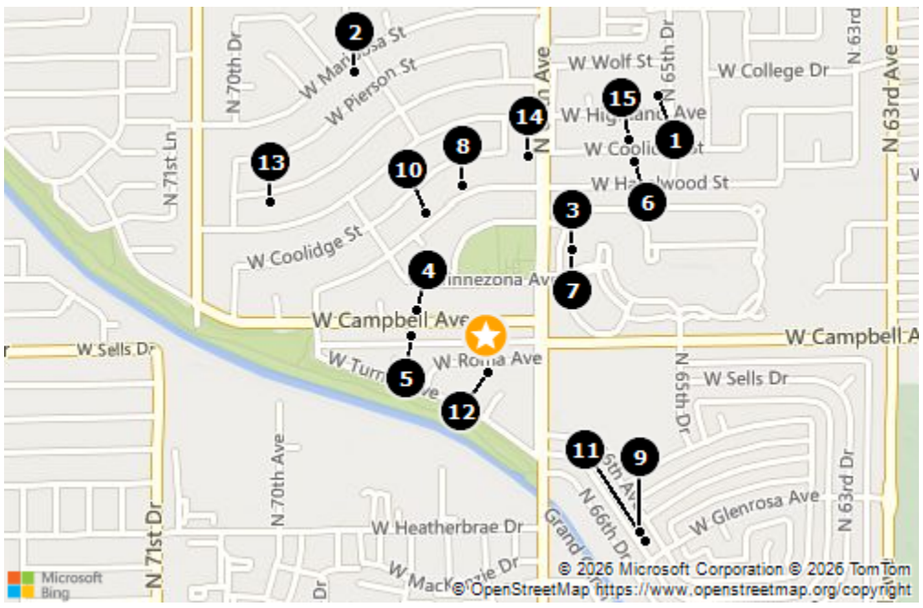
ICE SiteX Report

OrderID: 98444554

SiteX Property Information Report



Subject Property Location

6727 W CAMPBELL AVE, PHOENIX, AZ 85033-2608

County:	**MARICOPA AZ**	Census Tract:	040131096.041017
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	144-79-152	Thomas Bros Pg-Grid:	657-6A

Valuation

Value:	**$367,000**	FSD:	13	Common Confidence Score:	48
Value Range:	$319,290 - $414,710	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	831300
Assd Land Value:		Market Land Value:	$57,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$230,300	Total Taxable Value:	$1,170
Total Assessed Value:	$28,780	Total Assessor Market Value:	$287,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10350 Subdivision: MARYVALE TERRACE 26 AMD LOTS 9925-9962 Map Ref: MB 9010 Sec/Twnship/Range: SEC 24 TWN 2N RNG 1E
Abbreviated Description: MARYVALE TERRACE 26 AMD LOT 10350

Property Characteristics

Lot Size:	7,601 SF	Bedrooms:		Pool:	
Building Area:	1900 SF	Baths:	2	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Block
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/29/2026	Sales Price:	N/A
Document #:	20260054523 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/29/2026		
Document Type:			

Legal Description:
Lot: 10350 Subdivision: MARYVALE TERRACE NO TWENTY SIX AMENDED Map Ref: MB 90 PG 10

Prior Transfer

Recording Date:	12/31/1998	Sales Price:	$70,500
Document #:	98-1191224 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/15/1998		
Document Type:			

Legal Description:
Lot: 10350 Subdivision: MARYVALE TERRACE #26 AMENDED Map Ref: MAP90 PG10
City/Muni/Twp: PHOENIX

Prior Transfer

Recording Date:	12/31/1998	Sales Price:	$70,500
Document #:	19981191224 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10350 Subdivision: MARYVALE TERRACE 26 AMD LOTS 9925-9962 Map Ref: MB 9010 Sec/Twnship/Range: SEC 24 TWN 2N RNG 1E
Abbreviated Description: MARYVALE TERRACE 26 AMD LOT 10350

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Prior Transfer

Recording Date:	09/01/1998	Sales Price:	$70,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/25/1994	Sales Price:	$59,500
Document #:	94-0637706 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/22/1994		
Document Type:			
Legal Description:			

Lot: 10350 Subdivision: MARYVALE TERRACE #26 AMENDED Map Ref: MAP90 PG10

Area Sales Analysis

Total Area Sales	$4,487,107	Median # of Bedrooms	
Median Lot Size	7,305 SF	Median # of Baths	2
Median Living Area	1,703 SF	Median Year Built	1961
Price Range - 2 Yrs	$200,000 to $410,000	Age Range	28 years to 66 years
Median Value	$305,000	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**4730 N 65TH DR** **PHOENIX, AZ 85033-1604**	09/21/2026	$210,000	$105	1994	7//2	1974	7,884 SF	Yes
		APN: 144-43-328 Document #: 20260551621 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 275 Subdivision: PARKSIDE UNIT 3 MapRef: MB 161 PG 7 Abbreviated Description: Lot:275 Subdivision:PARKSIDE UNIT 3 Map Ref:MB 161 PG 7								
2	.4Mi.	**6909 W MARIPOSA ST** **PHOENIX, AZ 85033-1544**	08/13/2026	$305,000	$299	1020	5//1.67	1960	6,242 SF	
		APN: 144-77-002 Document #: 20260478681 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9870 Subdivision: MARYVALE TERRACE NO 26 AMENDED MapRef: MB 90 PG 10 Abbreviated Description: Lot:9870 Subdivision:MARYVALE TERRACE NO 26 AMENDED Map Ref:MB 90 PG 10								
3	.25Mi.	**4545 N 67TH AVE** **PHOENIX, AZ 85033-1678**	08/07/2026	$349,500	$205	1703	7//2.33	1998	7,841 SF	
		APN: 144-87-020 Document #: 20260469499 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1187 Subdivision: THE VILLAGE AT WEST MEADOW I MapRef: MB 402 PG 24 Abbreviated Description: Lot:1187 Subdivision:THE VILLAGE AT WEST MEADOW I Map Ref:MB 402 PG 24								
4	.1Mi.	**6820 W CAMPBELL AVE** **PHOENIX, AZ 85033-2609**	08/07/2026	$200,000	$105	1894	7//2	1960	7,309 SF	
		APN: 144-79-136 Document #: 20260468959 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10334 Subdivision: MARYVALE TERRACE NO 26 AMENDED MapRef: MB F PG 93 Abbreviated Description: Lot:10334 Subdivision:MARYVALE TERRACE NO 26 AMENDED Map Ref:MB F PG 93								
5	.1Mi.	**6821 W CAMPBELL AVE** **PHOENIX, AZ 85033-2610**	08/05/2026	$395,000	$218	1809	6//2	1960	7,601 SF	
		APN: 144-79-159 Document #: 20260463109 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10357 Subdivision: MARYVALE TERRACE NO 26 AMENDED MapRef: MB 90 PG 10 Abbreviated Description: Lot:10357 Subdivision:MARYVALE TERRACE NO 26 AMENDED Map Ref:MB 90 PG 10City/Muni/Twp:PHOENIX City/Muni/Twp: PHOENIX								
6	.31Mi.	**6539 W COOLIDGE ST** **PHOENIX, AZ 85033-1654**	08/03/2026	$410,000	$152	2696	8//2	1973	6,935 SF	Yes
		APN: 144-43-206 Document #: 20260459484 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 153 Subdivision: PARKSIDE UNIT 2 MapRef: MB 150 PG 50 Abbreviated Description: Lot:153 Subdivision:PARKSIDE UNIT 2 Map Ref:MB 150 PG 50								
7	.24Mi.	**4545 N 67TH AVE** **PHOENIX, AZ 85033-1678**	07/30/2026	$283,007	$233	1210	6//2.33	1997	7,531 SF	
		APN: 144-87-019 Document #: 20260451331 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1186 Subdivision: VILLAGE AT WEST MEADOW I MapRef: MB 402 PG 24 Abbreviated Description: Lot:1186 Subdivision:VILLAGE AT WEST MEADOW I Map Ref:MB 402 PG 24								
8	.2Mi.	**6742 W HAZELWOOD ST** **PHOENIX, AZ 85033-1916**	07/10/2026	$200,000	$180	1110	5//1.67	1960	6,033 SF	
		APN: 144-79-050 Document #: 20260414393 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10238 Subdivision: MARYVALE TERRACE NO 26 AMENDED MapRef: MB 90 PG 10 Abbreviated Description: Lot:10238 Subdivision:MARYVALE TERRACE NO 26 AMENDED Map Ref:MB 90 PG 10								
9	.34Mi.	**4316 N 66TH AVE** **PHOENIX, AZ 85033-2710**	06/30/2026	$250,000	$106	2353	8//2.33	1962	8,407 SF	
		APN: 144-86-039 Document #: 20260390620 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10888 Subdivision: MARYVALE TERRACE MapRef: MB 91 PG 16 Abbreviated Description: Lot:10888 Subdivision:MARYVALE TERRACE Map Ref:MB 91 PG 16								
10	.18Mi.	**6818 W HAZELWOOD ST** **PHOENIX, AZ 85033-1918**	06/25/2026	$320,000	$160	1995	7//1.67	1960	6,752 SF	
		APN: 144-79-045 Document #: 20260380932 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 10233 Subdivision: MARYVALE TERRACE NO 26 AMENDED MapRef: MB 90 PG 10 Abbreviated Description: Lot:10233 Subdivision:MARYVALE TERRACE NO 26 AMENDED Map Ref:MB 90 PG 10

11	.35Mi.	**4312 N 66TH AVE** **PHOENIX, AZ 85033-2710**	05/28/2026	$235,000	$169	1386	6//2.33	1962	8,394 SF	Yes

APN: 144-86-038 Document #: 20260321880
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10887 Subdivision: MARYVALE TERRACE NO 27 MapRef: MB 91 PG 16 Abbreviated Description: Lot:10887 Subdivision:MARYVALE TERRACE NO 27 Map Ref:MB 91 PG 16

12	.05Mi.	**6727 W ROMA AVE** **PHOENIX, AZ 85033-2623**	05/27/2026	$335,000	$256	1305	6//2	1961	7,305 SF	

APN: 144-82-025 Document #: 20260316888
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10393 Subdivision: MARYVALE TERRACE 26 AMENDED MapRef: MB 90 PG 10 Abbreviated Description: Lot:10393 Subdivision:MARYVALE TERRACE 26 AMENDED Map Ref:MB 90 PG 10

13	.34Mi.	**7007 W WOLF ST** **PHOENIX, AZ 85033-1521**	05/22/2026	$285,000	$318	896	4//1	1960	6,120 SF	

APN: 144-80-042 Document #: 20260311713
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10042 Subdivision: MARYVALE TERRACE NO 26 AMENDED MapRef: MB 90 PG 10 Abbreviated Description: Lot:10042 Subdivision:MARYVALE TERRACE NO 26 AMENDED Map Ref:MB 90 PG 10

14	.25Mi.	**4636 N 67TH AVE** **PHOENIX, AZ 85033-1609**	05/21/2026	$314,600	$283	1110	5//2	1960	7,039 SF	

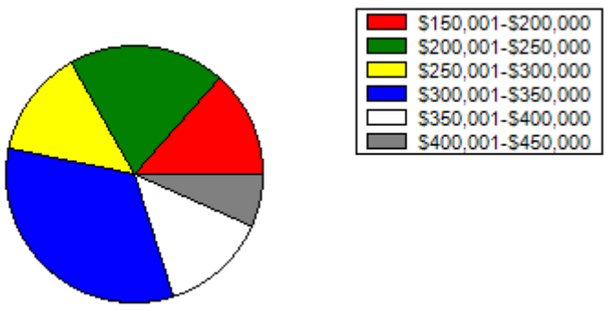
APN: 144-79-060 Document #: 20260307714
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 10248 Subdivision: MARYVALE TERRACE NO 26 AMENDED MapRef: MB 90 PG 10 Abbreviated Description: Lot:10248 Subdivision:MARYVALE TERRACE NO 26 AMENDED Map Ref:MB 90 PG 10

15	.33Mi.	**6542 W COOLIDGE ST** **PHOENIX, AZ 85033-1653**	04/29/2026	$395,000	$198	1994	7//2	1974	6,943 SF	

APN: 144-43-285 Document #: 20260256482
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 232 Subdivision: PARKSIDE UNIT 3 MapRef: MB 161 PG 7 Abbreviated Description: Lot:232 Subdivision:PARKSIDE UNIT 3 Map Ref:MB 161 PG 7

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.	**6727 W CAMPBELL AVE**	**12/31/1998**	$287,800	$28,780	1,900	9//2	1960	7,601 SF	
.01Mi.	**6721 W CAMPBELL AVE**	**04/28/1997**	$304,700	$30,470	2,296	8//2	1960	7,597 SF	
.01Mi.	**6733 W CAMPBELL AVE**	**08/09/2024**	$284,600	$28,460	1,707	5//2	1960	7,597 SF	
.02Mi.	**6728 W ROMA AVE**	**06/03/2010**	$266,300	$26,630	1,305	5//2	1961	7,305 SF	
.02Mi.	**6734 W ROMA AVE**	**07/02/2021**	$265,700	$26,570	1,305	6//2	1961	7,305 SF	
.03Mi.	**6722 W ROMA AVE**	**05/21/2013**	$285,500	$28,550	1,881	8//2	1960	7,301 SF	
.03Mi.	**6715 W CAMPBELL AVE**	**08/14/2015**	$287,300	$28,730	1,945	6//2	1960	7,601 SF	
.03Mi.	**6739 W CAMPBELL AVE**	**01/19/2017**	$297,500	$29,750	2,038	6//2	1960	7,597 SF	
.03Mi.	**6740 W ROMA AVE**	**05/20/2025**	$290,100	$29,010	1,717	7//2	1961	7,305 SF	Yes
.03Mi.	**6728 W CAMPBELL AVE**	**12/16/2015**	$274,600	$27,460	1,665	7//2	1960	7,309 SF	
.04Mi.	**6734 W CAMPBELL AVE**	**06/12/2003**	$284,000	$28,400	1,894	8//2	1960	7,314 SF	
.04Mi.	**6716 W ROMA AVE**	**12/11/2008**	$277,300	$27,730	1,690	5//2	1961	7,301 SF	
.04Mi.	**6722 W CAMPBELL AVE**	**07/14/2021**	$278,500	$27,850	1,717	6//2	1960	7,309 SF	
.04Mi.	**6740 W CAMPBELL AVE**	**10/19/2006**	$277,100	$27,710	1,717	6//2	1960	7,314 SF	
.04Mi.	**6709 W CAMPBELL AVE**	**10/13/2020**	$277,700	$27,770	1,717	5//2	1960	7,601 SF	Yes
.04Mi.	**6745 W CAMPBELL AVE**	**08/04/2025**	$291,700	$29,170	1,595	5//2	1960	7,601 SF	Yes

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	55%

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Demographics & Income

Median Age:	28.9 years old	Households:	15,626
Median Household Income:	$54,413	Households w/Family:	82%
Household Income Per Capita:	$17,896	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	53%

School District

School District Zone:	Phoenix Union High School District	Students:	25,800
Number of Schools:	21	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.58Mi.	**Trevor G. Browne High School** Number of Students: 2,850 Student-Teacher Ratio: 21.17 Advanced Placement: Yes	C-	Public	9 - 12
0.21Mi.	**Holiday Park School** Number of Students: 530 Student-Teacher Ratio: 16.31	C	Public	PK - 6
0.21Mi.	**Holiday Park School** Number of Students: 530 Student-Teacher Ratio: 16.31	C	Public	PK - 6
0.53Mi.	**Desert Sands Academy of Mass Communication & Journalism** Number of Students: 510 Student-Teacher Ratio: 18.55	D-	Public	6 - 8
0.53Mi.	**Desert Sands Academy of Mass Communication & Journalism** Number of Students: 510 Student-Teacher Ratio: 18.55	D-	Public	6 - 8
1.58Mi.	**Trevor G. Browne High School** Number of Students: 2,850 Student-Teacher Ratio: 21.17 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **6727 W CAMPBELL AVE, PHOENIX, AZ 85033-2608** 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	87%	LOWER
BURGLARY	59%	NOTABLY LOWER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	18%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	69%	NOTABLY LOWER
OVERALL	64%	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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