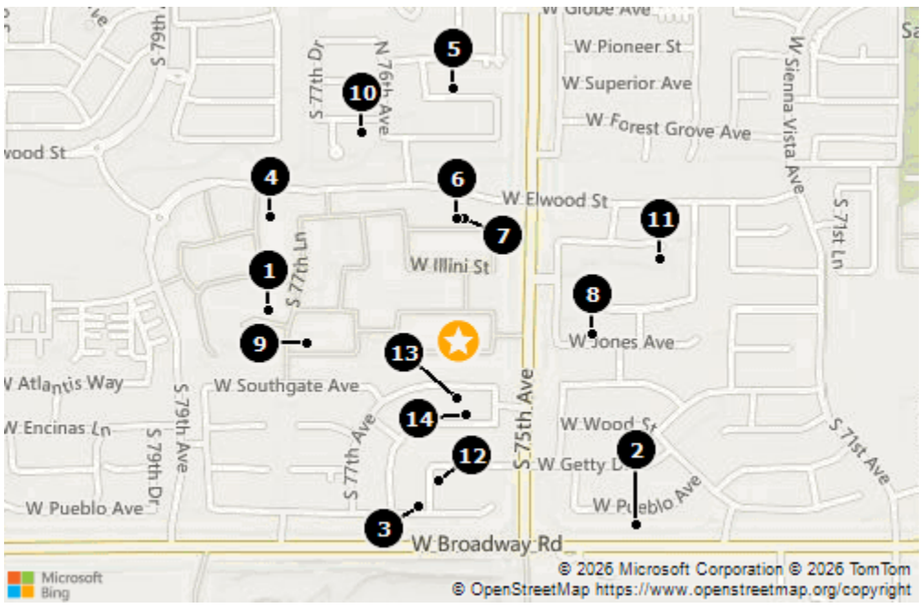
ICE SiteX Report

OrderID: 98382420

SiteX Property Information Report



Subject Property Location

7526 W JONES AVE, PHOENIX, AZ 85043-1234

County:	**MARICOPA AZ**	Census Tract:	040131125.182031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	104-52-761	Thomas Bros Pg-Grid:	

Valuation

Value:	**$581,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$534,520 - $627,480	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	451300
Assd Land Value:		Market Land Value:	$95,100	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$380,400	Total Taxable Value:	$3,208
Total Assessed Value:	$47,550	Total Assessor Market Value:	$475,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 136 Subdivision: TUSCANO PCD PHASE 2 PARCEL F Phase No: 2 Map Ref: MB 92208 Sec/Twnship/Range: SEC 23 TWN 1N RNG 1E
Abbreviated Description: TUSCANO PCD PHASE 2 PARCEL F MCR 922-08

Property Characteristics

Lot Size:	7,320 SF	Bedrooms:		Pool:	
Building Area:	2827 SF	Baths:	4	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	3	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/03/2023	Sales Price:	$578,995
Document #:	20230516190 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 136 Subdivision: TUSCANO PCD PHASE 2 PARCEL F Phase No: 2 Map Ref: MB 92208 Sec/Twnship/Range: SEC 23 TWN 1N RNG 1E
Abbreviated Description: TUSCANO PCD PHASE 2 PARCEL F MCR 922-08

Prior Transfer

Recording Date:	10/03/2023	Sales Price:	$578,995
Document #:	20230516190 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/29/2023		
Document Type:			

Legal Description:
Lot: 136 Subdivision: TUSCANO PCD PHASE 2 PARCEL F Map Ref: MB 922 PG 8

Prior Transfer

Recording Date:	07/19/2019	Sales Price:	$12,355,219 Multiple Parcels Involved in this transaction
Document #:	20190547245 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/19/2019		
Document Type:			

Legal Description:
Lot: 1-139 Subdivision: TUSCANO P C D PHASE 2 PARCEL F Tract No: A-J Map Ref: DOC 2008-421829
Abbreviated Description: LOTS 142-222

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Area Sales Analysis

Total Area Sales	$6,367,400	Median # of Bedrooms	
Median Lot Size	7,651 SF	Median # of Baths	3
Median Living Area	2,173 SF	Median Year Built	2012
Price Range - 2 Yrs	$320,000 to $640,000	Age Range	5 years to 26 years
Median Value	$451,500	Median Age	14 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**7732 W AGORA LN** **PHOENIX, AZ 85043-1200**	09/14/2026	$520,000	$183	2827	//4	2020	7,676 SF	
		APN: 104-52-702 Document #: 20260539380 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 77 Subdivision: TUSCANO PCD Phase No: 2 MapRef: MB 922 PG 8 Abbreviated Description: Lot:77 Subdivision:TUSCANO PCD Phase No:2 Map Ref:MB 922 PG 8								
2	.34Mi.	**7345 W PUEBLO AVE** **PHOENIX, AZ 85043-2041**	08/31/2026	$450,000	$153	2929	//3.33	2006	7,975 SF	
		APN: 104-55-038 Document #: 20260513356 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: SIENNA VISTA MapRef: MB 681 PG 38 Abbreviated Description: Lot:12 Subdivision:SIENNA VISTA Map Ref:MB 681 PG 38								
3	.23Mi.	**4224 S 76TH AVE** **PHOENIX, AZ 85043-1461**	08/21/2026	$419,900	$168	2487	//3.67	2004	7,444 SF	Yes
		APN: 104-53-325 Document #: 20260496861 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 38 Subdivision: ESTRELLA VILLAGE MANOR II MapRef: MB 601 PG 17 Abbreviated Description: Lot:38 Subdivision:ESTRELLA VILLAGE MANOR II Map Ref:MB 601 PG 17								
4	.31Mi.	**3613 S 78TH AVE** **PHOENIX, AZ 85043-1205**	07/27/2026	$490,000	$269	1820	//2.33	2020	8,944 SF	
		APN: 104-52-642 Document #: 20260443056 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: TUSCANO PCD PHASE 2 PARCEL F MapRef: MB 922 PG 8 Abbreviated Description: Lot:17 Subdivision:TUSCANO PCD PHASE 2 PARCEL F Map Ref:MB 922 PG 8								
5	.34Mi.	**7540 W SUPERIOR AVE** **PHOENIX, AZ 85043-1655**	07/24/2026	$453,000	$243	1859	//3	2020	5,520 SF	
		APN: 104-54-392 Document #: 20260440853 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 28 Subdivision: TUSCANO PCD PHASE 2 PARCEL E MapRef: MB 922 PG 6 Abbreviated Description: Lot:28 Subdivision:TUSCANO PCD PHASE 2 PARCEL E Map Ref:MB 922 PG 6								
6	.17Mi.	**7528 W WARNER ST** **PHOENIX, AZ 85043-1221**	07/24/2026	$574,500	$203	2827	//4	2021	7,930 SF	Yes
		APN: 104-52-787 Document #: 20260439370 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 162 Subdivision: TUSCANO PCD PHASE 2 PARCEL D MapRef: MB 922 PG 8 Abbreviated Description: Lot:162 Subdivision:TUSCANO PCD PHASE 2 PARCEL D Map Ref:MB 922 PG 8								
7	.17Mi.	**7524 W WARNER ST** **PHOENIX, AZ 85043-1221**	07/17/2026	$460,000	$252	1820	//2.33	2021	7,625 SF	
		APN: 104-52-786 Document #: 20260427920 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 161 Subdivision: TUSCANO PCD PHASE 2 MapRef: MB 922 PG 8 Abbreviated Description: Lot:161 Subdivision:TUSCANO PCD PHASE 2 Map Ref:MB 922 PG 8								
8	.18Mi.	**7410 W JONES AVE** **PHOENIX, AZ 85043-5522**	07/02/2026	$360,000	$194	1847	//3	2000	6,300 SF	
		APN: 104-54-221 Document #: 20260397502 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: MARBELLA REPLAT MapRef: MB 542 PG 18 Abbreviated Description: Lot:37 Subdivision:MARBELLA REPLAT Map Ref:MB 542 PG 18								
9	.21Mi.	**7718 W JONES AVE** **PHOENIX, AZ 85043-1236**	06/02/2026	$500,000	$162	3070	//2.67	2021	7,320 SF	
		APN: 104-52-712 Document #: 20260333427 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 87 Subdivision: TUSCANO PCD PHASE 2 PARCEL F MapRef: MB 922 PG 8 Abbreviated Description: Lot:87 Subdivision:TUSCANO PCD PHASE 2 PARCEL F Map Ref:MB 922 PG 8								
10	.31Mi.	**7639 W RIVERSIDE AVE** **PHOENIX, AZ 85043-1673**	05/29/2026	$400,000	$220	1810	//2	2019	5,520 SF	
		APN: 104-54-538 Document #: 20260327151 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 174 Subdivision: TUSCANO P C D PHASE 2 PARCEL E MapRef: MB 922 PG 6 Abbreviated Description: Lot:174 Subdivision:TUSCANO P C D PHASE 2 PARCEL E Map Ref:MB 922 PG 6								
11	.29Mi.	**7331 W RAYMOND ST** **PHOENIX, AZ 85043-5503**	05/28/2026	$320,000	$290	1100	5//2	2000	5,019 SF	
		APN: 104-54-330 Document #: 20260322774 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 146 Subdivision: MARBELLA REPLAT MapRef: MB 542 PG 18 Abbreviated Description: Lot:146 Subdivision:MARBELLA REPLAT Map Ref:MB 542 PG 18								
12	.19Mi.	**7539 W WOOD ST** **PHOENIX, AZ 85043-1456**	05/08/2026	$380,000	$206	1838	7//2.33	2004	8,378 SF	
		APN: 104-53-301 Document #: 20260278893 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: ESTRELLA VILLAGE MANOR II MapRef: MB 601 PG 17 Abbreviated Description: Lot:14 Subdivision:ESTRELLA VILLAGE MANOR II Map Ref:MB 601 PG 17								
13	.08Mi.	**7521 W SOUTHGATE AVE** **PHOENIX, AZ 85043-7441**	05/06/2026	$400,000	$104	3818	//4	2004	7,698 SF	Yes

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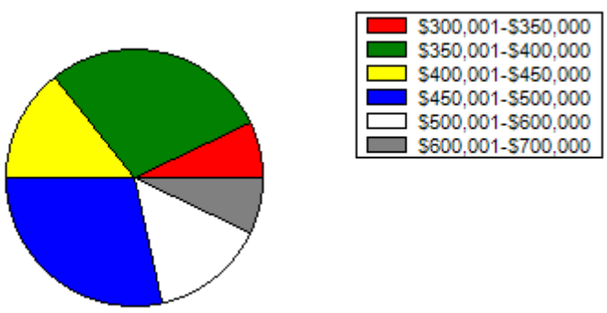
APN: 104-53-097 Document #: 20260273821
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 90 Subdivision: ESTRELLA VILLAGE MANOR MapRef: MB 549 PG 4 Abbreviated Description: Lot:90 Subdivision:ESTRELLA VILLAGE MANOR Map Ref:MB 549 PG 4

14	.1Mi.	**7514 W ENCINAS LN** **PHOENIX, AZ 85043-7439**	04/13/2026	$640,000	$250	2557	//3.33	2004	8,021 SF	Yes

APN: 104-53-108 Document #: 20260217483
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: ESTRELLA VILLAGE MANOR MapRef: MB 549 PG 4 Abbreviated Description: Lot:101 Subdivision:ESTRELLA VILLAGE MANOR Map Ref:MB 549 PG 4

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.	**7526 W JONES AVE**	**10/03/2023**	$475,500	$47,550	2,827	//4	2022	7,320 SF	
.01Mi.	**7522 W JONES AVE**	**09/22/2022**	$490,200	$49,020	2,910	//2.67	2022	7,320 SF	Yes
.01Mi.	**7530 W JONES AVE**	**09/20/2022**	$459,500	$45,950	2,390	//3	2022	7,320 SF	
.02Mi.	**7527 W ODEUM LN**	**04/28/2023**	$459,500	$45,950	2,390	//3	2022	7,320 SF	
.02Mi.	**7518 W JONES AVE**	**05/31/2023**	$455,700	$45,570	2,223	//2.33	2022	7,320 SF	Yes
.02Mi.	**7534 W JONES AVE**	**04/25/2025**	$459,500	$45,950	2,390	//3	2022	7,320 SF	
.03Mi.	**7531 W ODEUM LN**	**03/28/2025**	$475,500	$47,550	2,827	//4	2022	7,320 SF	
.03Mi.	**7523 W ODEUM LN**	**05/11/2023**	$454,700	$45,470	2,910	//2.67	2022	7,320 SF	
.03Mi.	**7519 W ODEUM LN**	**11/18/2022**	$479,000	$47,900	2,910	//2.67	2022	7,320 SF	Yes
.03Mi.	**7535 W ODEUM LN**	**09/22/2022**	$423,200	$42,320	2,223	//2.33	2022	7,320 SF	
.03Mi.	**7604 W JONES AVE**	**08/17/2022**	$505,000	$50,500	2,910	//2.67	2022	7,320 SF	Yes
.04Mi.	**7514 W JONES AVE**	**07/28/2023**	$465,300	$46,530	2,390	//2.67	2023	8,434 SF	
.04Mi.	**7605 W ODEUM LN**	**11/17/2022**	$415,000	$41,500	1,820	//2.33	2022	7,320 SF	
.04Mi.	**7515 W ODEUM LN**	**07/25/2025**	$426,000	$42,600	2,090	//3.33	2022	8,434 SF	
.04Mi.	**7520 W SOUTHGATE AVE**	**06/04/2004**	$327,200	$32,720	2,005	7//2.67	2004	10,567 SF	
.04Mi.	**7516 W SOUTHGATE AVE**	**08/27/2003**	$355,600	$35,560	2,170	8//2.67	2002	10,831 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	32.6 years old	Households:	9,570
Median Household Income:	$68,224	Households w/Family:	83%
Household Income Per Capita:	$24,717	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	55%

School District

School District Zone:	Fowler Elementary District	Students:	3,645
Number of Schools:	8	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.88Mi.	**Santa Maria Middle School** Number of Students: 591 Student-Teacher Ratio: 22.73	C-	Public	6 - 8
0.88Mi.	**Santa Maria Middle School** Number of Students: 591 Student-Teacher Ratio: 22.73	C-	Public	6 - 8

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1.05Mi. **Sierra Linda High School** Number of Students: 1,911 Student-Teacher Ratio: 23.08	B-	Public	9 - 12
1.05Mi. **Sierra Linda High School** Number of Students: 1,911 Student-Teacher Ratio: 23.08	B-	Public	9 - 12
0.55Mi. **Tuscano Elementary School** Number of Students: 532 Student-Teacher Ratio: 18.34	B-	Public	PK - 5
0.55Mi. **Tuscano Elementary School** Number of Students: 532 Student-Teacher Ratio: 18.34	B-	Public	PK - 5

Flood Report

The Subject Property of **7526 W JONES AVE, PHOENIX, AZ 85043-1234** 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	74%	NOTABLY LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	23%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	66%	NOTABLY LOWER
MURDER	54%	NOTABLY LOWER
OVERALL	39%	SIGNIFICANTLY 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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