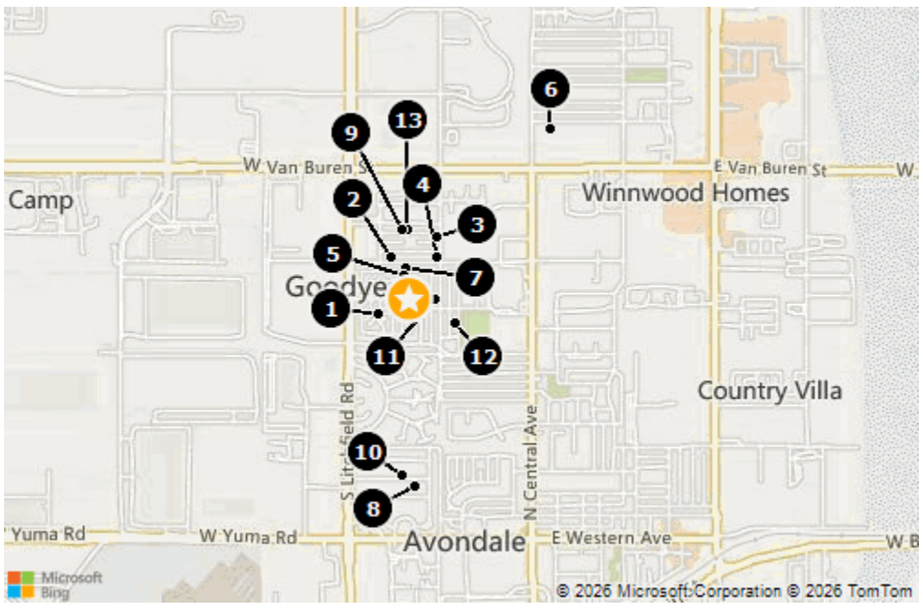
ICE SiteX Report

OrderID: 97951710

SiteX Property Information Report



Subject Property Location

845 N LOS ALAMOS DR, GOODYEAR, AZ 85338-1322

County:	**MARICOPA AZ**	Census Tract:	040130613.001016
Property Use:	Single Family Residential	Zoning:	R-7
Parcel Number:	500-11-067	Thomas Bros Pg-Grid:	695-6A

Valuation

Value:	**$285,000**	FSD:	14	Common Confidence Score:	45
Value Range:	$245,100 - $324,900	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	440800
Assd Land Value:		Market Land Value:	$52,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$208,100	Total Taxable Value:	$546
Total Assessed Value:	$26,010	Total Assessor Market Value:	$260,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 67 Subdivision: GOODYEAR ESTATES Map Ref: MB 6103 Sec/Twnship/Range: SEC 10 TWN 1N RNG 1W
Abbreviated Description: GOODYEAR ESTATES

Property Characteristics

Lot Size:	6,710 SF	Bedrooms:		Pool:	Yes
Building Area:	1184 SF	Baths:	2	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/30/2025	Sales Price:	N/A
Document #:	20250377057 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/29/2025		
Document Type:			

Legal Description:
Lot: 67 Subdivision: GOODYEAR ESTATES Map Ref: MB 61 PG 3

Prior Transfer

Recording Date:	06/30/2025	Sales Price:	$362,000
Document #:	20250377056 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 67 Subdivision: GOODYEAR ESTATES Map Ref: MB 6103 Sec/Twnship/Range: SEC 10 TWN 1N RNG 1W
Abbreviated Description: GOODYEAR ESTATES

Prior Transfer

Recording Date:	06/30/2025	Sales Price:	$362,000
Document #:	20250377056 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/29/2025		
Document Type:			

Legal Description:
Lot: 67 Subdivision: GOODYEAR ESTATES Map Ref: MB 61 PG 3

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Prior Transfer

Recording Date:	10/23/2024	Sales Price:	$250,000
Document #:	20240565741 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/22/2024		
Document Type:			

Legal Description:
Lot: 67 Subdivision: GOODYEAR ESTATES Map Ref: MB 61 PG 3

Prior Transfer

Recording Date:	03/16/2023	Sales Price:	N/A
Document #:	20230133301 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/09/2023		
Document Type:			

Legal Description:
Lot: 67 Subdivision: GOODYEAR ESTATES Map Ref: MB 61 PG 3

Prior Transfer

Recording Date:	07/14/1995	Sales Price:	N/A
Document #:	95-0411993 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/03/1995		
Document Type:			

Legal Description:
Lot: 6&7 Subdivision: GOODYEAR ESTATES Map Ref: MAP61 PG3
Abbreviated Description: EAST2 LOT7

Area Sales Analysis

Total Area Sales	$3,867,200	Median # of Bedrooms	
Median Lot Size	7,359 SF	Median # of Baths	2
Median Living Area	1,526 SF	Median Year Built	1962
Price Range - 2 Yrs	$200,000 to $390,000	Age Range	43 years to 84 years
Median Value	$295,000	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**845 N LAS PALMAS DR** **GOODYEAR, AZ 85338-1325**	06/15/2026	$200,000	$131	1526	7//2	1955	7,312 SF	Yes
		APN: 500-11-042 Document #: 20260358766 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 42 Subdivision: GOODYEAR ESTATES MapRef: MB 61 PG 3 Abbreviated Description: Lot:42 Subdivision:GOODYEAR ESTATES Map Ref:MB 61 PG 3								
2	.12Mi.	**210 E LA CANADA BLVD** **GOODYEAR, AZ 85338-1209**	05/22/2026	$229,000	$143	1600	6//2	1969	7,506 SF	
		APN: 500-08-003 Document #: 20260310993 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Subdivision: LITCHFIELD MANOR MapRef: MB 104 PG 7 Abbreviated Description: Lot:2 Subdivision:LITCHFIELD MANOR Map Ref:MB 104 PG 7								
3	.18Mi.	**242 E LA PAZ DR** **GOODYEAR, AZ 85338-1265**	05/15/2026	$248,500	$129	1920	6//2	1970	7,759 SF	Yes
		APN: 500-08-031 Document #: 20260295824 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 30 Subdivision: LITCHFIELD MANOR MapRef: MB 104 PG 7 Abbreviated Description: Lot:30 Subdivision:LITCHFIELD MANOR Map Ref:MB 104 PG 7								
4	.14Mi.	**242 E LA CANADA BLVD** **GOODYEAR, AZ 85338-1209**	05/07/2026	$377,000	$197	1912	7//2	1964	7,771 SF	
		APN: 500-08-011 Document #: 20260276260 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Subdivision: LITCHFIELD MANOR MapRef: MB 104 PG 7 Abbreviated Description: Lot:10 Subdivision:LITCHFIELD MANOR Map Ref:MB 104 PG 7								
5	.06Mi.	**136 E SOLANO DR** **GOODYEAR, AZ 85338-1236**	12/24/2025	$295,000	$265	1110	6//2	1953	6,000 SF	
		APN: 500-11-112 Document #: 20250742204 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 111 Subdivision: GOODYEAR ESTATES MapRef: MB 61 PG 3 Abbreviated Description: Lot:111 Subdivision:GOODYEAR ESTATES Map Ref:MB 61 PG 3								
6	.6Mi.	**609 E CALLE CHULO RD** **GOODYEAR, AZ 85338-1005**	12/18/2025	$330,000	$239	1380	5//2	1983	7,469 SF	
		APN: 500-03-255 Document #: 20250730666 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 83 Subdivision: ARNOLD MANOR UNIT 2 MapRef: MB 202 PG 10 Abbreviated Description: Lot:83 Subdivision:ARNOLD MANOR UNIT 2 Map Ref:MB 202 PG 10								
7	.08Mi.	**121 E LA CANADA BLVD** **GOODYEAR, AZ 85338-1207**	09/24/2025	$240,000	$160	1491	6//2	1957	6,700 SF	
		APN: 500-11-153 Document #: 20250551968 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 152 Subdivision: GOODYEAR ESTATES MapRef: MB 61 PG 3 Abbreviated Description: Lot:152 Subdivision:GOODYEAR ESTATES Map Ref:MB 61 PG 3								
8	.5Mi.	**153 E BUENA VISTA AVE** **GOODYEAR, AZ 85338-1403**	09/24/2025	$289,700	$313	925	4//1.67	1942	6,516 SF	
		APN: 500-15-022 Document #: 20250551025 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 22 Subdivision: LITCHFIELD SUBDIVISION NUMBER 1 MapRef: MB 28 PG 14 Abbreviated Description: Lot:22 Subdivision:LITCHFIELD SUBDIVISION NUMBER 1 Map Ref:MB 28 PG 14								
9	.19Mi.	**213 E LA MAR BLVD** **GOODYEAR, AZ 85338-1250**	07/03/2025	$370,000	$229	1610	5//2	1965	7,905 SF	

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APN: 500-08-038 Document #: 20250384654
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: LITCHFIELD MANOR MapRef: MB 104 PG 7 Abbreviated Description: Lot:37 Subdivision:LITCHFIELD MANOR Map Ref:MB 104 PG 7

10	.47Mi.	**140 E BUENA VISTA AVE GOODYEAR, AZ 85338-1404**	05/14/2025	$223,000	$196	1134	5//1	1942	6,600 SF

APN: 500-15-047 Document #: 20250276964
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: LITCHFIELD SUBDIVISION NO 1 MapRef: MB 28 PG 14 Abbreviated Description: Lot:47 Subdivision:LITCHFIELD SUBDIVISION NO 1 Map Ref:MB 28 PG 14

11	.07Mi.	**1008 N LA JOLLA BLVD GOODYEAR, AZ 85338-1213**	05/13/2025	$315,000	$221	1421	5//2	1962	6,000 SF

APN: 500-11-139 Document #: 20250272169
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 138 Subdivision: GOODYEAR ESTATES UNIT ONE MapRef: MB 61 PG 3 Abbreviated Description: Lot:138 Subdivision:GOODYEAR ESTATES UNIT ONE Map Ref:MB 61 PG 3

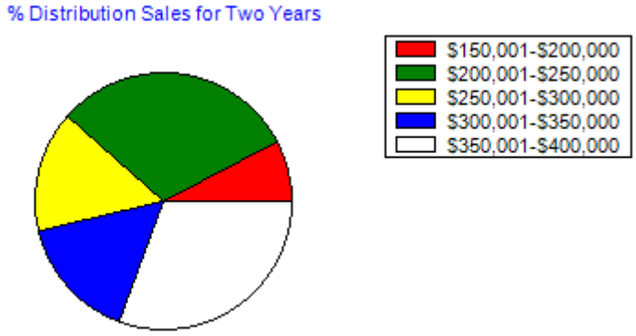
12	.14Mi.	**830 N LOS OLIVOS DR GOODYEAR, AZ 85338-1324**	04/02/2025	$360,000	$230	1565	5//2	1961	7,359 SF

APN: 500-12-009 Document #: 20250182635
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 176 Subdivision: GOODYEAR ESTATES UNIT TWO MapRef: MB 72 PG 35 Abbreviated Description: Lot:176 Subdivision:GOODYEAR ESTATES UNIT TWO Map Ref:MB 72 PG 35

13	.19Mi.	**217 E LA MAR BLVD GOODYEAR, AZ 85338-1250**	02/21/2025	$390,000	$226	1723	6//2	1969	7,905 SF

APN: 500-08-037 Document #: 20250095462
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: LITCHFIELD MANOR MapRef: MB 104 PG 7 Abbreviated Description: Lot:36 Subdivision:LITCHFIELD MANOR Map Ref:MB 104 PG 7

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.	**845 N LOS ALAMOS DR**	**06/30/2025**	$260,100	$26,010	1,184	5//2	1955	6,710 SF	Yes
.01Mi.	**841 N LOS ALAMOS DR**	**06/30/1997**	$250,100	$25,010	1,150	6//2	1954	7,155 SF	
.01Mi.	**138 E LA PASADA BLVD**	**02/06/2024**	$261,800	$26,180	1,344	5//2	1955	9,476 SF	
.02Mi.	**1008 N LOS ROBLES DR**	**10/18/2024**	$251,600	$25,160	1,262	5//2	1957	6,700 SF	
.02Mi.	**1012 N LOS ROBLES DR**	**05/02/2006**	$262,500	$26,250	1,448	6//2	1957	9,700 SF	
.02Mi.	**1002 N LOS ROBLES DR**	**07/25/2017**	$249,500	$24,950	1,253	5//2	1958	6,700 SF	
.03Mi.	**132 E LA PASADA BLVD**	**07/15/2021**	$245,000	$24,500	1,163	5//2	1955	6,681 SF	
.03Mi.	**835 N LOS ALAMOS DR**	**07/16/2009**	$230,300	$23,030	1,000	5//2	1955	6,000 SF	
.03Mi.	**838 N LOS ROBLES DR**	**04/04/1984**	$227,200	$22,720	1,020	5//2	1957	6,000 SF	
.03Mi.	**207 E SOLANO DR**	**12/01/2022**	$261,100	$26,110	1,464	6//2	1957	6,724 SF	
.03Mi.	**201 E SOLANO DR**	**10/17/2012**	$237,300	$23,730	1,161	5//2	1955	6,700 SF	
.04Mi.	**125 E LA PASADA BLVD**	**06/05/2015**	$233,700	$23,370	1,020	5//2	1956	8,114 SF	
.04Mi.	**126 E LA PASADA BLVD**	**11/25/2009**	$301,300	$30,130	1,585	5//3.33	1955	6,000 SF	
.04Mi.	**213 E SOLANO DR**	**08/26/2020**	$277,600	$27,760	1,348	5//2	1956	11,364 SF	
.04Mi.	**831 N LOS ALAMOS DR**	**07/30/2009**	$252,000	$25,200	1,369	6//2	1955	6,700 SF	
.04Mi.	**131 E SOLANO DR**	**10/27/2009**	$252,500	$25,250	1,468	6//2	1955	6,700 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	71%

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Demographics & Income

Median Age:	37.3 years old	Households:	20,712
Median Household Income:	$91,553	Households w/Family:	80%
Household Income Per Capita:	$37,455	Households w/Family Married:	68%
Most Common Education Level:	Some College	Households w/Family Children:	37%

School District

School District Zone:	Avondale Elementary District	Students:	6,000
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**Eliseo C. Felix School** Number of Students: 516 Student-Teacher Ratio: 32.25	C-	Public	2 - 5
0.20Mi.	**Lattie Coor School** Number of Students: 305 Student-Teacher Ratio: 25.42	NA	Public	PK - 1
0.20Mi.	**Lattie Coor School** Number of Students: 305 Student-Teacher Ratio: 25.42	NA	Public	PK - 1
0.77Mi.	**Agua Fria High School** Number of Students: 1,535 Student-Teacher Ratio: 16.36 Advanced Placement: Yes	C-	Public	9 - 12
0.77Mi.	**Agua Fria High School** Number of Students: 1,535 Student-Teacher Ratio: 16.36 Advanced Placement: Yes	C-	Public	9 - 12
0.34Mi.	**Avondale Middle School** Number of Students: 351 Student-Teacher Ratio: 27	D	Public	6 - 8
0.34Mi.	**Avondale Middle School** Number of Students: 351 Student-Teacher Ratio: 27	D	Public	6 - 8
0.29Mi.	**Eliseo C. Felix School** Number of Students: 516 Student-Teacher Ratio: 32.25	C-	Public	2 - 5

Flood Report

The Subject Property of **845 N LOS ALAMOS DR, GOODYEAR, AZ 85338-1322** 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	47%	SIGNIFICANTLY LOWER
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	48%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	34%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	54%	NOTABLY LOWER
MURDER	42%	SIGNIFICANTLY LOWER
OVERALL	62%	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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