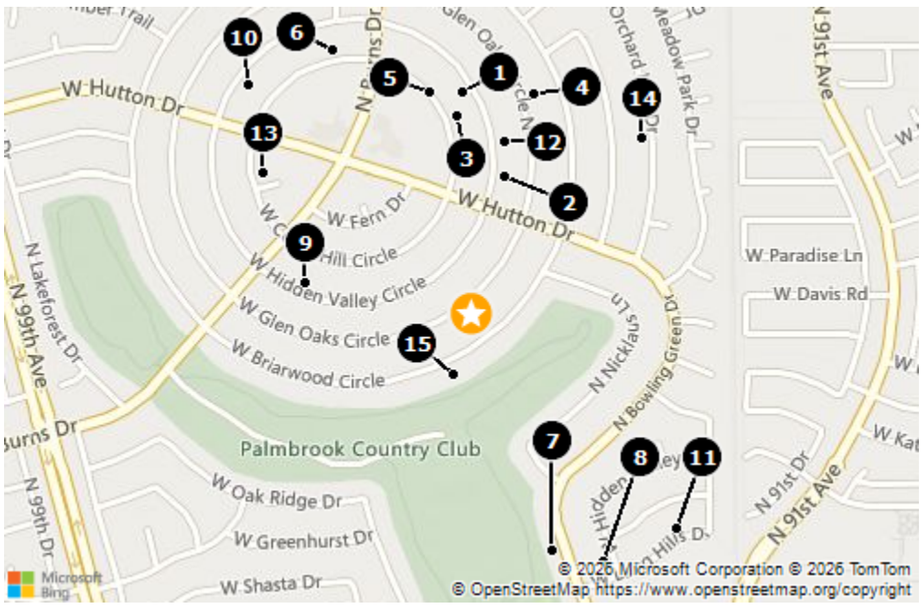
ICE SiteX Report

OrderID: 98351637

SiteX Property Information Report



Subject Property Location

9319 W GLEN OAKS CIR, SUN CITY, AZ 85351-1407

County:	**MARICOPA AZ**	Census Tract:	040130715.062011
Property Use:	Single Family Residential	Zoning:	M-M
Parcel Number:	200-94-155	Thomas Bros Pg-Grid:	

Valuation

Value:	**$321,000**	FSD:	6	Common Confidence Score:	88
Value Range:	$301,740 - $340,260	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	150007
Assd Land Value:		Market Land Value:	$53,300	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$213,200	Total Taxable Value:	$1,221
Total Assessed Value:	$26,650	Total Assessor Market Value:	$266,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 155 Subdivision: SUN CITY 31 Legal Unit: 31 Map Ref: MB 13905 Sec/Twnship/Range: SEC 4 TWN 3N RNG 1E
Abbreviated Description: SUN CITY UNIT THIRTY ONE

Property Characteristics

Lot Size:	9,425 SF	Bedrooms:		Pool:	
Building Area:	1638 SF	Baths:	2	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	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:	06/29/2026	Sales Price:	N/A
Document #:	20260387376 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/19/2025	Loan Amount:	N/A
Document #:	20250543027 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2055	Type Finance:	
Legal Description:			

Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE

Prior Transfer

Recording Date:	09/16/2025	Sales Price:	N/A
Document #:	20250533910 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/22/2024	Sales Price:	N/A
Document #:	20240387059 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	07/03/2024	Loan Amount:	N/A
Document #:	20240355425 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE

Mortgage Record

Recording Date:	08/11/2023	Loan Amount:	N/A
Document #:	20230419876 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2053	Type Finance:	

Legal Description:
Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE

Prior Transfer

Recording Date:	05/04/2023	Sales Price:	N/A
Document #:	20230232216 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 155 Subdivision: SUN CITY 31 Legal Unit: 31 Map Ref: MB 13905 Sec/Twnship/Range: SEC 4 TWN 3N RNG 1E
Abbreviated Description: SUN CITY UNIT THIRTY ONE

Prior Transfer

Recording Date:	05/04/2023	Sales Price:	N/A
Document #:	20230232216 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/01/2023		
Document Type:			

Legal Description:
Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE Map Ref: MB 139 PG 5

Prior Transfer

Recording Date:	05/04/2023	Sales Price:	$284,000
Document #:	20230232215 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/01/2023		
Document Type:			

Legal Description:
Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE Map Ref: MB 139 PG 5

Prior Transfer

Recording Date:	03/02/2023	Sales Price:	N/A
Document #:	20230105092 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/28/2023		
Document Type:			

Legal Description:
Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE Map Ref: MB 139 PG 5

Prior Transfer

Recording Date:	02/24/2023	Sales Price:	$288,000
Document #:	20230093027 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/21/2023		
Document Type:			

Legal Description:
Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE Map Ref: MB 139 PG 5

Prior Transfer

Recording Date:	10/07/2022	Sales Price:	$378,000
Document #:	20220761833 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/29/2016	Sales Price:	$378,000
Document #:	2016-0620826 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/20/2006	Sales Price:	N/A
Document #:	2006-1515587 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/08/2006		
Document Type:			

Legal Description:
Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE Map Ref: MAP139 PG5

Mortgage Record

Recording Date:	08/18/2006	Loan Amount:	N/A
Document #:	2006-1101016 BK-PG -	Loan Type:	FHA
TD Due Date:	02/05/2075	Type Finance:	ADJ

Legal Description:
Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE
City/Muni/Twp: SUN CITY

Prior Transfer

Recording Date:	08/16/2006	Sales Price:	$75,000
Document #:	2006-1090780 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	08/15/2006	Sales Price:	$75,000
Document #:	2006-1085879 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/03/2005	Loan Amount:	N/A
Document #:	2005-1101947 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/11/2040	Type Finance:	VAR

Legal Description:
Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE

Mortgage Record

Recording Date:	08/06/2003	Loan Amount:	N/A
Document #:	2003-1072447 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2033	Type Finance:	

Legal Description:
Lot: 155 Subdivision: SUN CITY UNIT THIRTY ONE

Area Sales Analysis

Total Area Sales	$5,403,500	Median # of Bedrooms	
Median Lot Size	9,300 SF	Median # of Baths	2
Median Living Area	1,597 SF	Median Year Built	1972
Price Range - 2 Yrs	$237,500 to $575,000	Age Range	41 years to 54 years
Median Value	$340,000	Median Age	54 years

Comparable Sales Data

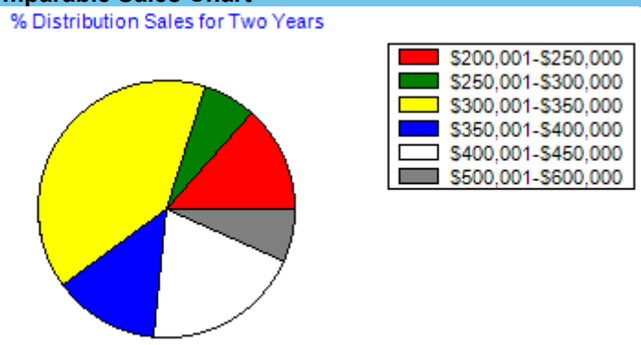
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**9337 W HIDDEN VALLEY CIR N SUN CITY, AZ 85351-1313**	09/11/2026	$420,000	$229	1832	6//2	1974	9,210 SF	
		APN: 200-94-498 Document #: 20260536351 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 36 Subdivision: SUN CITY Legal Unit: 31 MapRef: MB 168 PG 16 Abbreviated Description: Lot:36 Subdivision:SUN CITY Legal Unit:31 Map Ref:MB 168 PG 16								
2	.09Mi.	**9310 W HIDDEN VALLEY CIR SUN CITY, AZ 85351-1418**	08/31/2026	$405,000	$253	1597	5//2	1972	9,425 SF	Yes
		APN: 200-94-060 Document #: 20260512416 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 60 Subdivision: SUN CITY UNIT THIRTY-ONE MapRef: MB 139 PG 5 Abbreviated Description: Lot:60 Subdivision:SUN CITY UNIT THIRTY-ONE Map Ref:MB 139 PG 5								
3	.27Mi.	**9326 W CEDAR HILL CIR N SUN CITY, AZ 85351-1333**	08/27/2026	$340,000	$180	1886	6//2	1974	8,979 SF	
		APN: 200-94-481 Document #: 20260506879 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 19 Subdivision: SUN CITY Legal Unit: 30 MapRef: MB 168 PG 16 Abbreviated Description: Lot:19 Subdivision:SUN CITY Legal Unit:30 Map Ref:MB 168 PG 16								
4	.31Mi.	**9310 W GLEN OAKS CIR N SUN CITY, AZ 85351-1306**	08/07/2026	$320,000	$218	1465	5//2	1974	9,105 SF	
		APN: 200-94-573 Document #: 20260467541 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 111 Subdivision: SUN CITY UNIT THIRTY ONE A MapRef: DOC 10651 Abbreviated Description: Lot:111 Subdivision:SUN CITY UNIT THIRTY ONE A Map Ref:DOC 10651								
5	.14Mi.	**9408 W CEDAR HILL CIR SUN CITY, AZ 85351-1435**	07/28/2026	$315,000	$164	1918	6//2	1972	9,425 SF	
		APN: 200-94-026 Document #: 20260445699 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Subdivision: SUN CITY UNIT THIRTY-ONE MapRef: MB 139 PG 5 Abbreviated Description: Lot:26 Subdivision:SUN CITY UNIT THIRTY-ONE Map Ref:MB 139 PG 5								
6	.4Mi.	**9506 W CEDAR HILL CIR N SUN CITY, AZ 85351-1337**	06/24/2026	$345,000	$199	1726	4//2	1985	9,190 SF	
		APN: 200-55-675 Document #: 20260379135 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: SUN CITY UNIT THIRTY-TWO A MapRef: MB 168 PG 11 Abbreviated Description: Lot:15 Subdivision:SUN CITY UNIT THIRTY-TWO A Map Ref:MB 168 PG 11								
7	.33Mi.	**15430 N BOWLING GREEN DR SUN CITY, AZ 85351-1727**	06/24/2026	$396,000	$216	1832	6//2	1972	9,300 SF	
		APN: 200-55-447 Document #: 20260378712 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Subdivision: SUN CITY UNIT TWENTY SIX A MapRef: MB 139 PG 35 Abbreviated Description: Lot:8 Subdivision:SUN CITY UNIT TWENTY SIX A Map Ref:MB 139 PG 35								
8	.38Mi.	**9240 W HIDDEN VALLEY LN SUN CITY, AZ 85351-1746**	06/18/2026	$340,000	$232	1465	5//2	1972	9,300 SF	
		APN: 200-55-620 Document #: 20260367167 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 181 Subdivision: SUN CITY UNIT TWENTY SIX A Legal Unit: 26 MapRef: MB 139 PG 35 Abbreviated Description: Lot:181 Subdivision:SUN CITY UNIT TWENTY SIX A Legal Unit:26 Map Ref:MB 139 PG 35								
9	.23Mi.	**9510 W HIDDEN VALLEY CIR SUN CITY, AZ 85351-1422**	06/15/2026	$385,000	$242	1590	5//2	1972	9,425 SF	
		APN: 200-94-073 Document #: 20260358244 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 73 Subdivision: SUN CITY UNIT THIRTY ONE MapRef: MB 139 PG 5 Abbreviated Description: Lot:73 Subdivision:SUN CITY UNIT THIRTY ONE Map Ref:MB 139 PG 5								

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10	.43Mi.	**9605 W HIDDEN VALLEY CIR N** **SUN CITY, AZ 85351-1327**	05/22/2026	$300,000	$204	1465	5//2	1973	8,906 SF	
	APN: 200-55-689 Document #: 20260310358 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 29 Subdivision: SUN CITY UNIT THIRTYTWO A MapRef: MB 168 PG 11 Abbreviated Description: Lot:29 Subdivision:SUN CITY UNIT THIRTYTWO A Map Ref:MB 168 PG 11									
11	.4Mi.	**9110 W LONG HILLS DR** **SUN CITY, AZ 85351-1713**	05/22/2026	$330,000	$225	1465	5//2	1972	10,000 SF	
	APN: 200-55-627 Document #: 20260309649 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 188 Subdivision: SUN CITY UNIT TWENTY SIX A MapRef: MB 139 PG 35 Abbreviated Description: Lot:188 Subdivision:SUN CITY UNIT TWENTY SIX A Map Ref:MB 139 PG 35									
12	.24Mi.	**9322 W HIDDEN VALLEY CIR N** **SUN CITY, AZ 85351-1314**	05/21/2026	$237,500	$156	1522	5//2	1974	8,969 SF	
	APN: 200-94-513 Document #: 20260307209 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 51 Subdivision: SUN CITY THIRTY-ONE A MapRef: MB 168 PG 16 Abbreviated Description: Lot:51 Subdivision:SUN CITY THIRTY-ONE A Map Ref:MB 168 PG 16City/Muni/Twp:SUN CITY City/Muni/Twp: SUN CITY									
13	.34Mi.	**9530 W CEDAR HILL CIR** **SUN CITY, AZ 85351-1466**	05/21/2026	$450,000	$207	2166	7//2	1972	13,575 SF	Yes
	APN: 200-94-249 Document #: 20260308972 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Subdivision: SUN CITY UNIT THIRTY TWO MapRef: MB 140 PG 37 Abbreviated Description: Lot:13 Subdivision:SUN CITY UNIT THIRTY TWO Map Ref:MB 140 PG 37									
14	.33Mi.	**16418 N ORCHARD HILLS DR** **SUN CITY, AZ 85351-1722**	05/15/2026	$245,000	$225	1088	4//1	1974	8,688 SF	
	APN: 200-94-695 Document #: 20260295148 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 233 Subdivision: SUN CITY UNIT THIRTY ONE A MapRef: MB 168 PG 16 Abbreviated Description: Lot:233 Subdivision:SUN CITY UNIT THIRTY ONE A Map Ref:MB 168 PG 16									
15	.08Mi.	**9331 W BRIARWOOD CIR** **SUN CITY, AZ 85351-1469**	04/24/2026	$575,000	$304	1886	6//2	1972	9,425 SF	
	APN: 200-94-224 Document #: 20260245568 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 221 Subdivision: SUN CITY UNIT THIRTYONE MapRef: MB 139 PG 5 Abbreviated Description: Lot:221 Subdivision:SUN CITY UNIT THIRTYONE Map Ref:MB 139 PG 5									

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.

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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.	**9319 W GLEN OAKS CIR**	**05/04/2023**	$266,500	$26,650	1,638	5//2	1972	9,425 SF	
.01Mi.	**9321 W GLEN OAKS CIR**	**08/22/2017**	$329,800	$32,980	2,630	7//2	1972	8,708 SF	
.02Mi.	**9317 W GLEN OAKS CIR**	**03/05/2024**	$282,100	$28,210	1,886	6//2	1972	10,190 SF	
.02Mi.	**9322 W BRIARWOOD CIR**	**05/05/2009**	$264,800	$26,480	1,638	5//2	1972	8,945 SF	
.02Mi.	**9320 W BRIARWOOD CIR**	**01/30/2004**	$282,200	$28,220	1,832	6//2	1972	10,292 SF	
.03Mi.	**9324 W BRIARWOOD CIR**	**12/30/2024**	$228,600	$22,860	1,158	4//2	1972	8,842 SF	
.03Mi.	**9323 W GLEN OAKS CIR**	**02/27/2024**	$215,300	$21,530	1,086	4//1	1972	8,952 SF	
.03Mi.	**9315 W GLEN OAKS CIR**	**12/20/2016**	$215,200	$21,520	1,086	4//1	1972	8,846 SF	
.03Mi.	**9318 W GLEN OAKS CIR**	**08/20/2025**	$282,200	$28,220	1,832	6//2	1972	10,333 SF	
.03Mi.	**9318 W BRIARWOOD CIR**	**06/20/2025**	$316,300	$31,630	1,832	6//2	1972	8,837 SF	Yes
.03Mi.	**9316 W GLEN OAKS CIR**	**03/03/2017**	$268,100	$26,810	1,465	5//2	1972	8,861 SF	
.04Mi.	**9402 W GLEN OAKS CIR**	**06/11/2020**	$299,800	$29,980	2,175	8//2	1972	9,425 SF	
.04Mi.	**9326 W BRIARWOOD CIR**	**12/27/2019**	$298,500	$29,850	2,140	7//2	1972	8,797 SF	
.04Mi.	**9314 W GLEN OAKS CIR**	**01/12/2016**	$228,500	$22,850	1,140	5//2.33	1972	8,928 SF	
.04Mi.	**9401 W GLEN OAKS CIR**	**02/02/2000**	$228,600	$22,860	1,158	4//2	1972	9,425 SF	
.05Mi.	**9316 W BRIARWOOD CIR**	**07/30/2021**	$271,700	$27,170	1,789	6//2	1972	8,860 SF	

Rent vs. Own

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

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 **9319 W GLEN OAKS CIR, SUN CITY, AZ 85351-1407** 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

No alerts noted

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