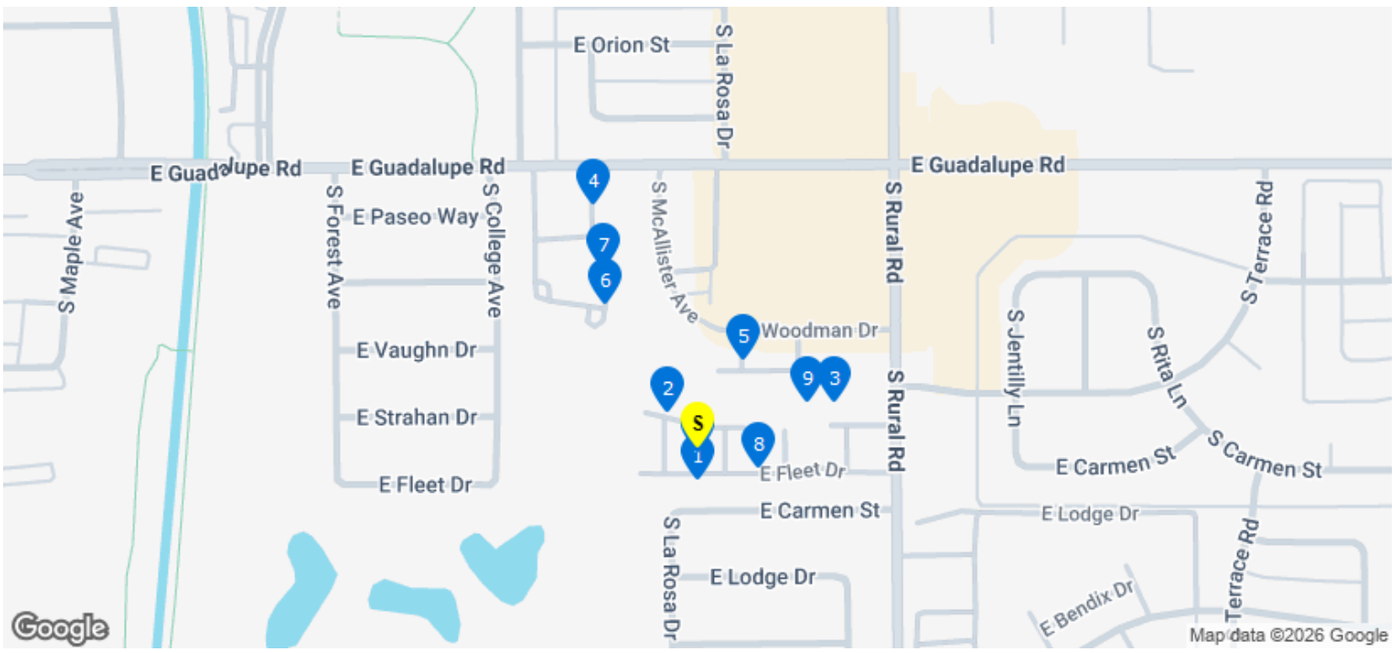
ICE SiteX Report

OrderID: 98775474

SiteX Property Information Report



Subject Property Location

6615 S MCALLISTER AVE, TEMPE, AZ 85283-3787

County:	**MARICOPA AZ**	Census Tract:	3199.08
Property Use:	Townhouse (Residential)	Zoning:	D
Parcel Number:	301-47-074	Thomas Bros Pg-Grid:	780-E5

Valuation

Value:	**$239,000**	FSD:	13	Common Confidence Score:	49
Value Range:	$207,930 - $270,070	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	281600
Assd Land Value:		Market Land Value:	$40,600	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$162,500	Total Taxable Value:	$750
Total Assessed Value:	$20,310	Total Assessor Market Value:	$203,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 204 Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Tract No: I Map Ref: MB 15507 Sec/Twnship/Range: SEC 10 TWN 1S RNG 4E
Abbreviated Description: PARK PREMIERE SOUTH 2 TOWNHOUSES MCR 155/7 LOT 20 4 TOG W UNDIV 1/227 INT IN TR I

Property Characteristics

Lot Size:	1,396 SF	Bedrooms:		Pool:	
Building Area:	792 SF	Baths:	1	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrigeration
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/21/2026	Sales Price:	N/A
Document #:	20260433072 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/30/2024	Sales Price:	N/A
Document #:	20240462649 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	08/15/2024	Loan Amount:	N/A
Document #:	20240433635 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/12/2024		
TD Due Date:	09/01/2049	Type Finance:	
Legal Description:			

Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MB 155 PG 7

Prior Transfer

Recording Date:	08/15/2024	Sales Price:	$285,000

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OrderID: 98775474

Document #:	20240433634 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/12/2024		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MB 155 PG 7

Mortgage Record

Recording Date:	06/17/2022	Loan Amount:	N/A
Document #:	20220511071 BK-PG -	Loan Type:	Conventional
Contract Date:	06/17/2022		
TD Due Date:	07/01/2052	Type Finance:	

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MB 155 PG 7

Prior Transfer

Recording Date:	06/17/2022	Sales Price:	$230,000
Document #:	20220511070 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	06/17/2022		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MB 155 PG 7

Prior Transfer

Recording Date:	06/30/2021	Sales Price:	$114,000
Document #:	2021-0716189 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/10/2021	Loan Amount:	N/A
Document #:	20210642720 BK-PG -	Loan Type:	Conventional
Contract Date:	05/26/2021		
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MB 155 PG 7

Prior Transfer

Recording Date:	06/10/2021	Sales Price:	$184,300
Document #:	20210642719 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/26/2021		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MB 155 PG 7

Prior Transfer

Recording Date:	07/01/2014	Sales Price:	N/A
Document #:	2014-0432251 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/25/2014		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Prior Transfer

Recording Date:	12/28/2012	Sales Price:	$118,000
Document #:	2012-1181575 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/16/2012	Loan Amount:	N/A
Document #:	2012-1047074 BK-PG -	Loan Type:	Conventional
Contract Date:	11/08/2012		
TD Due Date:	12/01/2042	Type Finance:	

Legal Description:
Subdivision: PARK PREMIERE SOUTH 2 TOWNHOUSES Map Ref: 0

Prior Transfer

Recording Date:	09/12/2007	Sales Price:	$99,200
Document #:	2007-1013714 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/22/2007	Loan Amount:	N/A
Document #:	2007-0942652 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	08/08/2007		
TD Due Date:	09/01/2037	Type Finance:	

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: 0

Prior Transfer

Recording Date:	07/13/2007	Sales Price:	$99,200
Document #:	2007-0797912 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

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Prior Transfer

Recording Date:	08/10/2005	Sales Price:	N/A
Document #:	2005-1143456 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/09/2005		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Prior Transfer

Recording Date:	08/10/2005	Sales Price:	N/A
Document #:	2005-1143454 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/27/2005		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Prior Transfer

Recording Date:	08/05/2005	Sales Price:	$72,265
Document #:	2005-1113025 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/14/2005	Loan Amount:	N/A
Document #:	2005-0974854 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	06/30/2005		
TD Due Date:	08/01/2035	Type Finance:	ADJ

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Prior Transfer

Recording Date:	07/14/2005	Sales Price:	$124,000
Document #:	2005-0974853 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/30/2005		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Mortgage Record

Recording Date:	07/14/2005	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Mortgage Record

Recording Date:	07/13/2001	Loan Amount:	N/A
Document #:	2001-0630259 BK-PG -	Loan Type:	Conventional
Contract Date:	06/21/2001		
TD Due Date:	08/01/2031	Type Finance:	

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Prior Transfer

Recording Date:	07/13/2001	Sales Price:	$74,500
Document #:	2001-0630258 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/21/2001		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Prior Transfer

Recording Date:	07/13/2001	Sales Price:	N/A
Document #:	2001-0630257 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/21/2001		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Prior Transfer

Recording Date:	09/04/1998	Sales Price:	N/A
Document #:	98-0792694 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/21/1997		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Prior Transfer

Recording Date:	09/04/1998	Sales Price:	N/A
Document #:	98-0792693 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/16/1997		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Prior Transfer

Recording Date:	04/30/1997	Sales Price:	$52,000
Document #:	97-0289378 BK-PG -	Type of Sale:	Arms-Length Transfer

ICE SiteX Report

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Contract Date: 04/16/1997
Document Type: Deed
Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Mortgage Record

Recording Date:	04/30/1997	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/16/1997		
TD Due Date:	05/01/2027	Type Finance:	ADJ

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MAP155 PG7

Prior Transfer

Recording Date:	05/27/1994	Sales Price:	N/A
Document #:	94-0427564 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	05/26/1994		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO Map Ref: MB155 PG7

Mortgage Record

Recording Date:	05/27/1994	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/26/1994		
TD Due Date:	06/01/2024	Type Finance:	

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO Map Ref: MB155 PG7

Prior Transfer

Recording Date:	04/06/1994	Sales Price:	N/A
Document #:	94-0279974 BK-PG -	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	01/26/1994		
Document Type:	Deed		

Legal Description:
Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref: MB155 PG7

Area Sales Analysis

Total Area Sales	$2,603,500	Median # of Bedrooms	
Median Lot Size	1,348 SF	Median # of Baths	2
Median Living Area	1,220 SF	Median Year Built	1973
Price Range - 2 Yrs	$150,000 to $332,500	Age Range	51 years to 54 years
Median Value	$282,500	Median Age	53.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**6627 S MCALLISTER AVE** **TEMPE, AZ 85283-3703**	09/04/2026	$245,000	$309	792	4//1	1972	1,409 SF	
		APN: 301-47-068 Document #: 20260523977 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 198 Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES MapRef: MB 155 PG 7 Abbreviated Description: Lot:198 Subdivision:PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref:MB 155 PG 7								
2	.03Mi.	**602 E STRAHAN DR** **TEMPE, AZ 85283-3788**	06/29/2026	$150,000	$189	792	4//1	1972	1,396 SF	
		APN: 301-47-082 Document #: 20260386077 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 212 Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES MapRef: MB 155 PG 7 Abbreviated Description: Lot:212 Subdivision:PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref:MB 155 PG 7								
3	.07Mi.	**6556 S LA ROSA DR** **TEMPE, AZ 85283-3714**	07/13/2026	$275,000	$225	1220	//1.7	1975	1,139 SF	
		APN: 301-47-201 Document #: 20260416329 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 331 Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES MapRef: MB F PG 93 Abbreviated Description: Lot:331 Subdivision:PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref:MB F PG 93								
4	.11Mi.	**735 E VAUGHN DR** **TEMPE, AZ 85283-3710**	07/29/2026	$290,000	$318	912	4//1	1975	1,415 SF	
		APN: 301-47-230 Document #: 20260449031 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 360 Subdivision: PARK PREMIERE SOUTH TWO TOWNSHOUSES MapRef: MB 155 PG 07 Abbreviated Description: Lot:360 Subdivision:PARK PREMIERE SOUTH TWO TOWNSHOUSES Map Ref:MB 155 PG 07								
5	.12Mi.	**738 E STRAHAN DR** **TEMPE, AZ 85283-3712**	04/30/2026	$312,000	$215	1452	//1.7	1972	1,294 SF	
		APN: 301-47-028 Document #: 20260258979 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 158 Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES MapRef: MB 155 PG 7 Abbreviated Description: Lot:158 Subdivision:PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref:MB 155 PG 7								
6	.15Mi.	**415 E REDMON DR** **TEMPE, AZ 85283-3601**	07/31/2026	$188,000	$154	1220	//1.7	1973	1,160 SF	
		APN: 301-47-138 Document #: 20260455103 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 268 Subdivision: PARK PREMIERE SOUTH TWO TOWNHOUSES MapRef: MB 155 PG 7 Abbreviated Description: Lot:268 Subdivision:PARK PREMIERE SOUTH TWO TOWNHOUSES Map Ref:MB 155 PG 7								
7	.21Mi.	**6515 S RURAL RD** **TEMPE, AZ 85283-3826**	07/17/2026	$3,800,000	$186	20390	//	2005	42,772 SF	

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APN: 301-48-988 Document #: 20260427463
Document Type: Special Warranty Deed Price Code: A
Land Use: Office Bldg (General)
Legal: Lot: 1 Subdivision: J B PLACE MapRef: MB 736 PG 34 Abbreviated Description: Lot:1 Subdivision:J B PLACE Map Ref:MB 736 PG 34

8	.22Mi.	**409 E PEGASUS DR** **TEMPE, AZ 85283-2829**	09/16/2026	$438,000	$316	1388	//2	1973	6,826 SF	P

APN: 301-81-077 Document #: 20260543548
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 74 Subdivision: COLLEGE PARK UNIT FOUR MapRef: MB 140 PG 32 Abbreviated Description: Lot:74 Subdivision:COLLEGE PARK UNIT FOUR Map Ref:MB 140 PG 32

9	.23Mi.	**613 E BELL DE MAR DR** **TEMPE, AZ 85283-3720**	06/08/2026	$455,000	$196	2324	9//2.3	1973	8,211 SF	P

APN: 301-47-317 Document #: 20260343863
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1667 Subdivision: TEMPE GARDENS FIFTEEN MapRef: MB 155 PG 50 Abbreviated Description: Lot:1667 Subdivision:TEMPE GARDENS FIFTEEN Map Ref:MB 155 PG 50

10	.24Mi.	**907 E SHOBE DR** **TEMPE, AZ 85283-4004**	08/03/2026	$330,000	$227	1452	//2.7	1983	1,195 SF	

APN: 301-48-675 Document #: 20260458535
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 27 Subdivision: PARK PREMIERE SOUTH TOWNHOUSES MapRef: MB 157 PG 32 Abbreviated Description: Lot:27 Subdivision:PARK PREMIERE SOUTH TOWNHOUSES Map Ref:MB 157 PG 32

11	.24Mi.	**6701 S JENTILLY LN** **TEMPE, AZ 85283-4013**	05/14/2026	$123,354	$137	902	4//2	1981	1,567 SF	

APN: 301-48-711 Document #: 20260290797
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 63 Subdivision: PARK PREMIERE SOUTH TOWNHOUSES MapRef: MB 157 PG 32 Abbreviated Description: Lot:63 Subdivision:PARK PREMIERE SOUTH TOWNHOUSES Map Ref:MB 157 PG 32

12	.24Mi.	**204 E FLEET DR** **TEMPE, AZ 85283-3617**	05/11/2026	$385,000	$194	1980	7//2.3	1974	8,594 SF	

APN: 301-47-458 Document #: 20260282445
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1814 Subdivision: TEMPE GARDENS SIXTEEN MapRef: MB 161 PG 48 Abbreviated Description: Lot:1814 Subdivision:TEMPE GARDENS SIXTEEN Map Ref:MB 161 PG 48

13	.25Mi.	**925 E LODGE DR** **TEMPE, AZ 85283-4056**	09/28/2026	$245,500	$272	902	4//1	1980	1,305 SF	

APN: 301-48-712 Document #: 20260564597
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 64 Subdivision: PARK PREMIERE SOUTH TOWNHOUSES MapRef: MB 157 PG 32 Abbreviated Description: Lot:64 Subdivision:PARK PREMIERE SOUTH TOWNHOUSES Map Ref:MB 157 PG 32

14	.26Mi.	**6801 S PALM DR** **TEMPE, AZ 85283-3744**	10/19/2026	$480,000	$256	1872	6//2	1973	7,836 SF	P

APN: 301-47-308 Document #: 20260604486
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1658 Subdivision: TEMPE GARDENS FIFTEEN MapRef: MB 155 PG 50 Abbreviated Description: Lot:1658 Subdivision:TEMPE GARDENS FIFTEEN Map Ref:MB 155 PG 50

15	.27Mi.	**905 E BENDIX DR** **TEMPE, AZ 85283-4007**	09/11/2026	$200,000	$160	1252	//1.7	1983	1,243 SF	

APN: 301-48-651 Document #: 20260535624
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 3 Subdivision: PARK PREMIERE SOUTH TOWNHOUSES MapRef: MB 157 PG 32 Abbreviated Description: Lot:3 Subdivision:PARK PREMIERE SOUTH TOWNHOUSES Map Ref:MB 157 PG 32

16	.28Mi.	**6510 S FOREST AVE** **TEMPE, AZ 85283-3619**	10/16/2026	$405,000	$205	1973	7//2	1973	7,431 SF	P

APN: 301-47-359 Document #: 20260601109
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1715 Subdivision: TEMPE GARDENS SIXTEEN MapRef: MB 161 PG 48 Abbreviated Description: Lot:1715 Subdivision:TEMPE GARDENS SIXTEEN Map Ref:MB 161 PG 48

17	.35Mi.	**1033 E BENDIX DR** **TEMPE, AZ 85283-4023**	05/15/2026	$280,000	$310	902	4//2	1979	1,641 SF	

APN: 301-48-794 Document #: 20260294138
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 146 Subdivision: PARK PREMIERE SOUTH TOWNHOUSES MapRef: MB 157 PG 32 Abbreviated Description: Lot:146 Subdivision:PARK PREMIERE SOUTH TOWNHOUSES Map Ref:MB 157 PG 32

18	.36Mi.	**6608 S RITA LN** **TEMPE, AZ 85283-3821**	06/30/2026	$590,000	$316	1866	6//2	1973	14,889 SF	P

APN: 301-48-309A Document #: 20260392972
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 75 Subdivision: BRADLEY MANOR MapRef: MB 149 PG 42 Abbreviated Description: Lot:75 Subdivision:BRADLEY MANOR Map Ref:MB 149 PG 42

19	.39Mi.	**1011 E REDFIELD RD** **TEMPE, AZ 85283-4047**	05/08/2026	$223,568	$216	1035	//1	1974	951 SF	

APN: 301-48-582A Document #: 20260280003
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 79 Subdivision: VILLAS TEMPE MapRef: MB 157 PG 15 Abbreviated Description: Lot:79 Subdivision:VILLAS TEMPE Map Ref:MB 157 PG 15

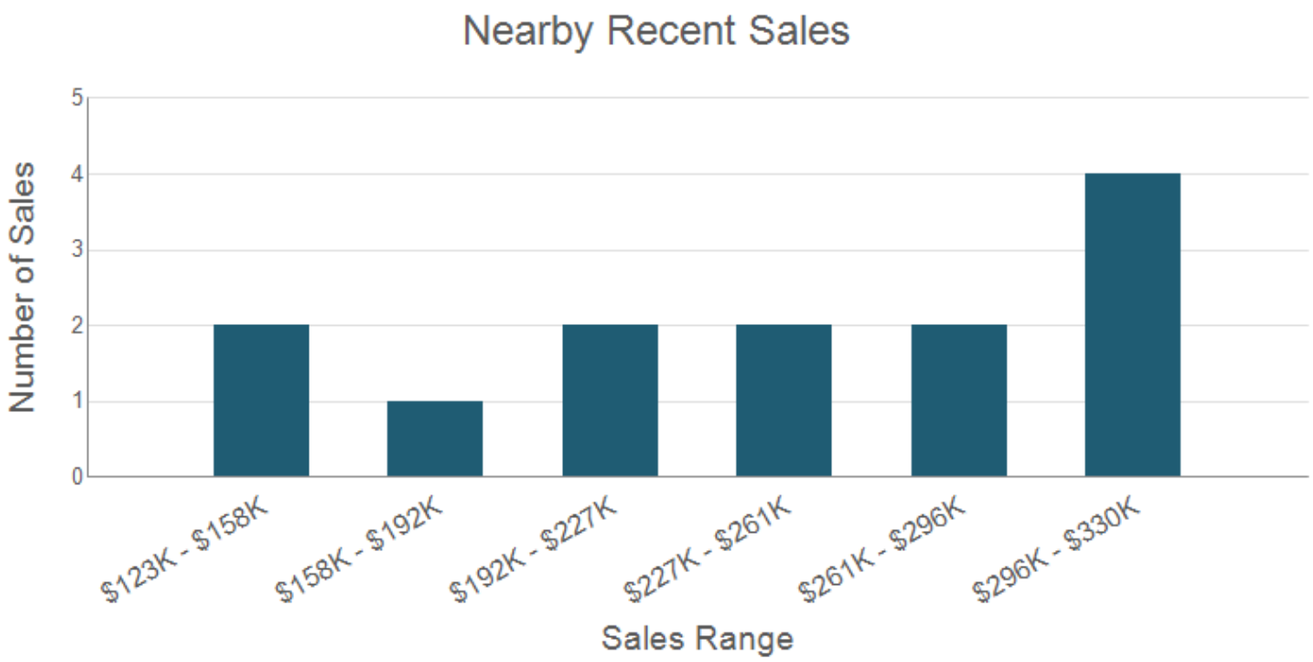
20	.45Mi.	**6104 S COLLEGE AVE** **TEMPE, AZ 85283-2808**	10/02/2026	$320,000	$238	1347	5//2	1975	7,166 SF	

APN: 301-81-293 Document #: 20260577220
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 635 Subdivision: UNIVERSITY ROYAL UNIT TWO MapRef: MB 156 PG 25 Abbreviated Description: Lot:635 Subdivision:UNIVERSITY ROYAL UNIT TWO Map Ref:MB 156 PG 25

ICE SiteX Report

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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.	**6615 S MCALLISTER AVE**	**08/15/2024**	$203,100	$20,310	792	4//1	1972	1,396 SF	
0Mi.	**6617 S MCALLISTER AVE**	**04/09/2025**	$268,800	$26,880	1,452	//1.7	1972	1,359 SF	
.01Mi.	**6619 S MCALLISTER AVE**	**12/07/2023**	$247,700	$24,770	1,220	//1.7	1972	1,212 SF	
.01Mi.	**6621 S MCALLISTER AVE**	**12/07/2011**	$247,700	$24,770	1,220	//1.7	1972	2 SF	
.02Mi.	**6623 S MCALLISTER AVE**	**01/30/1998**	$247,700	$24,770	1,220	//1.7	1972	1,170 SF	
.02Mi.	**616 E STRAHAN DR**	**03/24/2008**	$203,100	$20,310	792	4//1	1972	1,452 SF	
.02Mi.	**614 E STRAHAN DR**	**12/17/2020**	$268,800	$26,880	1,452	//1.7	1972	1,311 SF	
.02Mi.	**6625 S MCALLISTER AVE**	**07/13/2021**	$268,800	$26,880	1,452	//1.7	1972	1,330 SF	
.02Mi.	**612 E STRAHAN DR**	**06/29/2017**	$247,700	$24,770	1,220	//1.7	1972	1,178 SF	
.02Mi.	**6616 S LA ROSA DR**	**08/11/2025**	$203,100	$20,310	792	4//1	1972	1,460 SF	
.02Mi.	**610 E STRAHAN DR**	**11/22/2005**	$268,800	$26,880	1,452	//1.7	1972	1,301 SF	
.02Mi.	**6618 S LA ROSA DR**	**04/04/2025**	$268,800	$26,880	1,452	//1.7	1972	1,319 SF	
.02Mi.	**6616 S MCALLISTER AVE**	**05/28/2024**	$169,100	$16,910	1,452	//1.7	1972	1,312 SF	
.02Mi.	**6618 S MCALLISTER AVE**	**10/11/2024**	$247,700	$24,770	1,220	//1.7	1972	1,195 SF	
.02Mi.	**6614 S MCALLISTER AVE**	**07/31/2014**	$203,100	$20,310	792	4//1	1972	1,407 SF	
.02Mi.	**620 E STRAHAN DR**	**05/10/2016**	$203,100	$20,310	792	4//1	1972	1,456 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	36.0 years old	Households:	18,873
Median Household Income:	$80,104	Households w/Family:	56%
Household Income Per Capita:	$41,293	Households w/Family Married:	39%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Kyrene Elementary District	Students:	13,313
Number of Schools:	26	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.82Mi.	**Kyrene de los Ninos Elementary School** Number of Students: 391 Student-Teacher Ratio: 12.14	B-	Public	KG - 5
1.37Mi.	**Kyrene Middle School** Number of Students: 759 Student-Teacher Ratio: 16.5	B-	Public	6 - 8

ICE SiteX Report

OrderID: 98775474

1.37Mi. **Kyrene Middle School** Number of Students: 759 Student-Teacher Ratio: 16.5		B-	Public	6 - 8
0.69Mi. **Marcos de Niza High School** Number of Students: 1,408 Student-Teacher Ratio: 18.98 Advanced Placement: Yes		B-	Public	9 - 12
0.69Mi. **Marcos de Niza High School** Number of Students: 1,408 Student-Teacher Ratio: 18.98 Advanced Placement: Yes		B-	Public	9 - 12
0.83Mi. **Kyrene del Norte Elementary School** Number of Students: 514 Student-Teacher Ratio: 19.45		A-	Public	KG - 5
0.83Mi. **Kyrene del Norte Elementary School** Number of Students: 514 Student-Teacher Ratio: 19.45		A-	Public	KG - 5
0.82Mi. **Kyrene de los Ninos Elementary School** Number of Students: 391 Student-Teacher Ratio: 12.14		B-	Public	KG - 5

Flood Report

The Subject Property of **6615 S MCALLISTER AVE, TEMPE, AZ 85283-3787** 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	140%	NOTABLY HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	130%	NOTABLY HIGHER
OVERALL	111%	HIGHER

Disaster Alerts

No alerts noted

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