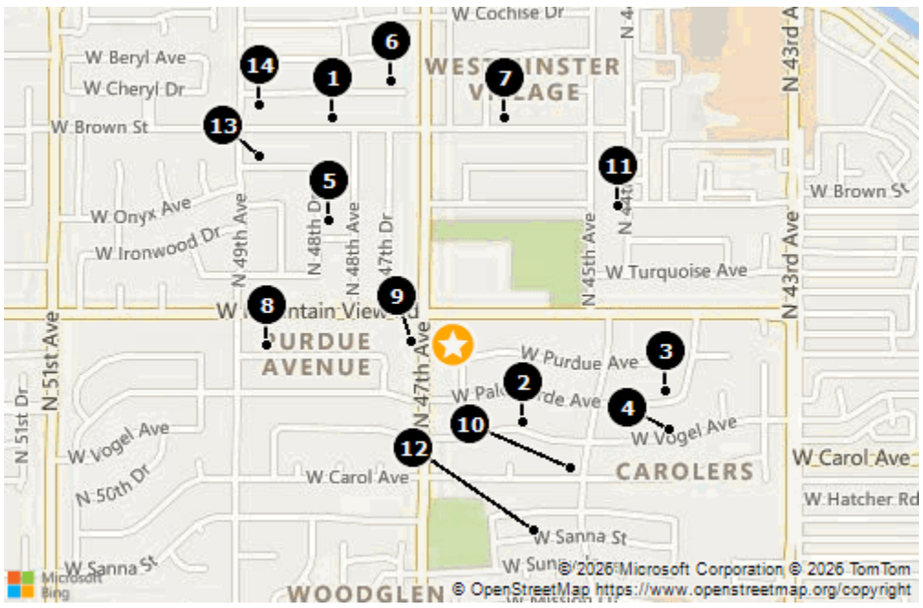
ICE SiteX Report

OrderID: 97987372

SiteX Property Information Report



Subject Property Location

9644 N 46TH DR, GLENDALE, AZ 85302-3706

County:	**MARICOPA AZ**	Census Tract:	040130923.084002
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	148-07-243	Thomas Bros Pg-Grid:	617-3F

Valuation

Value:	**$481,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$404,040 - $557,960	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	060700
Assd Land Value:		Market Land Value:	$76,200	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$304,900	Total Taxable Value:	$2,207
Total Assessed Value:	$38,110	Total Assessor Market Value:	$381,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH UNIT 5 Legal Unit: 5 Map Ref: MB 13121 Sec/Twnship/Range: SEC 28 TWN 3N RNG 2E
Abbreviated Description: CONTINENTAL MEADOWS NORTH 5

Property Characteristics

Lot Size:	15,420 SF	Bedrooms:		Pool:	Yes
Building Area:	2408 SF	Baths:	2	Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Block
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

Mortgage Record

Recording Date:	03/13/2024	Loan Amount:	N/A
Document #:	20240128367 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH 5
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	11/30/2022	Sales Price:	N/A
Document #:	20220863507 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/23/2022	Loan Amount:	N/A
Document #:	20220441017 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH 5

Prior Transfer

Recording Date:	11/06/2020	Sales Price:	$172,000
Document #:	2020-1082829 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	10/16/2020	Sales Price:	$330,000
Document #:	20200993645 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH UNIT 5 Legal Unit: 5 Map Ref: MB 13121 Sec/Twnship/Range: SEC 28 TWN 3N RNG 2E
Abbreviated Description: CONTINENTAL MEADOWS NORTH 5

Prior Transfer

Recording Date:	10/16/2020	Sales Price:	$330,000
Document #:	20200993645 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/14/2020		
Document Type:			

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH 5 Map Ref: MB 131 PG 21

Prior Transfer

Recording Date:	12/19/2016	Sales Price:	$153,000
Document #:	2016-0933028 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/17/2016	Loan Amount:	N/A
Document #:	2016-0423177 BK-PG -	Loan Type:	
TD Due Date:	06/28/2031	Type Finance:	

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH Legal Unit: 5

Prior Transfer

Recording Date:	05/29/2014	Sales Price:	$131,072
Document #:	2014-0348959 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/23/2014	Sales Price:	N/A
Document #:	2014-0335642 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/16/2014		
Document Type:			

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH FIVE Map Ref: MAP131 PG21

Prior Transfer

Recording Date:	04/13/2012	Sales Price:	$131,527
Document #:	2012-0311182 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/27/2012	Loan Amount:	N/A
Document #:	2012-0252990 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2042	Type Finance:	

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH 5

Prior Transfer

Recording Date:	08/10/2011	Sales Price:	$132,559
Document #:	2011-0664877 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/29/2011	Loan Amount:	N/A
Document #:	2011-0635182 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2041	Type Finance:	

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH FIVE
City/Muni/Twp: GLENDALE

Prior Transfer

Recording Date:	05/27/2009	Sales Price:	$216,750
Document #:	2009-0472895 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/27/2009	Sales Price:	$135,000
Document #:	2009-0270120 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/11/2009		
Document Type:			

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH FIVE Map Ref: MAP131 PG21

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Prior Transfer

Recording Date:	03/09/2006	Sales Price:	$184,300
Document #:	2006-0322334 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/17/2006	Sales Price:	N/A
Document #:	2006-0230152 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/14/2006		
Document Type:			

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH FIVE Map Ref: MAP131 PG21

Prior Transfer

Recording Date:	08/24/2005	Sales Price:	$147,600
Document #:	2005-1220159 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2005	Sales Price:	N/A
Document #:	2005-1117780 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/01/2005		
Document Type:			

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH FIVE Map Ref: MAP131 PG21

Prior Transfer

Recording Date:	04/22/2003	Sales Price:	N/A
Document #:	2003-0508389 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/01/2003		
Document Type:			

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH FIVE Map Ref: MAP131 PG21

Prior Transfer

Recording Date:	07/31/2001	Sales Price:	N/A
Document #:	2001-0691600 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/30/2001		
Document Type:			

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH UNIT FIVE Map Ref: MAP131 PG21

Prior Transfer

Recording Date:	07/28/1998	Sales Price:	$114,900
Document #:	98-0647813 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/26/1998		
Document Type:			

Legal Description:
Lot: 538 Subdivision: CONTINENTAL MEADOWS NORTH UNIT FIVE Map Ref: MAP131 PG21

Area Sales Analysis

Total Area Sales	$5,051,860	Median # of Bedrooms	
Median Lot Size	8,320 SF	Median # of Baths	2
Median Living Area	1,751 SF	Median Year Built	1973
Price Range - 2 Yrs	$158,360 to $480,000	Age Range	46 years to 56 years
Median Value	$375,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**4802 W BROWN ST GLENDALE, AZ 85302-1814**	07/16/2026	$362,000	$191	1894	8//2	1973	7,139 SF	
		APN: 148-05-013A Document #: 20260424687 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Subdivision: ADVENTURE HOMES MapRef: MB 159 PG 26 Abbreviated Description: Lot:9 Subdivision:ADVENTURE HOMES Map Ref:MB 159 PG 26								
2	.14Mi.	**4534 W VOGEL AVE GLENDALE, AZ 85302-3737**	07/14/2026	$375,000	$238	1575	5//2	1971	9,457 SF	
		APN: 148-07-109 Document #: 20260419794 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 404 Subdivision: CONTINENTAL MEADOWS NORTH UNIT FIVE MapRef: MB 131 PG 21 Abbreviated Description: Lot:404 Subdivision:CONTINENTAL MEADOWS NORTH UNIT FIVE Map Ref:MB 131 PG 21								
3	.29Mi.	**4410 W PALO VERDE AVE GLENDALE, AZ 85302-3830**	06/30/2026	$375,000	$209	1792	6//2	1970	11,478 SF	
		APN: 148-07-203 Document #: 20260392860 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 498 Subdivision: CONTINENTAL MEADOWS NORTH UNIT FIVE MapRef: MB 131 PG 21 Abbreviated Description: Lot:498 Subdivision:CONTINENTAL MEADOWS NORTH UNIT FIVE Map Ref:MB 131 PG 21								
4	.31Mi.	**4414 W VOGEL AVE GLENDALE, AZ 85302-3828**	06/18/2026	$392,000	$183	2134	6//2.67	1971	8,965 SF	
		APN: 148-07-121 Document #: 20260368642 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 416 Subdivision: CONTINENTAL MEADOWS MapRef: MB 131 PG 21 Abbreviated Description: Lot:416 Subdivision:CONTINENTAL MEADOWS Map Ref:MB 131 PG 21

5	.24Mi.	**10007 N 48TH DR** **GLENDALE, AZ 85302-2514**	06/10/2026	$398,000	$228	1745	6//2.33	1974	7,671 SF	Yes

APN: 148-05-281 Document #: 20260350898
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 234 Subdivision: GREENBRIER UNIT 4 MapRef: MB 171 PG 5 Abbreviated Description: Lot:234 Subdivision:GREENBRIER UNIT 4 Map Ref:MB 171 PG 5

6	.37Mi.	**4714 W CHERYL DR** **GLENDALE, AZ 85302-1815**	06/05/2026	$390,000	$267	1460	5//2	1973	6,874 SF	Yes

APN: 148-05-043 Document #: 20260340934
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: ADVENTURE HOMES MapRef: MB 148 PG 29 Abbreviated Description: Lot:39 Subdivision:ADVENTURE HOMES Map Ref:MB 148 PG 29

7	.32Mi.	**4546 W BROWN ST** **GLENDALE, AZ 85302-1911**	06/05/2026	$158,360	$82	1912	6//2	1976	9,731 SF	

APN: 148-06-128 Document #: 20260341713
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 125 Subdivision: WESTMINSTER VILLAGE AMENDED MapRef: MB 169 PG 46 Abbreviated Description: Lot:125 Subdivision:WESTMINSTER VILLAGE AMENDED Map Ref:MB 169 PG 46

8	.25Mi.	**4832 W PURDUE AVE** **GLENDALE, AZ 85302-3639**	06/04/2026	$480,000	$257	1864	7//2	1977	8,782 SF	Yes

APN: 148-08-224 Document #: 20260339077
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 133 Subdivision: MOUNTAIN VIEW MEADOWS TWO MapRef: MB 188 PG 37 Abbreviated Description: Lot:133 Subdivision:MOUNTAIN VIEW MEADOWS TWO Map Ref:MB 188 PG 37

9	.06Mi.	**9646 N 47TH AVE** **GLENDALE, AZ 85302-3608**	05/22/2026	$316,500	$180	1757	6//2.67	1977	7,967 SF	Yes

APN: 148-08-244 Document #: 20260311377
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 153 Subdivision: MOUNTAIN VIEW MEADOWS TWO MapRef: MB 188 PG 37 Abbreviated Description: Lot:153 Subdivision:MOUNTAIN VIEW MEADOWS TWO Map Ref:MB 188 PG 37

10	.23Mi.	**4502 W CAROL AVE** **GLENDALE, AZ 85302-3708**	05/15/2026	$440,000	$279	1575	5//2	1971	8,901 SF	Yes

APN: 148-07-054 Document #: 20260295958
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 349 Subdivision: CONTINENTAL MEADOWS NORTH UNIT FIVE MapRef: MB 131 PG 21 Abbreviated Description: Lot:349 Subdivision:CONTINENTAL MEADOWS NORTH UNIT FIVE Map Ref:MB 131 PG 21

11	.29Mi.	**10008 N 44TH DR** **GLENDALE, AZ 85302-2704**	05/01/2026	$410,000	$245	1673	6//2	1980	8,673 SF	

APN: 148-06-521 Document #: 20260263963
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: HAPPY VILLAGE MALL MapRef: MB 213 PG 43 Abbreviated Description: Lot:17 Subdivision:HAPPY VILLAGE MALL Map Ref:MB 213 PG 43

12	.27Mi.	**4528 W SANNA ST** **GLENDALE, AZ 85302-3732**	04/27/2026	$300,000	$297	1008	6//2	1971	4,001 SF	

APN: 148-07-553 Document #: 20260251474
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 274 Subdivision: SKYVIEW NORTH UNIT ONE MapRef: MB 136 PG 47 Abbreviated Description: Lot:274 Subdivision:SKYVIEW NORTH UNIT ONE Map Ref:MB 136 PG 47

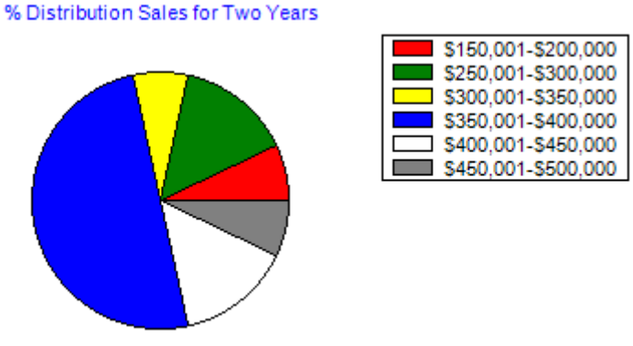
13	.36Mi.	**4854 W CINNABAR AVE** **GLENDALE, AZ 85302-2521**	04/24/2026	$355,000	$176	2014	6//2	1974	7,671 SF	

APN: 148-05-293 Document #: 20260245767
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 246 Subdivision: GREENBRIER UNIT 4 MapRef: MB 171 PG 5 Abbreviated Description: Lot:246 Subdivision:GREENBRIER UNIT 4 Map Ref:MB 171 PG 5

14	.42Mi.	**4853 W CHERYL DR** **GLENDALE, AZ 85302-1816**	04/13/2026	$300,000	$205	1460	5//2	1973	6,569 SF	Yes

APN: 148-05-024 Document #: 20260218790
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: ADVENTURE HOMES MapRef: MB 148 PG 29 Abbreviated Description: Lot:20 Subdivision:ADVENTURE HOMES Map Ref:MB 148 PG 29

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.

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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.	**9644 N 46TH DR**	**10/16/2020**	$381,100	$38,110	2,408	8//2	1971	15,420 SF	Yes
.02Mi.	**4628 W PURDUE AVE**	**03/01/2024**	$336,800	$33,680	1,931	7//2	1971	9,798 SF	Yes
.02Mi.	**9638 N 46TH DR**	**08/22/2013**	$332,600	$33,260	2,372	5//2	1971	9,270 SF	
.02Mi.	**9647 N 47TH AVE**	**03/14/1977**	$302,000	$30,200	1,778	5//2	1977	7,370 SF	
.02Mi.	**9641 N 47TH AVE**	**08/28/2020**	$317,700	$31,770	1,664	5//2	1977	7,810 SF	Yes
.03Mi.	**4631 W MOUNTAIN VIEW RD**	**11/14/2023**	$310,500	$31,050	1,532	7//2	1977	7,928 SF	Yes
.03Mi.	**4637 W MOUNTAIN VIEW RD**	**08/18/2004**	$330,700	$33,070	1,888	7//2	1977	7,828 SF	Yes
.03Mi.	**9635 N 47TH AVE**	**09/09/2020**	$302,100	$30,210	1,616	5//2	1976	8,799 SF	
.03Mi.	**4625 W MOUNTAIN VIEW RD**	**05/28/2024**	$325,500	$32,550	1,777	5//2	1977	8,808 SF	Yes
.03Mi.	**4643 W MOUNTAIN VIEW RD**	**07/20/2021**	$343,300	$34,330	2,045	6//2	1976	11,173 SF	Yes
.03Mi.	**9632 N 46TH DR**	**04/02/2019**	$248,300	$24,830	1,260	6//2	1971	7,366 SF	
.04Mi.	**4622 W PURDUE AVE**	**03/09/2009**	$332,800	$33,280	1,749	6//2	1971	11,151 SF	Yes
.04Mi.	**9629 N 47TH AVE**	**06/04/1991**	$318,200	$31,820	1,804	5//2	1977	7,370 SF	Yes
.04Mi.	**4627 W PURDUE AVE**	**09/25/2015**	$324,700	$32,470	1,791	6//2	1971	9,932 SF	Yes
.04Mi.	**4619 W MOUNTAIN VIEW RD**	**02/17/2021**	$316,700	$31,670	1,631	6//2	1976	8,799 SF	Yes
.05Mi.	**9626 N 46TH DR**	**07/14/2025**	$301,800	$30,180	1,592	6//2	1971	7,806 SF	Yes

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	37.2 years old	Households:	15,939
Median Household Income:	$64,246	Households w/Family:	62%
Household Income Per Capita:	$28,769	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Washington Elementary District	Students:	18,816
Number of Schools:	33	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.23Mi.	**Cholla Middle School** Number of Students: 681 Student-Teacher Ratio: 17.81	C+	Public	7 - 8
1.38Mi.	**Apollo High School** Number of Students: 2,152 Student-Teacher Ratio: 22.94 Advanced Placement: Yes	A-	Public	9 - 12
1.38Mi.	**Apollo High School** Number of Students: 2,152 Student-Teacher Ratio: 22.94 Advanced Placement: Yes	A-	Public	9 - 12
0.11Mi.	**Sunset Elementary School** Number of Students: 497 Student-Teacher Ratio: 18.08	B-	Public	KG - 6
0.11Mi.	**Sunset Elementary School** Number of Students: 497 Student-Teacher Ratio: 18.08	B-	Public	KG - 6
2.23Mi.	**Cholla Middle School** Number of Students: 681 Student-Teacher Ratio: 17.81	C+	Public	7 - 8

Flood Report

The Subject Property of **9644 N 46TH DR, GLENDALE, AZ 85302-3706** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	123%	HIGHER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	104%	SIMILAR
OVERALL	107%	SIMILAR

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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