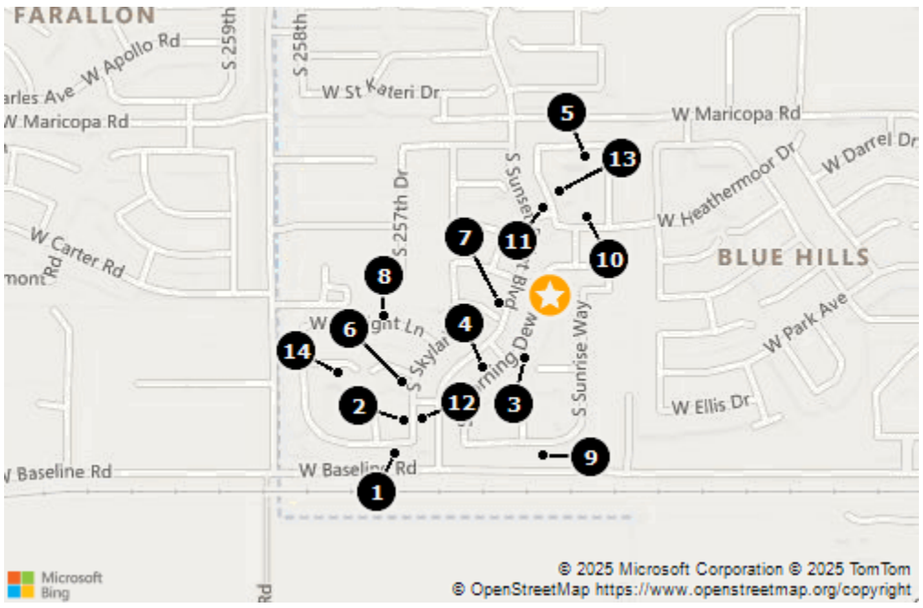
ICE SiteX Report

OrderID: 94096288

SiteX Property Information Report



Subject Property Location

7147 S MORNING DEW LN, BUCKEYE, AZ 85326-1154

County:	**MARICOPA AZ**	Census Tract:	040130507.012009
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	504-40-267	Thomas Bros Pg-Grid:	

Valuation

Value:	**$390,000**	FSD:	6
Value Range:	$366,600 - $413,400	Confidence Score:	94

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	330203
Assd Land Value:		Market Land Value:	$60,500	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$242,200	Total Taxable Value:	$1,539
Total Assessed Value:	$30,270	Total Assessor Market Value:	$302,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 239 Subdivision: SUNSET POINT Map Ref: MB 59802 Sec/Twnship/Range: SEC 31 TWN 1N RNG 3W
Abbreviated Description: SUNSET POINT MCR 598-02

Property Characteristics

Lot Size:	6,095 SF	Bedrooms:		Pool:	Yes
Building Area:	1653 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/05/2024	Sales Price:	$352,758
Document #:	20240358377 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 239 Subdivision: SUNSET POINT Map Ref: MB 59802 Sec/Twnship/Range: SEC 31 TWN 1N RNG 3W
Abbreviated Description: SUNSET POINT MCR 598-02

Prior Transfer

Recording Date:	07/05/2024	Sales Price:	$352,758
Document #:	20240358377 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/01/2024		
Document Type:	Warranty Deed		

Legal Description:
Lot: 239 Subdivision: SUNSET POINT Map Ref: MB 598 PG 2

Prior Transfer

Recording Date:	04/08/2022	Sales Price:	$150,488
Document #:	2022-0315219 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/30/2022	Sales Price:	$370,000

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Document #:	20220283047 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/25/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 239 Subdivision: SUNSET POINT Map Ref: MB 598 PG 2

Prior Transfer

Recording Date:	01/23/2017	Sales Price:	$117,623
Document #:	2017-0051177 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/19/2017	Loan Amount:	N/A
Document #:	2017-0043513 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2047	Type Finance:	

Legal Description:
Lot: 239 Subdivision: SUNSET POINT
City/Muni/Twp: BUCKEYE

Mortgage Record

Recording Date:	05/01/2015	Loan Amount:	N/A
Document #:	2015-0307091 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2045	Type Finance:	

Legal Description:
Lot: 239 Subdivision: SUNSET POINT

Prior Transfer

Recording Date:	05/25/2012	Sales Price:	$108,036
Document #:	2012-0453582 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/30/2010	Sales Price:	$107,580
Document #:	2010-0263590 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/30/2010	Loan Amount:	N/A
Document #:	2010-0263363 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2040	Type Finance:	

Legal Description:
Lot: 239 Subdivision: SUNSET POINT

Prior Transfer

Recording Date:	10/24/2008	Sales Price:	$109,000
Document #:	2008-0920585 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/22/2008		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 239 Subdivision: SUNSET POINT Map Ref: MAP598 PG2

Prior Transfer

Recording Date:	07/11/2008	Sales Price:	$114,537
Document #:	2008-0609451 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/08/2008		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 239 Subdivision: SUNSET POINT Map Ref: MAP598 PG2

Prior Transfer

Recording Date:	09/09/2005	Sales Price:	$123,656
Document #:	2005-1322220 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/06/2005	Loan Amount:	N/A
Document #:	2005-1296208 BK-PG -	Loan Type:	Stand Alone Refi
TD Due Date:	09/01/2035	Type Finance:	

Legal Description:
Lot: 239 Subdivision: SUNSET POINT

Prior Transfer

Recording Date:	08/20/2004	Sales Price:	$125,597
Document #:	2004-0971979 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/09/2004		
Document Type:	Warranty Deed		

Legal Description:
Lot: 239 Subdivision: SUNSET POINT Map Ref: MAP598 PG2

Prior Transfer

Recording Date:	08/20/2004	Sales Price:	N/A
Document #:	2004-0971978 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/09/2004		

ICE SiteX Report

OrderID: 94096288

Document Type: Warranty Deed
Legal Description:
Lot: 239 Subdivision: SUNSET POINT Map Ref: MAP598 PG2

Area Sales Analysis

Total Area Sales	$4,759,325	Median # of Bedrooms	
Median Lot Size	6,095 SF	Median # of Baths	2.165
Median Living Area	1,701 SF	Median Year Built	2004
Price Range - 2 Yrs	$277,000 to $390,000	Age Range	19 years to 22 years
Median Value	$335,750	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**25771 W SATELLITE LN** **BUCKEYE, AZ 85326-1143**	03/17/2025	$336,825	$179	1874	//3	2005	6,095 SF	
		APN: 504-40-320 Document #: 20250143722 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 292 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:292 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
2	.26Mi.	**7468 S SKYLARK LN** **BUCKEYE, AZ 85326-1066**	03/17/2025	$315,000	$247	1274	6//2	2006	6,095 SF	
		APN: 504-40-316 Document #: 20250143918 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 288 Subdivision: SUNSET POINT Abbreviated Description: Lot:288 Subdivision:SUNSET POINT								
3	.09Mi.	**7279 S MORNING DEW LN** **BUCKEYE, AZ 85326-1156**	03/13/2025	$375,000	$200	1874	//3	2004	6,660 SF	
		APN: 504-40-276 Document #: 20250136816 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 248 Subdivision: SUNSET POINT Abbreviated Description: Lot:248 Subdivision:SUNSET POINT								
4	.13Mi.	**7334 S MORNING DEW LN** **BUCKEYE, AZ 85326-1157**	02/24/2025	$320,000	$251	1274	6//2	2005	6,095 SF	
		APN: 504-40-288 Document #: 20250097500 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 260 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:260 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
5	.19Mi.	**25549 W NORTHERN LIGHTS WAY** **BUCKEYE, AZ 85326-1098**	02/21/2025	$389,000	$222	1749	6//2.33	2004	6,555 SF	Yes
		APN: 504-40-150 Document #: 20250093723 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 122 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:122 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
6	.23Mi.	**25741 W NORTH STAR CT** **BUCKEYE, AZ 85326-1083**	01/30/2025	$320,000	$251	1274	6//2	2005	5,520 SF	
		APN: 504-40-365 Document #: 20250052253 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 337 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:337 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
7	.07Mi.	**25672 W ORION CT** **BUCKEYE, AZ 85326-1090**	01/24/2025	$277,000	$114	2417	//3.33	2004	8,583 SF	
		APN: 504-40-065 Document #: 20250042347 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 37 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:37 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
8	.23Mi.	**25778 W TWILIGHT LN** **BUCKEYE, AZ 85326-1085**	12/13/2024	$315,000	$190	1653	7//2	2005	5,523 SF	
		APN: 504-40-408 Document #: 20240663778 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 380 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:380 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
9	.22Mi.	**25611 W SATELLITE LN** **BUCKEYE, AZ 85326-1147**	10/17/2024	$325,000	$196	1653	7//2	2004	6,095 SF	
		APN: 504-40-198 Document #: 20240554595 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 170 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:170 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
10	.12Mi.	**25548 W BLUE SKY WAY** **BUCKEYE, AZ 85326-1121**	08/30/2024	$390,000	$187	2075	7//2.33	2005	6,349 SF	Yes
		APN: 504-40-139 Document #: 20240463542 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 111 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:111 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
11	.12Mi.	**6954 S MORNING DEW LN** **BUCKEYE, AZ 85326-1150**	07/22/2024	$360,000	$205	1749	6//2.33	2004	7,803 SF	
		APN: 504-40-102 Document #: 20240386228 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 74 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:74 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
12	.24Mi.	**7453 S SKYLARK LN** **BUCKEYE, AZ 85326-1068**	07/10/2024	$335,000	$262	1274	6//2	2003	6,095 SF	
		APN: 504-40-309 Document #: 20240366898 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 281 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:281 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
13	.14Mi.	**6945 S MORNING DEW LN** **BUCKEYE, AZ 85326-1151**	06/26/2024	$365,000	$175	2075	7//2.33	2004	6,095 SF	
		APN: 504-40-159 Document #: 20240340370 Document Type: Warranty Deed Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 131 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:131 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2								
14	.31Mi.	**25841 W NORTH STAR PL** **BUCKEYE, AZ 85326-1079**	06/07/2024	$336,500	$302	1113	6//1	2005	5,520 SF	
		APN: 504-40-357 Document #: 20240305753								

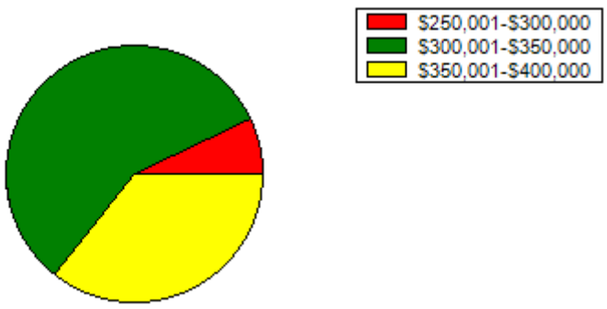
ICE SiteX Report

OrderID: 94096288

Document Type: Warranty Deed Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 329 Subdivision: SUNSET POINT MapRef: MB 598 PG 2 Abbreviated Description: Lot:329 Subdivision:SUNSET POINT Map Ref:MB 598 PG 2

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.	**7147 S MORNING DEW LN**	**07/05/2024**	$302,700	$30,270	1,653	7//2	2004	6,095 SF	Yes
.01Mi.	**7163 S MORNING DEW LN**	**07/06/2020**	$254,500	$25,450	1,274	6//2	2004	6,095 SF	
.02Mi.	**7179 S MORNING DEW LN**	**11/03/2023**	$254,500	$25,450	1,274	6//2	2004	6,095 SF	
.03Mi.	**7148 S MORNING DEW LN**	**06/18/2021**	$293,000	$29,300	1,904	//3	2004	6,507 SF	
.03Mi.	**7195 S MORNING DEW LN**	**12/07/2017**	$254,500	$25,450	1,274	6//2	2004	6,095 SF	
.03Mi.	**7164 S MORNING DEW LN**	**11/17/2022**	$278,500	$27,850	1,653	7//2	2004	6,095 SF	
.03Mi.	**25585 W RED SKY PL**	**09/08/2017**	$283,100	$28,310	1,653	7//2	2003	6,823 SF	
.03Mi.	**7184 S SUNRISE WAY**	**06/21/2022**	$308,600	$30,860	1,874	//3	2004	6,095 SF	Yes
.04Mi.	**7180 S MORNING DEW LN**	**07/20/2018**	$297,200	$29,720	1,653	7//2	2004	6,095 SF	Yes
.04Mi.	**7204 S SUNRISE WAY**	**10/16/2008**	$279,800	$27,980	1,653	7//2	2004	6,095 SF	
.04Mi.	**7211 S MORNING DEW LN**	**03/22/2022**	$263,800	$26,380	1,406	6//2	2004	6,095 SF	
.04Mi.	**25610 W RED SKY PL**	**10/30/2017**	$324,800	$32,480	1,904	//3	2004	8,770 SF	Yes
.04Mi.	**7224 S SUNRISE WAY**	**01/31/2023**	$312,300	$31,230	1,874	//3	2004	6,151 SF	Yes
.04Mi.	**7196 S MORNING DEW LN**	**08/08/2024**	$253,300	$25,330	1,274	6//2	2004	6,095 SF	
.05Mi.	**7227 S MORNING DEW LN**	**05/17/2023**	$289,100	$28,910	1,874	//3	2004	6,095 SF	
.05Mi.	**7212 S MORNING DEW LN**	**10/15/2004**	$253,300	$25,330	1,274	6//2	2004	6,095 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	31.8 years old	Households:	21,503
Median Household Income:	$74,839	Households w/Family:	81%
Household Income Per Capita:	$28,010	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	48%

School District

School District Zone:	Buckeye Union High School District	Students:	4,785
Number of Schools:	5	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.31Mi.	**Buhsd Institute of Online Learning** Number of Students: 21 Student-Teacher Ratio: NA	NA	Public	9 - 12
1.54Mi.	**Buckeye Union High School** Number of Students: 1,672 Student-Teacher Ratio: 23.01 Advanced Placement: Yes	C-	Public	9 - 12
0.44Mi.	**Bales Elementary School** Number of Students: 638 Student-Teacher Ratio: 23.39	D-	Public	PK - 8

ICE SiteX Report

OrderID: 94096288

Flood Report

The Subject Property of **7147 S MORNING DEW LN, BUCKEYE, AZ 85326-1154** 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	51%	NOTABLY LOWER
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	56%	NOTABLY LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	27%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	43%	SIGNIFICANTLY LOWER
OVERALL	45%	SIGNIFICANTLY LOWER

Disaster Alerts

6/27/2023 - Diamond Fire 6/12/2024 - Rose Fire 6/27/2024 - Boulder View Fire

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