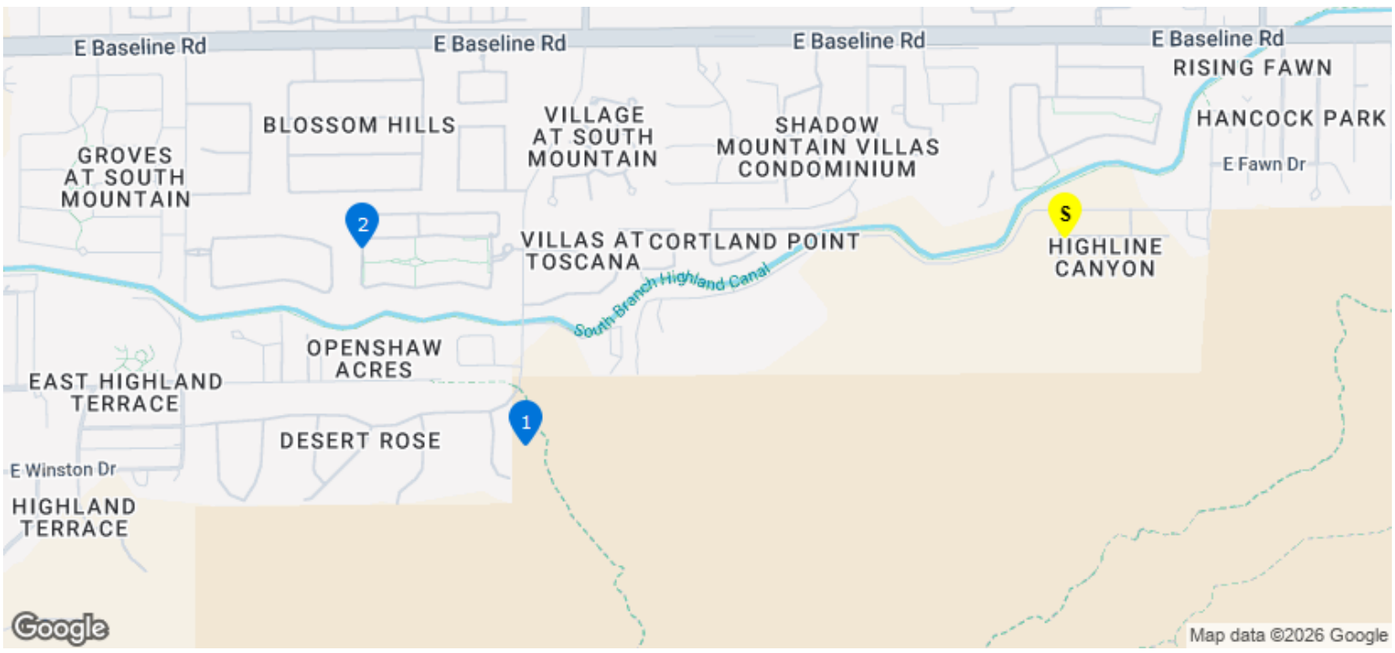
ICE SiteX Report

OrderID: 98808963

SiteX Property Information Report



Subject Property Location

8006 S 38TH PL, PHOENIX, AZ 85042-9621

County:	**MARICOPA AZ**	Census Tract:	1167.38
Property Use:	Single Family Residential w/ADU	Zoning:	R-10
Parcel Number:	301-20-017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,245,000**	FSD:	24	Common Confidence Score:	31
Value Range:	$946,200 - $1,543,800	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	661300
Assd Land Value:		Market Land Value:	$203,600	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$814,700	Total Taxable Value:	$7,681
Total Assessed Value:	$101,830	Total Assessor Market Value:	$1,018,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: HIGHLINE CANYON Map Ref: MB 48628 Sec/Twnship/Range: SEC 1 TWN 1S RNG 3E
Abbreviated Description: HIGHLINE CANYON MCR 486-28

Property Characteristics

Lot Size:	20,480 SF	Bedrooms:		Pool:	Pool (yes)
Building Area:	3344 SF	Baths:	3.7	Fireplace:	
Year Built:	2002	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:		Garage Type:	Mixed	Heating:	Yes
Number of Stories:	1	Number of Cars:	8	A/C:	Refrigeration
Style:		Basement:		Roof Cover:	Concrete tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/03/2026	Sales Price:	$675,000
Document #:	20260458397 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	04/11/2023	Loan Amount:	N/A
Document #:	20230184214 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	03/09/2023		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HIGHLINE CANYONE Map Ref: 0
Abbreviated Description: PRIOR REF: 20230146696 03/23/2023

Mortgage Record

Recording Date:	03/23/2023	Loan Amount:	N/A
Document #:	20230146696 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	03/09/2023		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HIGHLINE CANYONE Map Ref: 0

ICE SiteX Report

OrderID: 98808963

Mortgage Record

Recording Date:	06/23/2021	Loan Amount:	N/A
Document #:	20210690950 BK-PG -	Loan Type:	Conventional
Contract Date:	06/22/2021		
TD Due Date:	07/08/2051	Type Finance:	

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MB 486 PG 28

Prior Transfer

Recording Date:	06/23/2021	Sales Price:	N/A
Document #:	20210690949 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/22/2021		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MB 486 PG 28

Mortgage Record

Recording Date:	08/03/2020	Loan Amount:	N/A
Document #:	20200700808 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	07/31/2020		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: 0

Mortgage Record

Recording Date:	08/03/2020	Loan Amount:	N/A
Document #:	20200700807 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	07/30/2020		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: 0

Mortgage Record

Recording Date:	08/03/2020	Loan Amount:	N/A
Document #:	20200700806 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	07/31/2020		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MB 486 PG 28

Prior Transfer

Recording Date:	08/03/2020	Sales Price:	$760,000
Document #:	20200700805 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/31/2020		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MB 486 PG 28

Prior Transfer

Recording Date:	05/22/2019	Sales Price:	$650,000
Document #:	2019-0373958 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/22/2019	Sales Price:	$650,000
Document #:	2019-0373957 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	05/22/2019	Sales Price:	$650,000
Document #:	2019-0373956 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	04/12/2019	Loan Amount:	N/A
Document #:	20190259224 BK-PG -	Loan Type:	Adjustable Rate Mortgage
Contract Date:	03/04/2019		
TD Due Date:	05/01/2049	Type Finance:	ADJ

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MB 486 PG 28

Prior Transfer

Recording Date:	04/12/2019	Sales Price:	$664,000
Document #:	20190259223 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/04/2019		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MB 486 PG 28

Prior Transfer

Recording Date:	04/12/2019	Sales Price:	N/A
Document #:	20190259222 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/04/2019		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98808963

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MB 486 PG 28

Prior Transfer

Recording Date:	06/28/2006	Sales Price:	$536,250
Document #:	2006-0867554 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/28/2006	Loan Amount:	N/A
Document #:	2006-0570987 BK-PG -	Loan Type:	Negative Amortization
Contract Date:	04/19/2006		
TD Due Date:	05/01/2036	Type Finance:	ADJ

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MAP486 PG28
City/Muni/Twp: PHOENIX

Prior Transfer

Recording Date:	04/28/2006	Sales Price:	N/A
Document #:	2006-0570986 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/19/2006		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MAP486 PG28
City/Muni/Twp: PHOENIX

Mortgage Record

Recording Date:	05/04/2004	Loan Amount:	N/A
Document #:	2004-0492366 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	04/23/2004		
TD Due Date:	05/01/2034	Type Finance:	ADJ

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: 0

Prior Transfer

Recording Date:	05/11/2001	Sales Price:	N/A
Document #:	2001-0396492 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/10/2001		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MAP486 PG28

Prior Transfer

Recording Date:	05/11/2001	Sales Price:	$115,000
Document #:	2001-0396491 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	03/13/2001		
Document Type:	Deed		

Legal Description:
Subdivision: HIGHLINE CANYON Map Ref: MAP486 PG28

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**3723 E MELODY DR** **PHOENIX, AZ 85042-1110**	08/20/2026	$800,224			//		SF	
	APN: 301-20-298 Document #: 20260492849 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 28 Subdivision: PRESERVE AT THE HIGHLINE MapRef: MB 1850 PG 39 Abbreviated Description: Lot:28 Subdivision:PRESERVE AT THE HIGHLINE Map Ref:MB 1850 PG 39									
2	.1Mi.	**3719 E MELODY DR** **PHOENIX, AZ 85042-1110**	08/12/2026	$799,966			//		SF	
	APN: 301-20-299 Document #: 20260476392 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 29 Subdivision: PRESERVE AT THE HIGHLINE MapRef: MB 1850 PG 39 Abbreviated Description: Lot:29 Subdivision:PRESERVE AT THE HIGHLINE Map Ref:MB 1850 PG 39									
3	.13Mi.	**3707 E MELODY DR** **PHOENIX, AZ 85042-1110**	08/06/2026	$744,682			//		SF	
	APN: 301-20-302 Document #: 20260465098 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 32 Subdivision: PRESERVE AT THE HIGHLINE MapRef: MB 1850 PG 39 Abbreviated Description: Lot:32 Subdivision:PRESERVE AT THE HIGHLINE Map Ref:MB 1850 PG 39									
4	.15Mi.	**3716 E FAWN DR** **PHOENIX, AZ 85042-1104**	08/28/2026	$655,674			//		SF	
	APN: 301-20-288 Document #: 20260509150 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18 Subdivision: PRESERVE AT THE HIGHLINE MapRef: MB 1850 PG 39 Abbreviated Description: Lot:18 Subdivision:PRESERVE AT THE HIGHLINE Map Ref:MB 1850 PG 39									
5	.16Mi.	**3712 E FAWN DR**	09/28/2026	$678,735			//		SF	

ICE SiteX Report

OrderID: 98808963

PHOENIX, AZ 85042-1104
APN: 301-20-289 Document #: 20260565602
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: PRESERVE AT THE HIGHLINE MapRef: MB 1850 PG 39 Abbreviated Description: Lot:19 Subdivision:PRESERVE AT THE HIGHLINE Map Ref:MB 1850 PG 39

6	.17Mi.	**3705 E CONSTANCE WAY**	08/03/2026	$715,472			//		SF

PHOENIX, AZ 85042-1106
APN: 301-20-282 Document #: 20260457536
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: PRESERVE AT THE HIGHLINE MapRef: MB 1850 PG 39 Abbreviated Description: Lot:12 Subdivision:PRESERVE AT THE HIGHLINE Map Ref:MB 1850 PG 39

7	.19Mi.	**3651 E CONSTANCE WAY**	08/31/2026	$620,000			//		SF

PHOENIX, AZ 85042-1003
APN: 301-20-280 Document #: 20260513591
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: PRESERVE AT THE HIGHLINE MapRef: MB 1850 PG 39 Abbreviated Description: Lot:10 Subdivision:PRESERVE AT THE HIGHLINE Map Ref:MB 1850 PG 39City/Muni/Twp:PHOENIX City/Muni/Twp: PHOENIX

8	.27Mi.	**7716 S 36TH WAY**	07/29/2026	$505,000	$273	1851	//3	2016	4,950 SF

PHOENIX, AZ 85042-7200
APN: 301-20-251 Document #: 20260448854
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: THE ESTATES AT SOUTH MOUNTAIN MapRef: MB 1239 PG 5 Abbreviated Description: Lot:29 Subdivision:THE ESTATES AT SOUTH MOUNTAIN Map Ref:MB 1239 PG 5

9	.32Mi.	**3540 E MELODY DR**	07/23/2026	$392,000	$207	1890	//3.3	1997	5,426 SF

PHOENIX, AZ 85042-7255
APN: 301-23-050 Document #: 20260437530
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: COURTLAND POINT SUBDIVISION MapRef: MB F PG 93 Abbreviated Description: Lot:31 Subdivision:COURTLAND POINT SUBDIVISION Map Ref:MB F PG 93

10	.34Mi.	**3511 E BASELINE RD**	09/14/2026	$215,100	$260	826	//2	1986	886 SF

PHOENIX, AZ 85042-7232
APN: 301-23-640 Document #: 20260537926
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW MOUNTAIN VILLAS CONDOMINIUM Legal Unit: 1213 MapRef: MB 812 PG 13 Abbreviated Description: Subdivision:SHADOW MOUNTAIN VILLAS CONDOMINIUM Legal Unit:1213 Map Ref:MB 812 PG 13City/Muni/Twp:PHOENIX City/Muni/Twp: PHOENIX

11	.36Mi.	**3511 E BASELINE RD**	07/06/2026	$218,500	$246	889	//1.7	1986	521 SF

PHOENIX, AZ 85042-7233
APN: 301-23-676 Document #: 20260402184
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW MOUNTAIN VILLAS CONDOMINIUM AMENDED Legal Unit: 1249 MapRef: MB 868 PG 26 Abbreviated Description: Subdivision:SHADOW MOUNTAIN VILLAS CONDOMINIUM AMENDED Legal Unit:1249 Map Ref:MB 868 PG 26

12	.37Mi.	**3511 E BASELINE RD**	08/31/2026	$230,000	$259	889	//1.7	1986	522 SF

PHOENIX, AZ 85042-7275
APN: 301-23-664 Document #: 20260513236
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW MOUNTAIN VILLAS CONDOMINIUM AMENDED Legal Unit: 1237 MapRef: MB 868 PG 25 Abbreviated Description: Subdivision:SHADOW MOUNTAIN VILLAS CONDOMINIUM AMENDED Legal Unit:1237 Map Ref:MB 868 PG 25

13	.37Mi.	**3511 E BASELINE RD**	08/21/2026	$239,100	$269	890	//1.7	1986	525 SF

PHOENIX, AZ 85042-7272
APN: 301-23-552 Document #: 20260496857
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW MOUNTAIN VILLAS CONDOMINIUM A CONDOMI Legal Unit: 1125 MapRef: MB 868 PG 25 Abbreviated Description: Subdivision:SHADOW MOUNTAIN VILLAS CONDOMINIUM A CONDOMI Legal Unit:1125 Map Ref:MB 868 PG 25

14	.38Mi.	**3511 E BASELINE RD**	07/27/2026	$220,000	$247	889	//1.7	1986	522 SF

PHOENIX, AZ 85042-7227
APN: 301-23-476 Document #: 20260443725
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW MOUNTAIN VILLAS CONDOMINIUM AMENDED Legal Unit: 1049 MapRef: MB 868 PG 25 Abbreviated Description: Subdivision:SHADOW MOUNTAIN VILLAS CONDOMINIUM AMENDED Legal Unit:1049 Map Ref:MB 868 PG 25

15	.39Mi.	**3511 E BASELINE RD**	09/03/2026	$214,000	$241	889	//1.7	1986	522 SF

PHOENIX, AZ 85042-7269
APN: 301-23-461 Document #: 20260522694
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW MOUNTAIN VILLAS CONDOMINIUM AMENDED Legal Unit: 1034 MapRef: MB 812 PG 13 Abbreviated Description: Subdivision:SHADOW MOUNTAIN VILLAS CONDOMINIUM AMENDED Legal Unit:1034 Map Ref:MB 812 PG 13

16	.39Mi.	**3511 E BASELINE RD**	07/28/2026	$218,000	$264	826	//2	1986	874 SF

PHOENIX, AZ 85042-7229
APN: 301-23-530 Document #: 20260445906
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW MOUNTAIN VILLAS CONDOMINIUM Legal Unit: 1103 MapRef: DOC 2006-181307 Abbreviated Description: Subdivision:SHADOW MOUNTAIN VILLAS CONDOMINIUM Legal Unit:1103 Map Ref:DOC 2006-181307

17	.43Mi.	**3511 E BASELINE RD**	08/03/2026	$227,000	$275	826	//2	1986	900 SF

PHOENIX, AZ 85042-7226
APN: 301-23-431 Document #: 20260458727
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHADOW MOUNTAIN VILLAS CONDOMINIUM Legal Unit: 1004 MapRef: MB 868 PG 25 Abbreviated Description: Subdivision:SHADOW MOUNTAIN VILLAS CONDOMINIUM Legal Unit:1004 Map Ref:MB 868 PG 25City/Muni/Twp:PHOENIX City/Muni/Twp: PHOENIX

18	.44Mi.	**3434 E BASELINE RD**	10/27/2026	$94,850	$141	675	//1	1999	745 SF

PHOENIX, AZ 85042-7294
APN: 122-97-244 Document #: 20260618599
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)

ICE SiteX Report

OrderID: 98808963

Legal: Subdivision: THE RAVEN CONDOMINIUM Legal Unit: 101 MapRef: MB 801 PG 39 Abbreviated Description: Subdivision:THE RAVEN CONDOMINIUM Legal Unit:101 Map Ref:MB 801 PG 39

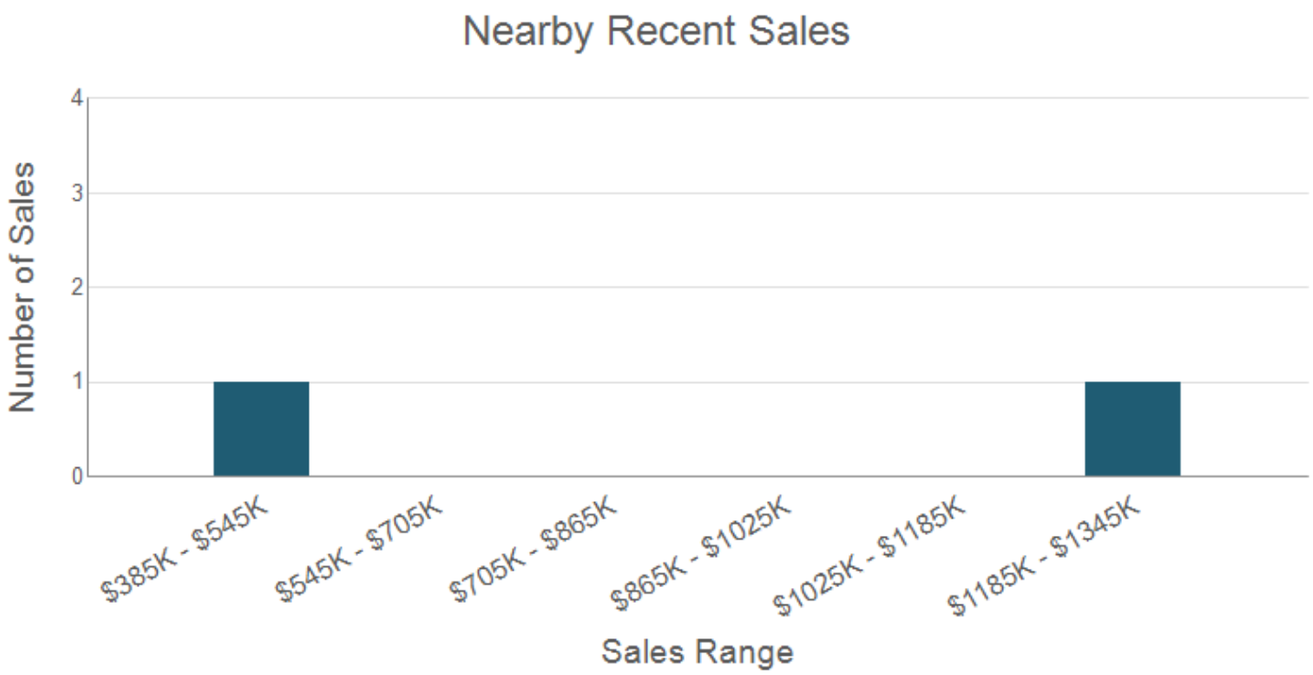
19	.44Mi.	**3420 E HARWELL RD PHOENIX, AZ 85042-0014**	09/30/2026	$824,000	$243	3385	//5.3	2022	10,588 SF

APN: 301-23-735 Document #: 20260570728
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: GARDENERS ENCLAVE MapRef: MB 1472 PG 3 Abbreviated Description: Lot:42 Subdivision:GARDENERS ENCLAVE Map Ref:MB 1472 PG 3

20	.45Mi.	**3434 E BASELINE RD PHOENIX, AZ 85042-7294**	10/26/2026	$135,750	$158	858	//2	1999	1,034 SF

APN: 122-97-250 Document #: 20260618527
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE RAVEN CONDOMINIUM Legal Unit: 107 MapRef: MB 801 PG 39 Abbreviated Description: Subdivision:THE RAVEN CONDOMINIUM Legal Unit:107 Map Ref:MB 801 PG 39

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.	**8006 S 38TH PL**	**06/23/2021**	$1,018,300	$101,830	3,344	8//3.7	2002	20,480 SF	P
.57Mi.	**3345 E HIGHLINE CANAL RD**	**12/02/2021**	$631,000	$63,100	2,086	7//2.7	2004	27,346 SF	
.6Mi.	**3238 E MOUNTAIN VILLAGE CIR**	**10/13/2011**	$685,700	$68,570	2,852	//3.3	2005	11,279 SF	
.68Mi.	**3214 E MOUNTAIN VILLAGE CIR**	**05/04/2016**	$666,200	$66,620	2,852	//3.3	2005	12,495 SF	
.7Mi.	**3214 E IAN DR**	**06/20/2008**	$983,100	$98,310	3,521	//5.7	2008	40,590 SF	P
.7Mi.	**3207 E FAWN DR**	**05/12/2023**	$696,800	$69,680	2,743	//3	2005	13,915 SF	P
.72Mi.	**3207 E CONSTANCE WAY**	**05/24/2010**	$680,800	$68,080	2,852	//3.3	2005	11,007 SF	
.74Mi.	**3204 E GARY WAY**	**01/29/2013**	$1,039,500	$103,950	4,093	//4.7	2012	41,537 SF	P
.76Mi.	**8341 S 32ND ST**	**02/06/2023**	$610,100	$61,010	1,823	//2.7	1951	2 SF	
.79Mi.	**6641 S 38TH ST**	**10/31/2008**	$808,700	$80,870	2,884	//4	1974	1 SF	
.82Mi.	**3844 E VINEYARD RD**	**07/28/2017**	$746,200	$74,620	1,359	//3	1984	1 SF	P
.83Mi.	**6631 S 38TH ST**	**11/30/2020**	$780,000	$78,000	2,923	9//4.3	1974	1 SF	P
.85Mi.	**3924 E VINEYARD RD**	**03/02/2023**	$843,800	$84,380	1,251	//2	2007	1 SF	
.85Mi.	**8507 S 31ST WAY**	**06/30/2025**	$836,100	$83,610	2,456	//3.7	2011	18,635 SF	
.86Mi.	**6615 S 38TH ST**	**06/09/2003**	$651,600	$65,160	2,277	6//2	1974	1 SF	
.88Mi.	**3502 E VINEYARD RD**	**08/22/2023**	$815,300	$81,530	878	//1	1940	2 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	62%

ICE SiteX Report

OrderID: 98808963

Demographics & Income

Median Age:	35.5 years old	Households:	16,181
Median Household Income:	$78,032	Households w/Family:	72%
Household Income Per Capita:	$36,267	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

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
3.88Mi.	**The Academies at South Mountain High School** Number of Students: 2,207 Student-Teacher Ratio: 20.7 Advanced Placement: Yes	D	Public	9 - 12
3.88Mi.	**The Academies at South Mountain High School** Number of Students: 2,207 Student-Teacher Ratio: 20.7 Advanced Placement: Yes	D	Public	9 - 12
1.43Mi.	**Cloves C. Campbell Sr. Elementary School** Number of Students: 395 Student-Teacher Ratio: 16.46	B-	Public	PK - 8
1.43Mi.	**Cloves C. Campbell Sr. Elementary School** Number of Students: 395 Student-Teacher Ratio: 16.46	B-	Public	PK - 8

Flood Report

The Subject Property of **8006 S 38TH PL, PHOENIX, AZ 85042-9621** 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	103%	SIMILAR
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	113%	HIGHER
MURDER	99%	SIMILAR
OVERALL	93%	SIMILAR

Disaster Alerts

No alerts noted

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