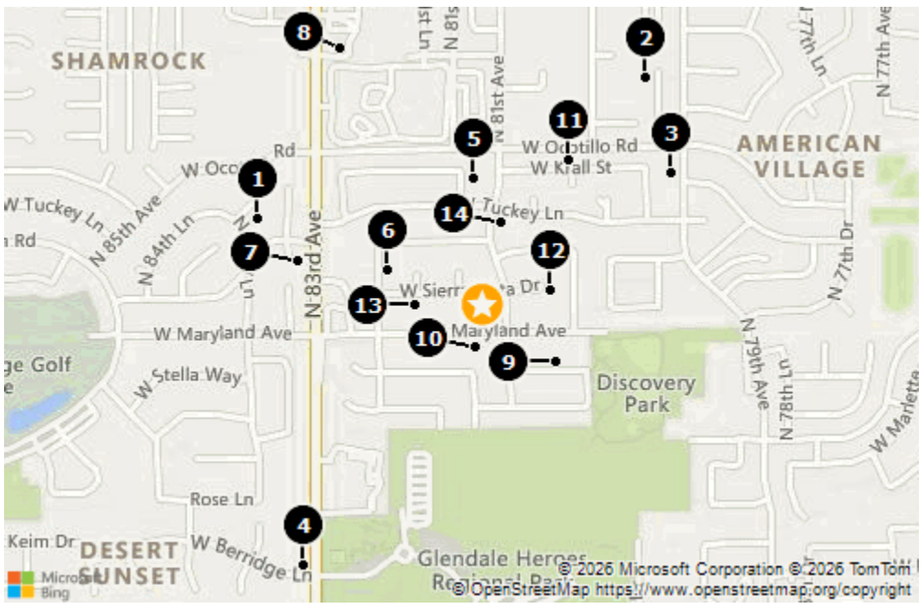
ICE SiteX Report

OrderID: 98214361

SiteX Property Information Report



Subject Property Location

8111 W SIERRA VISTA DR, GLENDALE, AZ 85303-3217

County:	**MARICOPA AZ**	Census Tract:	040130927.122019
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	102-05-376A	Thomas Bros Pg-Grid:	656-2G

Valuation

Value:	**$430,000**	FSD:	13	Common Confidence Score:	47
Value Range:	$374,100 - $485,900	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	400700
Assd Land Value:		Market Land Value:	$69,400	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$277,700	Total Taxable Value:	$1,714
Total Assessed Value:	$34,710	Total Assessor Market Value:	$347,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 234 Subdivision: CHAPARRAL COUNTRY AMD Map Ref: MB 27337 Sec/Twnship/Range: SEC 11 TWN 2N RNG 1E
Abbreviated Description: CHAPARRAL COUNTRY AMD MCR 273-37

Property Characteristics

Lot Size:	10,028 SF	Bedrooms:		Pool:	
Building Area:	1963 SF	Baths:	2.67	Fireplace:	
Year Built:	1989	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:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/08/2014	Sales Price:	N/A
Document #:	2014-0226352 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/28/2014		
Document Type:			

Legal Description:
Lot: 147 Subdivision: CHAPARRAL COUNTRY AMENDED Map Ref: MAP273 PG37

Prior Transfer

Recording Date:	12/20/2002	Sales Price:	$138,000
Document #:	2002-1377433 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/12/2002		
Document Type:			

Legal Description:
Lot: 234 Subdivision: CHAPARELL COUNTRY AMENDED Map Ref: MAP273 PG37

Prior Transfer

Recording Date:	12/20/2002	Sales Price:	$138,000
Document #:	20021377433 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 234 Subdivision: CHAPARRAL COUNTRY AMD Map Ref: MB 27337 Sec/Twnship/Range: SEC 11 TWN 2N RNG 1E
Abbreviated Description: CHAPARRAL COUNTRY AMD MCR 273-37

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Prior Transfer

Recording Date:	09/30/1998	Sales Price:	N/A
Document #:	98-0877425 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/24/1998		
Document Type:			

Legal Description:
Lot: 234 Subdivision: CHAPARRAL COUNTRY AMENDED Map Ref: MAP273 PG37

Prior Transfer

Recording Date:	05/20/1996	Sales Price:	$86,000
Document #:	96-0350849 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/01/1996		
Document Type:			

Legal Description:
Lot: 234 Subdivision: CHAPARRAL COUNTRY AMENDED Map Ref: MAP273 PG37

Area Sales Analysis

Total Area Sales	$6,346,380	Median # of Bedrooms	
Median Lot Size	8,529 SF	Median # of Baths	2.67
Median Living Area	1,963 SF	Median Year Built	1990
Price Range - 2 Yrs	$330,000 to $756,380	Age Range	22 years to 41 years
Median Value	$435,000	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**6675 N 84TH DR** **GLENDALE, AZ 85305-2154**	08/12/2026	$464,000	$217	2136	//4	1990	9,801 SF	
		APN: 102-02-052 Document #: 20260477179 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 43 Subdivision: WEST PLAZA MapRef: MB F PG 93 Abbreviated Description: Lot:43 Subdivision:WEST PLAZA Map Ref:MB F PG 93								
2	.38Mi.	**6794 N 79TH DR** **GLENDALE, AZ 85303-2808**	06/18/2026	$385,000	$227	1689	5//2.67	2004	8,205 SF	
		APN: 102-05-425 Document #: 20260368167 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Subdivision: PORRTA ESTATES MapRef: MB 589 PG 32 Abbreviated Description: Lot:8 Subdivision:PORRTA ESTATES Map Ref:MB 589 PG 32								
3	.31Mi.	**6726 N 79TH AVE** **GLENDALE, AZ 85303-3318**	06/18/2026	$472,000	$258	1828	7//2	1987	7,022 SF	Yes
		APN: 102-05-145A Document #: 20260368801 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: CHAPARRAL COUNTRY AMENDED MapRef: MB 273 PG 37 Abbreviated Description: Lot:3 Subdivision:CHAPARRAL COUNTRY AMENDED Map Ref:MB 273 PG 37								
4	.43Mi.	**8308 W BERRIDGE LN** **GLENDALE, AZ 85305-2554**	06/11/2026	$470,000	$208	2259	7//2.33	2002	8,468 SF	
		APN: 102-04-578 Document #: 20260353828 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: DESERT MIRAGE ESTATES MapRef: MB 505 PG 39 Abbreviated Description: Lot:1 Subdivision:DESERT MIRAGE ESTATES Map Ref:MB 505 PG 39								
5	.17Mi.	**6715 N 81ST DR** **GLENDALE, AZ 85303-3221**	05/29/2026	$374,000	$253	1473	5//2	1985	7,928 SF	
		APN: 102-05-212A Document #: 20260327594 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 70 Subdivision: CHAPARRAL COUNTRY AMENDED MapRef: MB 273 PG 37 Abbreviated Description: Lot:70 Subdivision:CHAPARRAL COUNTRY AMENDED Map Ref:MB 273 PG 37								
6	.14Mi.	**6609 N 82ND AVE** **GLENDALE, AZ 85303-3223**	05/01/2026	$420,000	$213	1963	7//2.67	1986	10,285 SF	Yes
		APN: 102-05-288A Document #: 20260265297 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 146 Subdivision: CHAPARRAL COUNTRY AMENDED MapRef: MB 273 PG 37 Abbreviated Description: Lot:146 Subdivision:CHAPARRAL COUNTRY AMENDED Map Ref:MB 273 PG 37								
7	.25Mi.	**8307 W MCLELLAN RD** **GLENDALE, AZ 85305-2138**	04/29/2026	$330,000	$218	1510	6//2.67	1991	13,203 SF	
		APN: 102-02-034 Document #: 20260258189 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 25 Subdivision: WEST PLAZA 31 AND 32 MapRef: MB 317 PG 13 Abbreviated Description: Lot:25 Subdivision:WEST PLAZA 31 AND 32 Map Ref:MB 317 PG 13								
8	.4Mi.	**6857 N 83RD AVE** **GLENDALE, AZ 85303-**	04/16/2026	$756,380			//		30,117 SF	
		APN: 102-05-484 Document #: 20260227831 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Subdivision: G83 PLAZA MapRef: MB 1723 PG 34 Abbreviated Description: Lot:5 Subdivision:G83 PLAZA Map Ref:MB 1723 PG 34								
9	.12Mi.	**7996 W STELLA AVE** **GLENDALE, AZ 85303-3336**	04/14/2026	$475,000	$218	2175	//3	1997	7,510 SF	Yes
		APN: 102-06-535 Document #: 20260220360 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 104 Subdivision: SHALIMAR MapRef: MB 405 PG 46 Abbreviated Description: Lot:104 Subdivision:SHALIMAR Map Ref:MB 405 PG 46								
10	.06Mi.	**8121 W MARYLAND AVE** **GLENDALE, AZ 85303-3220**	04/07/2026	$365,000	$177	2057	7//2.67	1997	8,198 SF	Yes
		APN: 102-06-440 Document #: 20260204562 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Subdivision: SHALIMAR MapRef: MB 405 PG 46 Abbreviated Description: Lot:9 Subdivision:SHALIMAR Map Ref:MB 405 PG 46								
11	.23Mi.	**8008 W KRALL ST**	03/24/2026	$395,000	$251	1571	5//2.33	1987	6,016 SF	

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GLENDALE, AZ 85303-3303
APN: 102-05-165A Document #: 20260170359
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: CHAPARRAL COUNTRY AMENDED MapRef: MB 273 PG 37 Abbreviated Description: Lot:23 Subdivision:CHAPARRAL COUNTRY AMENDED Map Ref:MB 273 PG 37

12	.09Mi.	**8004 W SIERRA VISTA DR**	03/16/2026	$450,000	$182	2472	//3	1990	8,590 SF	Yes

GLENDALE, AZ 85303-3314
APN: 102-05-354A Document #: 20260149881
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 212 Subdivision: CHAPARRAL COUNTRY AMENDED MapRef: MB 273 PG 37 Abbreviated Description: Lot:212 Subdivision:CHAPARRAL COUNTRY AMENDED Map Ref:MB 273 PG 37

13	.09Mi.	**8151 W SIERRA VISTA DR**	03/06/2026	$415,000	$211	1963	7//2.67	1987	10,014 SF	Yes

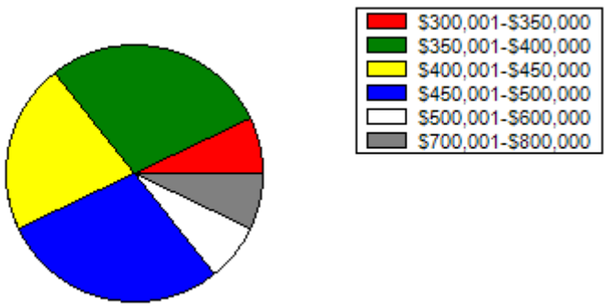
GLENDALE, AZ 85303-3217
APN: 102-05-371A Document #: 20260132170
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 229 Subdivision: CHAPARRAL COUNTRY AMENDED MapRef: MB 273 PG 37 Abbreviated Description: Lot:229 Subdivision:CHAPARRAL COUNTRY AMENDED Map Ref:MB 273 PG 37

14	.11Mi.	**8043 W TUCKEY LN**	02/17/2026	$575,000	$292	1963	7//2.67	1985	10,006 SF	Yes

GLENDALE, AZ 85303-3311
APN: 102-05-301A Document #: 20260089908
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 159 Subdivision: CHAPARRAL COUNTRY AMENDED MapRef: MB 273 PG 37 Abbreviated Description: Lot:159 Subdivision:CHAPARRAL COUNTRY AMENDED Map Ref:MB 273 PG 37

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.	**8111 W SIERRA VISTA DR**	**12/20/2002**	$347,100	$34,710	1,963	7//2.67	1989	10,028 SF	
.02Mi.	**8103 W SIERRA VISTA DR**	**04/28/1987**	$356,700	$35,670	2,153	7//2.67	1986	10,093 SF	
.02Mi.	**8119 W SIERRA VISTA DR**	**04/13/2010**	$347,200	$34,720	1,963	7//2.67	1987	10,023 SF	
.02Mi.	**8110 W MARYLAND AVE**	**04/06/1988**	$315,100	$31,510	1,420	5//2	1988	11,465 SF	
.03Mi.	**8102 W MARYLAND AVE**	**08/31/1993**	$351,800	$35,180	1,963	7//2.67	1987	11,556 SF	
.03Mi.	**8118 W MARYLAND AVE**	**09/18/2023**	$349,600	$34,960	1,716	6//2.33	1987	11,469 SF	Yes
.03Mi.	**8110 W SIERRA VISTA DR**	**07/12/2011**	$299,700	$29,970	1,420	5//2	1986	7,004 SF	
.03Mi.	**8116 W SIERRA VISTA DR**	**03/29/2016**	$353,300	$35,330	1,963	7//2.67	1987	12,619 SF	
.03Mi.	**8104 W SIERRA VISTA DR**	**08/05/1998**	$292,200	$29,220	1,242	5//2	1987	7,858 SF	
.04Mi.	**8127 W SIERRA VISTA DR**	**06/01/1995**	$346,200	$34,620	1,963	7//2.67	1987	10,023 SF	
.04Mi.	**8126 W MARYLAND AVE**	**04/18/2025**	$381,000	$38,100	2,242	6//2.33	1996	11,465 SF	Yes
.05Mi.	**8027 W SIERRA VISTA DR**	**11/16/2011**	$334,500	$33,450	1,710	6//2.33	1987	7,305 SF	Yes
.05Mi.	**6608 N 81ST AVE**	**08/16/2024**	$326,300	$32,630	1,843	//2	1992	7,410 SF	
.05Mi.	**8026 W MARYLAND AVE**	**05/25/1999**	$391,000	$39,100	2,556	//3.67	1991	10,189 SF	
.05Mi.	**8028 W SIERRA VISTA DR**	**05/29/2018**	$345,800	$34,580	1,963	7//2.67	1987	9,884 SF	
.05Mi.	**8122 W SIERRA VISTA DR**	**04/10/1995**	$343,600	$34,360	1,716	6//2.33	1986	12,698 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	31.1 years old	Households:	11,123
Median Household Income:	$67,527	Households w/Family:	77%
Household Income Per Capita:	$24,922	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

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School District

School District Zone:	Glendale Elementary District	Students:	8,580
Number of Schools:	14	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.00Mi.	**Sunset Vista School** Number of Students: 676 Student-Teacher Ratio: 18.27	C+	Public	KG - 8
1.00Mi.	**Sunset Vista School** Number of Students: 676 Student-Teacher Ratio: 18.27	C+	Public	KG - 8
0.71Mi.	**Independence High School** Number of Students: 1,907 Student-Teacher Ratio: 22.07 Advanced Placement: Yes	A-	Public	9 - 12
0.71Mi.	**Independence High School** Number of Students: 1,907 Student-Teacher Ratio: 22.07 Advanced Placement: Yes	A-	Public	9 - 12

Flood Report

The Subject Property of **8111 W SIERRA VISTA DR, GLENDALE, AZ 85303-3217** 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	105%	SIMILAR
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	43%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	126%	HIGHER
MURDER	77%	NOTABLY LOWER
OVERALL	58%	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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