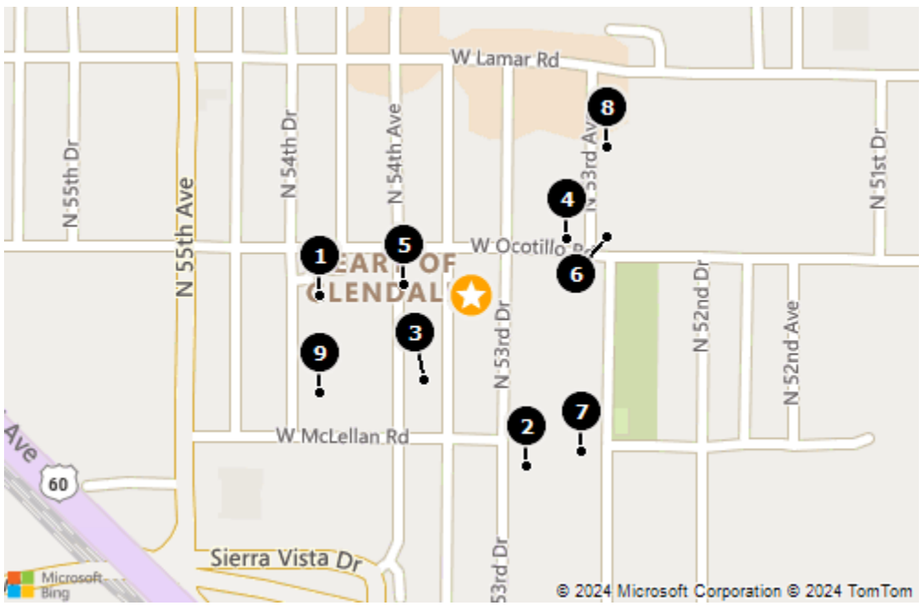
SiteX™ Report

OrderID: 90998043

SiteX Property Information Report



Subject Property Location

6638 N 53RD DR, GLENDALE, AZ 85301-4034

County:	**MARICOPA AZ**	Census Tract:	040130929.001027
Property Use:	Single Family Residential	Zoning:	M-M
Parcel Number:	146-08-056	Thomas Bros Pg-Grid:	657-1E

Valuation

Value:	**$248,000**	FSD:	8
Value Range:	$228,160 - $267,840	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	400700
Assd Land Value:		Market Land Value:	$47,300	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$189,500	Total Taxable Value:	$793
Total Assessed Value:	$23,680	Total Assessor Market Value:	$236,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 9 Subdivision: SUGAR ADD BLKS 7-12 & 16 Map Ref: MB 819 Sec/Twnship/Range: SEC 8 TWN 2N RNG 2E
Abbreviated Description: SUGAR ADD

Property Characteristics

Lot Size:	7,000 SF	Bedrooms:		Pool:	
Building Area:	928 SF	Baths:	2	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Evap Cooler
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/24/2024	Sales Price:	N/A
Document #:	20240036539 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/23/2024		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 9 Subdivision: SUGAR ADDITION Map Ref: MB 8 PG 19

Prior Transfer

Recording Date:	01/16/2024	Sales Price:	N/A
Document #:	20240020732 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/21/2023		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 9 Subdivision: SUGAR ADDITION Map Ref: MB 8 PG 19

Prior Transfer

Recording Date:	12/13/2022	Sales Price:	N/A
Document #:	20220888698 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/12/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 9 Subdivision: SUGAR ADDITION Map Ref: MB 8 PG 19

Prior Transfer

Recording Date:	10/15/2019	Sales Price:	$180,000
Document #:	20190819553 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/08/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 9 Subdivision: SUGAR ADDITION Map Ref: MB 8 PG 19

Prior Transfer

Recording Date:	05/02/2019	Sales Price:	$127,000
Document #:	20190319298 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/28/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 9 Subdivision: SUGAR ADDITION Map Ref: MB 8 PG 19

Prior Transfer

Recording Date:	07/31/2017	Sales Price:	$50,000
Document #:	2017-0561027 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/28/2017		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 9 Subdivision: SUGAR ADDITION Map Ref: MB 8 PG 19

Prior Transfer

Recording Date:	04/17/1995	Sales Price:	N/A
Document #:	95-0212494 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/10/1995		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 3 Block: 9 Subdivision: SUGAR ADDITION Map Ref: MAP8 PG19
Abbreviated Description: WEST2 LOT3 BLK9

Area Sales Analysis

Total Area Sales	$2,184,895	Median # of Bedrooms	
Median Lot Size	7,000 SF	Median # of Baths	1
Median Living Area	1,118 SF	Median Year Built	1950
Price Range - 2 Yrs	$98,500 to $348,000	Age Range	64 years to 89 years
Median Value	$252,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**6637 N 54TH DR** **GLENDALE, AZ 85301-3932**	02/15/2024	$199,000	$174	1138	6//1	1957	7,000 SF	
		APN: 146-08-044 Document #: 20240077232 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Block: 8 Subdivision: SUGAR ADDITION AMENDED MapRef: MB 8 PG 19 Abbreviated Description: Lot:15 Block:8 Subdivision:SUGAR ADDITION AMENDED Map Ref:MB 8 PG 19								
2	.12Mi.	**6545 N 53RD DR** **GLENDALE, AZ 85301-4050**	01/19/2024	$348,000	$392	887	5//1.33	1945	5,417 SF	
		APN: 146-08-112 Document #: 20240030234 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Block: 16 Subdivision: SUGAR ADDITION AMENDED MapRef: MB 8 PG 19 Abbreviated Description: Subdivision:SUGAR ADDITION AMENDED Map Ref:MB 8 PG 19Abbreviated Description:PORTION BLK16								
3	.06Mi.	**6613 N 54TH AVE** **GLENDALE, AZ 85301-3930**	11/06/2023	$177,000	$158	1118	6//1	1935	7,000 SF	
		APN: 146-08-074 Document #: 20230575575 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Block: 9 Subdivision: SUGAR ADDITION MapRef: MB 8 PG 19 Abbreviated Description: Lot:21 Block:9 Subdivision:SUGAR ADDITION Map Ref:MB 8 PG 19								
4	.08Mi.	**6702 N 53RD AVE** **GLENDALE, AZ 85301-3428**	05/19/2023	$205,000	$102	1998	5//1	1957	6,164 SF	
		APN: 146-06-001 Document #: 20230261492 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Subdivision: RANCHO CHICO TWO MapRef: MB 68 PG 36 Abbreviated Description: Lot:13 Subdivision:RANCHO CHICO TWO Map Ref:MB 68 PG 36								
5	.03Mi.	**6641 N 54TH AVE** **GLENDALE, AZ 85301-3930**	04/26/2023	$254,000	$273	928	4//1	1944	7,000 SF	
		APN: 146-08-067 Document #: 20230214401 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Block: 9 Subdivision: SUGAR ADDITION AMENDED MapRef: MB 8 PG 19 Abbreviated Description: Lot:14 Block:9 Subdivision:SUGAR ADDITION AMENDED Map Ref:MB 8 PG 19								
6	.1Mi.	**6701 N 53RD AVE** **GLENDALE, AZ 85301-3427**	11/16/2022	$329,395	$247	1332	6//1	1957	6,608 SF	
		APN: 146-06-019 Document #: 20220840959 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 31 Subdivision: RANCHO CHICO TWO MapRef: MB 68 PG 36 Abbreviated Description: Lot:31 Subdivision:RANCHO CHICO TWO Map Ref:MB 68 PG 36								
7	.13Mi.	**6548 N 53RD AVE** **GLENDALE, AZ 85301-4029**	10/20/2022	$98,500	$76	1296	5//2	1950	8,907 SF	
		APN: 146-07-056A Document #: 20220789565 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: WOODFORD ADDITION MapRef: MB 2 PG 54 Abbreviated Description: Block:2 Subdivision:WOODFORD ADDITION Map Ref:MB 2 PG 54Abbreviated Description:PORTION LOT9 City/Muni/Twp:GLENDALE City/Muni/Twp: GLENDALE								

8	.14Mi.	**6727 N 53RD AVE** **GLENDALE, AZ 85301-3427**	10/19/2022	$322,000	$344	935	5//1	1960	6,399 SF

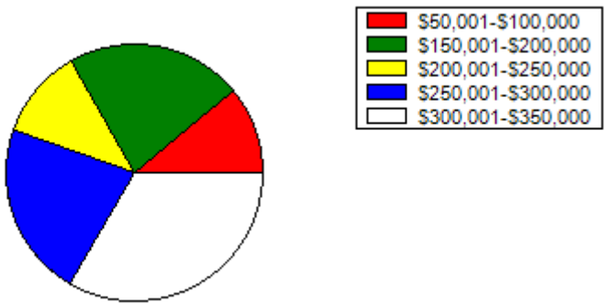
APN: 146-06-014 Document #: 20220786481
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: RANCHO CHICO TWO MapRef: MB 68 PG 36 Abbreviated Description: Lot:26 Subdivision:RANCHO CHICO TWO Map Ref:MB 68 PG 36

9	.12Mi.	**6609 N 54TH DR** **GLENDALE, AZ 85301-3932**	09/29/2022	$252,000	$291	864	4//1	1940	7,000 SF

APN: 146-08-051 Document #: 20220744132
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 22 Block: 8 Subdivision: SUGAR ADDITION AMENDED MapRef: MB 8 PG 19 Abbreviated Description: Lot:22 Block:8 Subdivision:SUGAR ADDITION AMENDED Map Ref:MB 8 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.

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.	**6638 N 53RD DR**	**12/13/2022**	$236,800	$23,680	928	3//2	1955	7,000 SF	
.01Mi.	**6634 N 53RD DR**	**12/20/2016**	$264,800	$26,480	1,224	5//1.67	1973	7,000 SF	
.01Mi.	**6642 N 53RD DR**	**11/30/2021**	$302,300	$30,230	1,462	6//2	2002	7,000 SF	
.02Mi.	**6630 N 53RD DR**	**12/14/2021**	$401,800	$40,180	576		1986	7,000 SF	
.02Mi.	**5339 W OCOTILLO RD**	**12/12/1988**	$249,800	$24,980	1,102	4//1	1982	8,187 SF	
.03Mi.	**6626 N 53RD DR**	**07/02/2015**	$273,100	$27,310	1,248	4//1	1971	7,000 SF	
.03Mi.	**6637 N 54TH AVE**	**07/25/2012**	$294,200	$29,420	1,380	5//2	1996	7,000 SF	
.03Mi.	**6633 N 54TH AVE**	**09/29/1971**	$284,000	$28,400	1,440	5//2	1971	7,000 SF	
.03Mi.	**6641 N 54TH AVE**	**04/26/2023**	$229,800	$22,980	928	4//1	1944	7,000 SF	
.04Mi.	**6629 N 54TH AVE**	**09/26/2018**	$240,100	$24,010	1,080	6//1	1968	7,000 SF	
.04Mi.	**6622 N 53RD DR**	**06/28/2010**	$218,000	$21,800	787	5//1	1935	7,000 SF	
.04Mi.	**6649 N 53RD DR**	**04/05/1984**	$212,500	$21,250	825	4//1	1940	5,138 SF	
.04Mi.	**6625 N 54TH AVE**	**01/23/2007**	$229,800	$22,980	1,128	5//1	1940	7,000 SF	
.04Mi.	**6702 N 53RD DR**	**12/25/1958**	$242,500	$24,250	1,092	5//1	1973	7,000 SF	
.04Mi.	**6641 N 53RD DR**	**02/07/2001**	$186,800	$18,680	506	3//1	1925	9,021 SF	
.04Mi.	**6637 N 53RD DR**	**01/17/1979**	$199,600	$19,960	715	4//1	1925	4,051 SF	

Rent vs. Own

Households Occupied by Renters:	56%	Households Occupied by Owners:	37%

Demographics & Income

Median Age:	30.4 years old	Households:	23,150
Median Household Income:	$41,344	Households w/Family:	64%
Household Income Per Capita:	$18,431	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Glendale Union High School District	Students:	16,462
Number of Schools:	11	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.61Mi.	**Apollo High School**	B+	Public	9 - 12

Number of Students: 2,082
Student-Teacher Ratio: 23.5
Advanced Placement: Yes

0.76Mi.	**Glendale Landmark School**	C	Public	KG - 8

Number of Students: 479
Student-Teacher Ratio: 11.68

Flood Report

The Subject Property of **6638 N 53RD DR, GLENDALE, AZ 85301-4034** 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	142%	NOTABLY HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	151%	NOTABLY HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	135%	NOTABLY HIGHER
OVERALL	139%	NOTABLY HIGHER

Disaster Alerts

6/27/2023 - Diamond Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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