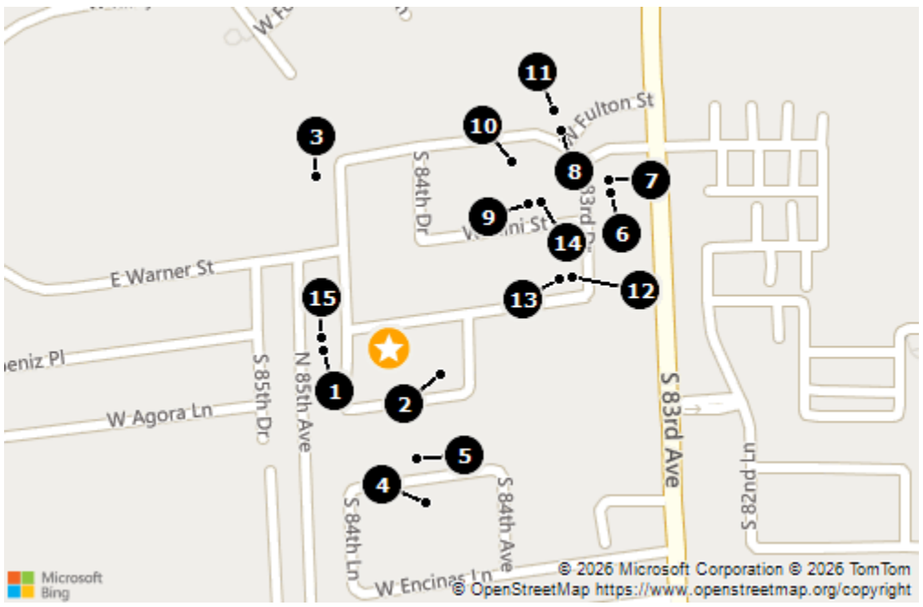
ICE SiteX Report

OrderID: 97523831

SiteX Property Information Report



Subject Property Location

8431 W ALBENIZ PL, TOLLESON, AZ 85353-1764

County:	**MARICOPA AZ**	Census Tract:	040130822.063011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	101-33-041	Thomas Bros Pg-Grid:	

Valuation

Value:	**$398,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$362,180 - $433,820	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	621300
Assd Land Value:		Market Land Value:	$68,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$275,200	Total Taxable Value:	$2,415
Total Assessed Value:	$34,400	Total Assessor Market Value:	$344,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 34 Subdivision: 83RD AVE & BROADWAY RD Map Ref: MB 163043 Sec/Twnship/Range: SEC 22 TWN 1N RNG 1E
Abbreviated Description: 83RD AVE & BROADWAY RD MCR 1630-43

Property Characteristics

Lot Size:	5,175 SF	Bedrooms:		Pool:	
Building Area:	1849 SF	Baths:	2.33	Fireplace:	
Year Built:	2023	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:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/11/2026	Sales Price:	N/A
Document #:	20260140451 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/12/2025	Sales Price:	N/A
Document #:	20250134380 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/29/2023	Sales Price:	$370,052
Document #:	20230610497 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 34 Subdivision: 83RD AVE & BROADWAY RD Map Ref: MB 163043 Sec/Twnship/Range: SEC 22 TWN 1N RNG 1E
Abbreviated Description: 83RD AVE & BROADWAY RD MCR 1630-43

Prior Transfer

Recording Date:	11/29/2023	Sales Price:	$370,052
Document #:	20230610497 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/22/2023		

ICE SiteX Report

OrderID: 97523831

Document Type:
Legal Description:
Lot: 34 Subdivision: 83RD AVE & BROADWAY RD Map Ref: MB 1630 PG 43

Prior Transfer

Recording Date:	11/29/2023	Sales Price:	N/A
Document #:	20230610496 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/16/2023		
Document Type:			

Legal Description:
Lot: 34 Subdivision: 83RD AVE & BROADWAY RD Map Ref: MB 1630 PG 43

Prior Transfer

Recording Date:	03/01/2023	Sales Price:	$370,052
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,328,908	Median # of Bedrooms	
Median Lot Size	5,400 SF	Median # of Baths	2.33
Median Living Area	1,849 SF	Median Year Built	2024
Price Range - 2 Yrs	$368,500 to $485,000	Age Range	1 years to 5 years
Median Value	$412,000	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**3822 S 84TH LN** **TOLLESON, AZ 85353-1762**	03/26/2026	$368,500	$256	1439	//2.33	2023	5,400 SF	
		APN: 101-33-048 Document #: 20260174678 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 41 Subdivision: 83RD AVE BROADWAY RD MapRef: MB 1630 PG 43 Abbreviated Description: Lot:41 Subdivision:83RD AVE BROADWAY RD Map Ref:MB 1630 PG 43								
2	.04Mi.	**8416 W AGORA LN** **TOLLESON, AZ 85353-1397**	03/13/2026	$400,000	$216	1849	//2.33	2023	5,175 SF	
		APN: 101-33-034 Document #: 20260147544 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 27 MapRef: MB 1630 PG 43 Abbreviated Description: Lot:27 Map Ref:MB 1630 PG 43								
3	.13Mi.	**3634 S 84TH LN** **TOLLESON, AZ 85353-1760**	08/08/2025	$410,000	$221	1849	//2.33	2023	5,344 SF	
		APN: 101-33-119 Document #: 20250458659 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 112 Subdivision: 83RD AVE BROADWAY RD MapRef: MB 1630 PG 43 Abbreviated Description: Lot:112 Subdivision:83RD AVE BROADWAY RD Map Ref:MB 1630 PG 43								
4	.11Mi.	**8429 W ATLANTIS WAY** **TOLLESON, AZ 85353-5732**	06/13/2025	$412,000	$248	1655	//2	2022	5,750 SF	
		APN: 101-31-694 Document #: 20250341845 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Subdivision: HATFIELD RANCH MapRef: MB 1560 PG 43 Abbreviated Description: Lot:59 Subdivision:HATFIELD RANCH Map Ref:MB 1560 PG 43								
5	.08Mi.	**8430 W ATLANTIS WAY** **TOLLESON, AZ 85353-5731**	05/30/2025	$485,000	$184	2635	//2.67	2021	5,750 SF	
		APN: 101-31-668 Document #: 20250313071 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 33 Subdivision: HATFIELD RANCH MapRef: MB 1560 PG 43 Abbreviated Description: Lot:33 Subdivision:HATFIELD RANCH Map Ref:MB 1560 PG 43								
6	.18Mi.	**3713 S 83RD DR** **TOLLESON, AZ 85353-1753**	05/22/2025	$430,279	$232	1849	//2.33	2025	5,404 SF	
		APN: 101-33-009 Document #: 20250295285 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Subdivision: 83RD AVE & BROADWAY RD Abbreviated Description: Lot:2 Subdivision:83RD AVE & BROADWAY RD								
7	.19Mi.	**3709 S 83RD DR** **TOLLESON, AZ 85353-1753**	05/20/2025	$411,807	$286	1439	//2.33	2025	5,573 SF	
		APN: 101-33-008 Document #: 20250289755 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: 83RD AVE & BROADWAY RD MapRef: MB 1630 PG 43 Abbreviated Description: Lot:1 Subdivision:83RD AVE & BROADWAY RD Map Ref:MB 1630 PG 43								
8	.2Mi.	**8324 W FULTON ST** **TOLLESON, AZ 85353-1399**	04/29/2025	$474,857	$187	2529	//3	2024	8,575 SF	
		APN: 101-33-139 Document #: 20250242107 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 132 Subdivision: 83RD AVE & BROADWAY RD MapRef: MB 1630 PG 43 Abbreviated Description: Lot:132 Subdivision:83RD AVE & BROADWAY RD Map Ref:MB 1630 PG 43								
9	.14Mi.	**8338 W ILLINI ST** **TOLLESON, AZ 85353-1756**	04/29/2025	$384,990	$267	1439	//2.33	2024	5,175 SF	
		APN: 101-33-090 Document #: 20250241780 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 83 Subdivision: 83RD AVE & BROADWAY RD MapRef: MB 1630 PG 43 Abbreviated Description: Lot:83 Subdivision:83RD AVE & BROADWAY RD Map Ref:MB 1630 PG 43								
10	.15Mi.	**8341 W FULTON ST** **TOLLESON, AZ 85353-1428**	04/24/2025	$423,669	$216	1954	//2.33	2024	5,175 SF	
		APN: 101-33-095 Document #: 20250230929 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 88 Subdivision: 83RD AVE & BROADWAY RD MapRef: MB 1630 PG 43 Abbreviated Description: Lot:88 Subdivision:83RD AVE & BROADWAY RD Map Ref:MB 1630 PG 43

11 .2Mi. **8328 W FULTON ST** 04/23/2025 $462,940 $195 2373 //3 2024 8,553 SF
TOLLESON, AZ 85353-1399
APN: 101-33-138 Document #: 20250228459
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 131 Subdivision: 83RD AVE & BROADWAY RD Abbreviated Description: Lot:131 Subdivision:83RD AVE & BROADWAY RD

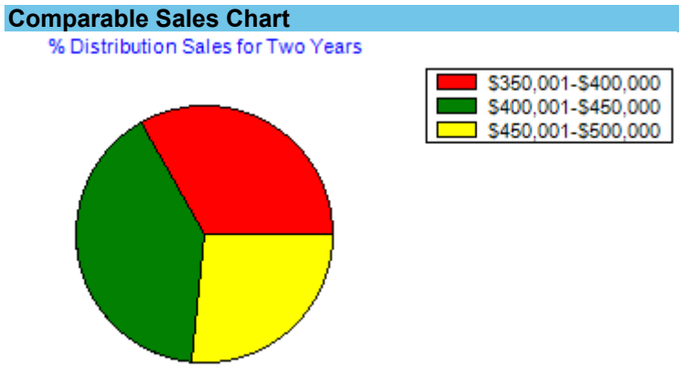
12 .13Mi. **8324 W ALBENIZ PL** 04/22/2025 $392,951 $261 1503 //2.33 2024 5,897 SF
TOLLESON, AZ 85353-1755
APN: 101-33-071 Document #: 20250224656
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: 83RD AVE & BROADWAY RD MapRef: MB 1630 PG 43 Abbreviated Description: Lot:64 Subdivision:83RD AVE & BROADWAY RD Map Ref:MB 1630 PG 43

13 .12Mi. **8328 W ALBENIZ PL** 04/17/2025 $399,990 $216 1849 //2.33 2024 5,175 SF
TOLLESON, AZ 85353-1755
APN: 101-33-070 Document #: 20250216349
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 63 Subdivision: 83RD AVE & BROADWAY RD MapRef: MB 1630 PG 43 Abbreviated Description: Lot:63 Subdivision:83RD AVE & BROADWAY RD Map Ref:MB 1630 PG 43

14 .14Mi. **8334 W ILLINI ST** 04/14/2025 $456,925 $180 2529 //3 2024 5,175 SF
TOLLESON, AZ 85353-1756
APN: 101-33-091 Document #: 20250206021
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 84 Subdivision: 83RD AVE & BROADWAY RD MapRef: MB 1630 PG 43 Abbreviated Description: Lot:84 Subdivision:83RD AVE & BROADWAY RD Map Ref:MB 1630 PG 43

15 .05Mi. **3818 S 84TH LN** 03/28/2025 $415,000 $224 1849 //2.33 2023 5,400 SF
TOLLESON, AZ 85353-1762
APN: 101-33-049 Document #: 20250170588
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: 83RD AVE BROADWAY RD MapRef: MB 1630 PG 43 Abbreviated Description: Lot:42 Subdivision:83RD AVE BROADWAY RD Map Ref:MB 1630 PG 43

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.	**8431 W ALBENIZ PL**	**11/29/2023**	$344,000	$34,400	1,849	//2.33	2023	5,175 SF	
.01Mi.	**8427 W ALBENIZ PL**	**11/27/2023**	$313,700	$31,370	1,439	//2.33	2023	5,175 SF	
.01Mi.	**8435 W ALBENIZ PL**	**11/29/2023**	$313,700	$31,370	1,439	//2.33	2023	5,175 SF	
.02Mi.	**8423 W ALBENIZ PL**	**01/29/2024**	$313,700	$31,370	1,439	//2.33	2023	5,175 SF	
.02Mi.	**8439 W ALBENIZ PL**	**01/25/2024**	$345,100	$34,510	1,849	//2.33	2023	5,797 SF	
.02Mi.	**8432 W AGORA LN**	**08/22/2023**	$344,000	$34,400	1,849	//2.33	2023	5,175 SF	
.02Mi.	**8428 W AGORA LN**	**12/29/2023**	$365,700	$36,570	2,373	//3	2023	5,175 SF	
.02Mi.	**8436 W AGORA LN**	**11/27/2023**	$365,700	$36,570	2,373	//3	2023	5,175 SF	
.03Mi.	**8419 W ALBENIZ PL**	**11/29/2023**	$313,700	$31,370	1,439	//2.33	2023	5,175 SF	
.03Mi.	**8424 W AGORA LN**	**12/29/2023**	$318,500	$31,850	1,503	//2.33	2023	5,175 SF	
.03Mi.	**8440 W AGORA LN**	**08/31/2023**	$345,100	$34,510	1,849	//2.33	2023	5,799 SF	
.03Mi.	**8430 W ALBENIZ PL**	**06/28/2024**	$313,700	$31,370	1,439	//2.33	2023	5,175 SF	
.03Mi.	**8434 W ALBENIZ PL**	**08/23/2024**	$313,700	$31,370	1,439	//2.33	2024	5,175 SF	
.03Mi.	**8420 W AGORA LN**	**11/21/2023**	$349,100	$34,910	1,954	//2.33	2023	5,175 SF	
.03Mi.	**8426 W ALBENIZ PL**	**07/01/2024**	$349,100	$34,910	1,954	//2.33	2023	5,175 SF	
.03Mi.	**8415 W ALBENIZ PL**	**11/28/2023**	$344,000	$34,400	1,849	//2.33	2023	5,175 SF	

Rent vs. Own

Households Occupied by Renters: NA Households Occupied by Owners: NA

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Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **8431 W ALBENIZ PL, TOLLESON, AZ 85353-1764** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

6/12/2024 - Rose Fire 6/28/2024 - Boulder View Fire

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