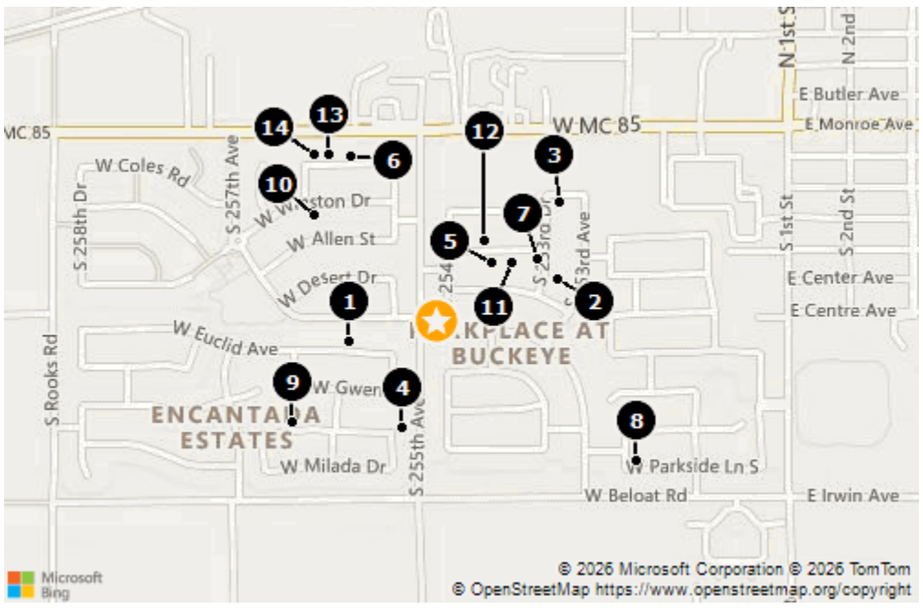
ICE SiteX Report

OrderID: 98508929

SiteX Property Information Report



Subject Property Location

8810 S 254TH DR, BUCKEYE, AZ 85326-1495

County:	**MARICOPA AZ**	Census Tract:	040130507.023018
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	400-35-507	Thomas Bros Pg-Grid:	

Valuation

Value:	**$337,000**	FSD:	8	Common Confidence Score:	77
Value Range:	$310,040 - $363,960	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	330231
Assd Land Value:		Market Land Value:	$61,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$246,700	Total Taxable Value:	$2,159
Total Assessed Value:	$30,830	Total Assessor Market Value:	$308,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 261 Subdivision: PARKPLACE AT BUCKEYE Map Ref: MB 76312 Sec/Twnship/Range: SEC 6 TWN 1S RNG 3W
Abbreviated Description: PARKPLACE AT BUCKEYE MCR 763-12

Property Characteristics

Lot Size:	5,760 SF	Bedrooms:		Pool:	
Building Area:	1771 SF	Baths:	2	Fireplace:	
Year Built:	2019	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:	06/23/2026	Sales Price:	$224,627
Document #:	20260374083 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/30/2019	Sales Price:	$219,900
Document #:	20190398888 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 261 Subdivision: PARKPLACE AT BUCKEYE Map Ref: MB 76312 Sec/Twnship/Range: SEC 6 TWN 1S RNG 3W
Abbreviated Description: PARKPLACE AT BUCKEYE MCR 763-12

Prior Transfer

Recording Date:	05/30/2019	Sales Price:	$219,900
Document #:	20190398888 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/29/2019		
Document Type:			

Legal Description:
Lot: 261 Subdivision: PARKPLACE AT BUCKEYE Map Ref: MB 763 PG 12

Prior Transfer

Recording Date:	02/01/2019	Sales Price:	$219,900

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Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,881,890	Median # of Bedrooms	
Median Lot Size	6,710 SF	Median # of Baths	2.33
Median Living Area	1,783 SF	Median Year Built	2018
Price Range - 2 Yrs	$285,000 to $380,000	Age Range	6 years to 21 years
Median Value	$354,495	Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**25582 W EUCLID AVE** **BUCKEYE, AZ 85326-5313**	09/28/2026	$348,600	$176	1970	//2.67	2020	6,181 SF	
		APN: 400-34-340 Document #: 20260565116 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Subdivision: ENCANTADA ESTATES SUBDIVISION MapRef: MB 825 PG 36 Abbreviated Description: Lot:6 Subdivision:ENCANTADA ESTATES SUBDIVISION Map Ref:MB 825 PG 36								
2	.17Mi.	**8721 S 253RD DR** **BUCKEYE, AZ 85326-1487**	09/11/2026	$333,300	$188	1771	//2	2018	7,041 SF	
		APN: 400-35-330 Document #: 20260535487 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 84 Subdivision: PARKPLACE AT BUCKEYE MapRef: MB 763 PG 12 Abbreviated Description: Lot:84 Subdivision:PARKPLACE AT BUCKEYE Map Ref:MB 763 PG 12City/Muni/Twp:BUCKEYE City/Muni/Twp: BUCKEYE								
3	.23Mi.	**8561 S 253RD DR** **BUCKEYE, AZ 85326-1482**	09/04/2026	$335,000	$189	1771	//2	2018	6,847 SF	
		APN: 400-35-320 Document #: 20260524347 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 74 Subdivision: PARKPLACE AT BUCKEYE MapRef: MB 763 PG 12 Abbreviated Description: Lot:74 Subdivision:PARKPLACE AT BUCKEYE Map Ref:MB 763 PG 12City/Muni/Twp:BUCKEYE City/Muni/Twp: BUCKEYE								
4	.15Mi.	**25524 W BETH DR** **BUCKEYE, AZ 85326-5329**	08/19/2026	$370,000	$206	1792	//2.33	2007	14,303 SF	Yes
		APN: 400-34-559 Document #: 20260491220 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 225 Subdivision: ENCANTADA ESTATES SUBDIVISION MapRef: MB 825 PG 36 Abbreviated Description: Lot:225 Subdivision:ENCANTADA ESTATES SUBDIVISION Map Ref:MB 825 PG 36								
5	.11Mi.	**25423 W LINCOLN AVE** **BUCKEYE, AZ 85326-1461**	08/14/2026	$285,000	$248	1149	//2	2006	5,568 SF	Yes
		APN: 400-35-297 Document #: 20260481890 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 51 Subdivision: PARKPLACE AT BUCKEYE MapRef: MB 763 PG 12 Abbreviated Description: Lot:51 Subdivision:PARKPLACE AT BUCKEYE Map Ref:MB 763 PG 12								
6	.25Mi.	**25590 W COLES RD** **BUCKEYE, AZ 85326-5162**	07/17/2026	$368,000	$162	2271	//2.67	2018	6,890 SF	
		APN: 400-34-701 Document #: 20260426806 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 52 Phase No: 1 MapRef: MB 1365 PG 12 Abbreviated Description: Lot:52 Phase No:1 Map Ref:MB 1365 PG 12								
7	.16Mi.	**8688 S 253RD DR** **BUCKEYE, AZ 85326-1484**	06/30/2026	$325,000	$212	1531	//2	2018	7,092 SF	
		APN: 400-35-315 Document #: 20260391096 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 69 Subdivision: PARKPLACE AT BUCKEYE MapRef: MB 763 PG 12 Abbreviated Description: Lot:69 Subdivision:PARKPLACE AT BUCKEYE Map Ref:MB 763 PG 12								
8	.33Mi.	**25278 W PARKSIDE LN S** **BUCKEYE, AZ 85326-2460**	06/12/2026	$380,000	$138	2750	//2.67	2005	5,664 SF	
		APN: 400-35-016 Document #: 20260356427 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: PARKSIDE AT BUCKEYE MapRef: MB 696 PG 27 Abbreviated Description: Lot:14 Subdivision:PARKSIDE AT BUCKEYE Map Ref:MB 696 PG 27								
9	.24Mi.	**25640 W BETH DR** **BUCKEYE, AZ 85326-5328**	06/01/2026	$364,000	$225	1612	//2.33	2020	6,572 SF	
		APN: 400-34-572 Document #: 20260329278 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 238 Subdivision: ENCANTADA ESTATES MapRef: MB 825 PG 36 Abbreviated Description: Lot:238 Subdivision:ENCANTADA ESTATES Map Ref:MB 825 PG 36								
10	.22Mi.	**25641 W WINSTON DR** **BUCKEYE, AZ 85326-5157**	04/30/2026	$358,990	$201	1783	//2.33	2019	6,315 SF	
		APN: 400-34-726 Document #: 20260262155 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 77 Subdivision: TERRAVISTA-PHASE 1 MapRef: MB 1365 PG 12 Abbreviated Description: Lot:77 Subdivision:TERRAVISTA-PHASE 1 Map Ref:MB 1365 PG 12								
11	.13Mi.	**25399 W LINCOLN AVE** **BUCKEYE, AZ 85326-1459**	04/28/2026	$365,000	$168	2172	//3	2018	5,568 SF	
		APN: 400-35-294 Document #: 20260253894 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 48 Subdivision: PARKPLACE AT BUCKEYE MapRef: MB 763 PG 12 Abbreviated Description: Lot:48 Subdivision:PARKPLACE AT BUCKEYE Map Ref:MB 763 PG 12								
12	.12Mi.	**25430 W LINCOLN AVE** **BUCKEYE, AZ 85326-1460**	03/18/2026	$360,000	$161	2235	//2.33	2006	5,952 SF	
		APN: 400-35-285 Document #: 20260157931 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 39 Subdivision: PARKPLACE AT BUCKEYE MapRef: MB 763 PG 12 Abbreviated Description: Lot:39 Subdivision:PARKPLACE AT BUCKEYE Map Ref:MB 763 PG 12

13	.27Mi.	**25612 W COLES RD BUCKEYE, AZ 85326-5164**	02/20/2026	$339,000	$191	1768	//2.33	2018	6,890 SF

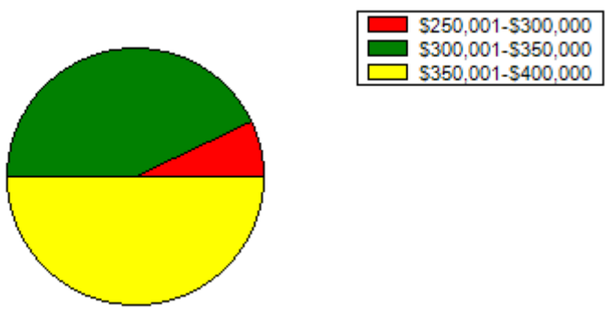
APN: 400-34-698 Document #: 20260099463
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: TERRAVISTA - PHASE 1 MapRef: MB 1365 PG 12 Abbreviated Description: Lot:47 Subdivision:TERRAVISTA - PHASE 1 Map Ref:MB 1365 PG 12

14	.27Mi.	**25618 W COLES RD BUCKEYE, AZ 85326-5164**	01/30/2026	$350,000	$196	1783	//2.33	2018	6,890 SF

APN: 400-34-697 Document #: 20260057385
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: TERRAVISTA-PHASE 1 MapRef: MB 1365 PG 12 Abbreviated Description: Lot:48 Subdivision:TERRAVISTA-PHASE 1 Map Ref:MB 1365 PG 12

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.	**8810 S 254TH DR**	**05/30/2019**	$308,300	$30,830	1,771	//2	2019	5,760 SF	
.01Mi.	**8794 S 254TH DR**	**03/24/2021**	$344,500	$34,450	2,483	//3.33	2019	5,760 SF	
.01Mi.	**8826 S 254TH DR**	**06/19/2019**	$322,500	$32,250	1,531	//2	2019	6,643 SF	Yes
.02Mi.	**8778 S 254TH DR**	**04/01/2019**	$308,300	$30,830	1,771	//2	2019	5,760 SF	
.03Mi.	**8842 S 254TH DR**	**09/16/2020**	$369,300	$36,930	2,483	//3.33	2019	11,415 SF	
.03Mi.	**8760 S 254TH DR**	**01/09/2024**	$290,500	$29,050	1,531	//2	2019	5,760 SF	
.03Mi.	**25458 W LONG AVE**	**01/25/2022**	$294,600	$29,460	1,531	//2	2019	6,621 SF	
.04Mi.	**25467 W LONG AVE**	**06/03/2019**	$329,100	$32,910	1,771	//2	2019	10,900 SF	
.04Mi.	**8744 S 254TH DR**	**03/26/2019**	$344,500	$34,450	2,483	//3.33	2019	5,760 SF	
.04Mi.	**25465 W CLANTON AVE**	**01/30/2024**	$311,500	$31,150	1,771	//2	2019	6,360 SF	
.04Mi.	**25450 W LONG AVE**	**05/17/2022**	$332,100	$33,210	2,172	//3	2019	6,621 SF	
.04Mi.	**25459 W LONG AVE**	**01/30/2024**	$293,800	$29,380	1,531	//2	2019	6,460 SF	
.04Mi.	**8745 S 255TH DR**	**01/11/2022**	$364,200	$36,420	1,882	//2.33	2019	8,106 SF	Yes
.05Mi.	**25457 W CLANTON AVE**	**05/30/2025**	$330,700	$33,070	2,172	//3	2019	6,360 SF	
.05Mi.	**8728 S 254TH DR**	**06/24/2019**	$322,800	$32,280	1,531	//2	2019	5,760 SF	
.05Mi.	**25451 W LONG AVE**	**02/24/2020**	$293,300	$29,330	1,531	//2	2019	6,360 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	33.0 years old	Households:	21,642
Median Household Income:	$79,798	Households w/Family:	78%
Household Income Per Capita:	$29,097	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	45%

School District

School District Zone:	Buckeye Union High School District	Students:	5,650
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.96Mi.	**Buhsd Institute of Online Learning**	D+	Public	9 - 12

Number of Students: 121
Student-Teacher Ratio: NA

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0.94Mi. **Buckeye Elementary School** Number of Students: 1,150 Student-Teacher Ratio: 17.69	C-	Public	PK - 8
0.94Mi. **Buckeye Elementary School** Number of Students: 1,150 Student-Teacher Ratio: 17.69	C-	Public	PK - 8
1.51Mi. **Buckeye Union High School** Number of Students: 1,841 Student-Teacher Ratio: 22.59 Advanced Placement: Yes	C+	Public	9 - 12
1.51Mi. **Buckeye Union High School** Number of Students: 1,841 Student-Teacher Ratio: 22.59 Advanced Placement: Yes	C+	Public	9 - 12
7.96Mi. **Buhsd Institute of Online Learning** Number of Students: 121 Student-Teacher Ratio: NA	D+	Public	9 - 12

Flood Report

The Subject Property of **8810 S 254TH DR, BUCKEYE, AZ 85326-1495** 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	51%	NOTABLY LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	54%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	27%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	38%	SIGNIFICANTLY LOWER
OVERALL	42%	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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