THREE MapRef: MB 211 PG 43 Abbreviated Description: Lot:234 Subdivision:COPPERWOOD UNIT THREE Map Ref:MB 211 PG 43								
5	.17Mi.	**6139 W ALTADENA AVE** **GLENDALE, AZ 85304-3201**	10/30/2026	$549,900	$267	2060	7//2.3	1981	7,762 SF	
		APN: 143-01-346 Document #: 20260630174 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 237 Subdivision: COPPERWOOD UNIT THREE MapRef: MB 211 PG 43 Abbreviated Description: Lot:237 Subdivision:COPPERWOOD UNIT THREE Map Ref:MB 211 PG 43								
6	.18Mi.	**6409 W RIVIERA DR** **GLENDALE, AZ 85304-2423**	05/08/2026	$500,000	$219	2280	8//2.3	1981	10,088 SF	P
		APN: 143-04-063 Document #: 20260279372 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 426 Subdivision: WESTBLUFF MapRef: MB 214 PG 9 Abbreviated Description: Lot:426 Subdivision:WESTBLUFF Map Ref:MB 214 PG 9								
7	.21Mi.	**6408 W SUNNYSIDE DR** **GLENDALE, AZ 85304-2431**	06/23/2026	$545,000	$204	2667	//3.3	1981	8,756 SF	P
		APN: 143-04-099 Document #: 20260374695 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 462 Subdivision: WESTBLUFF MapRef: MB 214 PG 9 Abbreviated Description: Lot:462 Subdivision:WESTBLUFF Map Ref:MB 214 PG 9								
8	.22Mi.	**6029 W DESERT HILLS DR** **GLENDALE, AZ 85304-2507**	07/09/2026	$360,000	$178	2026	7//2	1979	8,660 SF	
		APN: 143-01-160 Document #: 20260410809 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 51 Subdivision: COPPERWOOD UNIT ONE MapRef: MB 199 PG 5 Abbreviated Description: Lot:51 Subdivision:COPPERWOOD UNIT ONE Map Ref:MB 199 PG 5								
9	.25Mi.	**6321 W SIERRA ST** **GLENDALE, AZ 85304-3138**	09/30/2026	$392,000	$253	1547	5//2.3	1980	8,991 SF	P
		APN: 143-04-380 Document #: 20260571476 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 393 Subdivision: COPPERWOOD UNIT FOUR MapRef: MB F PG 93 Abbreviated Description: Lot:393 Subdivision:COPPERWOOD UNIT FOUR Map Ref:MB F PG 93								
10	.27Mi.	**11829 N 65TH AVE** **GLENDALE, AZ 85304-2405**	04/15/2026	$474,000	$221	2147	5//3	1981	10,254 SF	P
		APN: 143-04-068 Document #: 20260223096 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 431 Subdivision: WESTBLUFF MapRef: MB 214 PG 9 Abbreviated Description: Lot:431 Subdivision:WESTBLUFF Map Ref:MB 214 PG 9								
11	.3Mi.	**11843 N 60TH AVE** **GLENDALE, AZ 85304-2501**	09/18/2026	$420,000	$211	1995	7//2	1979	8,268 SF	P
		APN: 143-01-130 Document #: 20260548992 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21 Subdivision: COPPERWOOD UNIT ONE AMENDED MapRef: MB 203 PG 5 Abbreviated Description: Lot:21 Subdivision:COPPERWOOD UNIT ONE AMENDED Map Ref:MB 203 PG 5								
12	.31Mi.	**12223 N 60TH LN** **GLENDALE, AZ 85304-1744**	08/25/2026	$600,000	$225	2661	//4	2001	14,388 SF	P

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APN: 200-76-663 Document #: 20260501515
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: CACTUS COVE MapRef: MB 544 PG 25 Abbreviated Description: Lot:28 Subdivision:CACTUS COVE Map Ref:MB 544 PG 25

13	.31Mi.	**6410 W CORTEZ ST** **GLENDALE, AZ 85304-3125**	06/24/2026	$295,000	$194	1518	5//2	1981	8,995 SF	

APN: 143-04-364 Document #: 20260378123
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential w/ADU
Legal: Lot: 377 Subdivision: COPPERWOOD UNIT FOUR MapRef: MB 214 PG 11 Abbreviated Description: Lot:377 Subdivision:COPPERWOOD UNIT FOUR Map Ref:MB 214 PG 11

14	.34Mi.	**6422 W CORTEZ ST** **GLENDALE, AZ 85304-3125**	07/28/2026	$422,000	$321	1313	5//2	1981	8,982 SF	P

APN: 143-04-366 Document #: 20260445361
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 379 Subdivision: COPPER WOOD UNIT FOUR MapRef: MB 214 PG 11 Abbreviated Description: Lot:379 Subdivision:COPPER WOOD UNIT FOUR Map Ref:MB 214 PG 11

15	.38Mi.	**6407 W LUPINE AVE** **GLENDALE, AZ 85304-3132**	05/13/2026	$372,000	$263	1417	5//2	1981	8,734 SF	

APN: 143-04-319 Document #: 20260287141
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 332 Subdivision: COPPERWOOD UNIT FOUR MapRef: MB 214 PG 11 Abbreviated Description: Lot:332 Subdivision:COPPERWOOD UNIT FOUR Map Ref:MB 214 PG 11

16	.39Mi.	**6204 W GARDEN DR** **GLENDALE, AZ 85304-3713**	05/15/2026	$585,000	$341	1714	6//2.3	1986	14,244 SF	P

APN: 143-02-129 Document #: 20260294103
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 127 Subdivision: BROOKHOLLOW MapRef: MB 279 PG 33 Abbreviated Description: Lot:127 Subdivision:BROOKHOLLOW Map Ref:MB 279 PG 33

17	.41Mi.	**6503 W CORTEZ ST** **GLENDALE, AZ 85304-3126**	06/23/2026	$449,990	$259	1738	6//2.3	1982	8,111 SF	P

APN: 143-04-256 Document #: 20260375869
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 619 Subdivision: WESTRIDGE MapRef: MB 214 PG 10 Abbreviated Description: Lot:619 Subdivision:WESTRIDGE Map Ref:MB 214 PG 10

18	.42Mi.	**6601 W POINSETTIA DR** **GLENDALE, AZ 85304-2440**	10/15/2026	$245,200	$156	1571	5//2.3	1982	3,798 SF	P

APN: 143-04-441 Document #: 20260600047
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: BROOKFIELD MANOR A PLANNED UNIT DEVELOPMENT MapRef: MB 228 PG 34 Abbreviated Description: Lot:14 Subdivision:BROOKFIELD MANOR A PLANNED UNIT DEVELOPMENT Map Ref:MB 228 PG 34

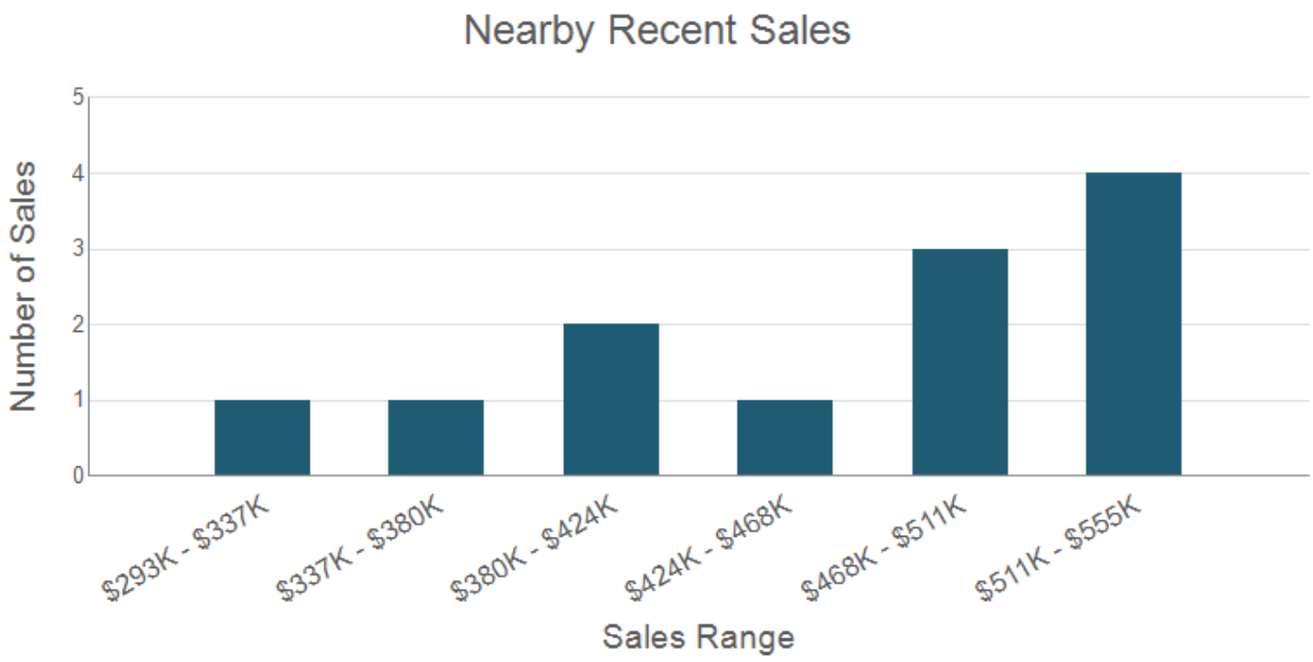
19	.42Mi.	**12099 N 66TH AVE** **GLENDALE, AZ 85304-1626**	05/27/2026	$374,900	$187	2010	//3	2005	3,825 SF	

APN: 143-04-478 Document #: 20260318510
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: VILLAGE ROSE MapRef: MB 659 PG 43 Abbreviated Description: Lot:5 Subdivision:VILLAGE ROSE Map Ref:MB 659 PG 43

20	.45Mi.	**6605 W LAUREL AVE** **GLENDALE, AZ 85304-1637**	07/07/2026	$380,000	$235	1620	//3	2004	4,063 SF	

APN: 143-04-491 Document #: 20260405257
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: VILLAGE ROSE MapRef: MB 659 PG 43 Abbreviated Description: Lot:18 Subdivision:VILLAGE ROSE Map Ref:MB 659 PG 43

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.

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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.	**6219 W RIVIERA DR**	**04/13/2018**	$387,300	$38,730	2,606	//3	1979	8,673 SF	P
.02Mi.	**6213 W RIVIERA DR**	**07/29/2022**	$357,800	$35,780	1,949	7//2.7	1979	8,398 SF	P
.02Mi.	**6225 W RIVIERA DR**	**07/17/2006**	$365,300	$36,530	2,085	7//2.3	1979	9,278 SF	P
.02Mi.	**6222 W POINSETTIA DR**	**10/06/2020**	$388,200	$38,820	2,341	7//2.3	1980	9,784 SF	P
.02Mi.	**6228 W POINSETTIA DR**	**06/16/1981**	$389,000	$38,900	2,606	//3	1980	8,385 SF	P
.03Mi.	**6216 W POINSETTIA DR**	**08/12/2025**	$399,100	$39,910	2,606	//3	1980	8,952 SF	P
.03Mi.	**6220 W RIVIERA DR**	**03/15/2022**	$363,300	$36,330	2,060	6//2.7	1979	8,586 SF	P
.03Mi.	**6207 W RIVIERA DR**	**08/26/2020**	$388,700	$38,870	2,606	//3	1979	8,664 SF	P
.03Mi.	**6231 W RIVIERA DR**	**10/18/2013**	$365,200	$36,520	1,949	7//2.7	1979	9,087 SF	P
.03Mi.	**6214 W RIVIERA DR**	**03/19/2024**	$404,600	$40,460	3,126	//3	1979	8,499 SF	P
.03Mi.	**6226 W RIVIERA DR**	**09/25/2012**	$344,800	$34,480	1,794	6//2	1979	8,464 SF	P
.04Mi.	**6234 W POINSETTIA DR**	**06/28/2018**	$367,800	$36,780	2,085	7//2.3	1980	9,840 SF	P
.04Mi.	**6210 W POINSETTIA DR**	**05/01/2018**	$361,300	$36,130	1,949	7//2.7	1980	8,533 SF	P
.04Mi.	**6208 W RIVIERA DR**	**08/01/1994**	$341,300	$34,130	2,060	7//2.3	1979	8,760 SF	
.04Mi.	**6232 W RIVIERA DR**	**12/02/2004**	$322,100	$32,210	1,726	6//2	1979	8,652 SF	
.05Mi.	**6201 W RIVIERA DR**	**07/21/2023**	$369,200	$36,920	2,085	7//2.3	1979	8,908 SF	P

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
0.58Mi.	**Desert Valley Elementary School** Number of Students: 439 Student-Teacher Ratio: 14.12	B	Public	KG - 8
0.65Mi.	**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 **6219 W RIVIERA DR, GLENDALE, AZ 85304-2523** 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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