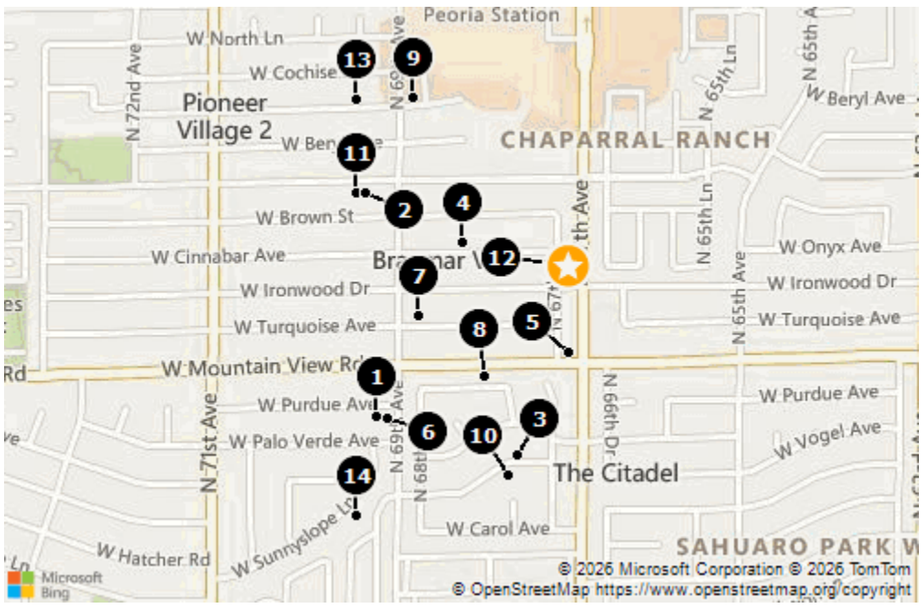
ICE SiteX Report

OrderID: 98513812

SiteX Property Information Report



Subject Property Location

9919 N 67TH DR, PEORIA, AZ 85345-6846

County:	**MARICOPA AZ**	Census Tract:	040130719.153007
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	143-09-042	Thomas Bros Pg-Grid:	617-2A

Valuation

Value:	**$377,000**	FSD:	15	Common Confidence Score:	41
Value Range:	$320,450 - $433,550	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	111200
Assd Land Value:		Market Land Value:	$59,100	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$236,600	Total Taxable Value:	$826
Total Assessed Value:	$29,570	Total Assessor Market Value:	$295,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 37 Subdivision: BRAEMAR UNIT 7 Legal Unit: 7 Map Ref: MB 22608 Sec/Twnship/Range: SEC 25 TWN 3N RNG 1E
Abbreviated Description: BRAEMAR UNIT 7 MCR 226-8

Property Characteristics

Lot Size:	8,024 SF	Bedrooms:		Pool:	Yes
Building Area:	1610 SF	Baths:	2	Fireplace:	
Year Built:	1983	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/16/2026	Sales Price:	N/A
Document #:	20260228530 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/23/2025	Loan Amount:	N/A
Document #:	20250228386 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2055	Type Finance:	

Legal Description:
Lot: 37 Subdivision: BRAEMAR ESTATES UNIT 7

Prior Transfer

Recording Date:	04/23/2025	Sales Price:	$372,300
Document #:	20250228384 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 37 Subdivision: BRAEMAR UNIT 7 Legal Unit: 7 Map Ref: MB 22608 Sec/Twnship/Range: SEC 25 TWN 3N RNG 1E
Abbreviated Description: BRAEMAR UNIT 7 MCR 226-8

Prior Transfer

Recording Date:	04/23/2025	Sales Price:	$372,300
Document #:	20250228384 BK-PG -	Type of Sale:	Verified Sale Price

ICE SiteX Report

OrderID: 98513812

Contract Date: 04/14/2025
Document Type:
Legal Description:
Lot: 37 Subdivision: BRAEMAR ESTATES UNIT 7

Prior Transfer

Recording Date: 12/23/2013
Document #: 2013-1081228 BK-PG -
Document Type:
Legal Description:
Sales Price: $196,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 12/06/2013
Document #: 2013-1039729 BK-PG -
TD Due Date: 01/01/2034
Legal Description:
Lot: 37 Subdivision: BRAEMAR ESTATES Legal Unit: 7
Loan Amount: N/A
Loan Type: New Conventional
Type Finance:

Prior Transfer

Recording Date: 01/02/2007
Document #: 2007-0003699 BK-PG -
Document Type:
Legal Description:
Sales Price: $124,600
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 12/18/2006
Document #: 2006-1645881 BK-PG -
TD Due Date: 01/01/2037
Legal Description:
Lot: 37 Subdivision: BRAEMAR ESTATES UNIT 7
Loan Amount: N/A
Loan Type: Unknown
Type Finance:

Mortgage Record

Recording Date: 12/09/2004
Document #: 2004-1450113 BK-PG -
TD Due Date: 01/01/2035
Legal Description:
Lot: 37 Subdivision: BRAEMAR ESTATES UNIT 7
Loan Amount: N/A
Loan Type: Stand Alone Refi
Type Finance:

Prior Transfer

Recording Date: 03/15/2002
Document #: 2002-0267274 BK-PG -
Contract Date: 03/11/2002
Document Type:
Legal Description:
Lot: 37 Subdivision: BRAEMAR ESTATES UNIT 7 Map Ref: MAP226 PG8
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT

Prior Transfer

Recording Date: 01/31/2002
Document #: 2002-0107682 BK-PG -
Contract Date: 01/30/2002
Document Type:
Legal Description:
Lot: 37 Subdivision: BRAEMAR ESTATES UNIT 7 Map Ref: MAP226 PG8
Sales Price: $20,075
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 02/07/1996
Document #: 96-0086628 BK-PG -
Contract Date: 12/13/1995
Document Type:
Legal Description:
Lot: 37 Subdivision: BRAEMAR ESTATES UNIT 7 Map Ref: MB226 PG8
Sales Price: $104,900
Type of Sale: Verified Sale Price

Area Sales Analysis

Total Area Sales	$5,172,618	Median # of Bedrooms	
Median Lot Size	8,168 SF	Median # of Baths	2
Median Living Area	1,469 SF	Median Year Built	1984
Price Range - 2 Yrs	$220,000 to $535,000	Age Range	32 years to 47 years
Median Value	$385,000	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**6911 W PURDUE AVE** **PEORIA, AZ 85345-8855**	09/28/2026	$300,000	$265	1132	5//1	1984	8,324 SF	
		APN: 143-11-184 Document #: 20260564137 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 34 Subdivision: PARK VIEW WEST UNIT 7 MapRef: DOC 83-231705 Abbreviated Description: Lot:34 Subdivision:PARK VIEW WEST UNIT 7 Map Ref:DOC 83-231705								
2	.29Mi.	**6927 W CHERYL DR** **PEORIA, AZ 85345-6743**	09/18/2026	$375,000	$243	1542	5//2.33	1986	7,998 SF	
		APN: 143-09-164 Document #: 20260549118 Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: BRAEMAR MapRef: MB 226 PG 8 Abbreviated Description: Subdivision:BRAEMAR Map Ref:MB 226 PG 8								
3	.26Mi.	**6740 W VOGEL AVE** **PEORIA, AZ 85345-8825**	08/14/2026	$220,000	$201	1092	4//1	1981	7,118 SF	
		APN: 143-11-071 Document #: 20260483306								

ICE SiteX Report

OrderID: 98513812

Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: THE CITADEL II MapRef: MB 226 PG 42 Abbreviated Description: Lot:67 Subdivision:THE CITADEL II Map Ref:MB 226 PG 42

4	.15Mi.	**6824 W CINNABAR AVE** **PEORIA, AZ 85345-6884**	07/10/2026	$449,000	$283	1583	//2.33	1984	8,006 SF	Yes

APN: 143-09-072 Document #: 20260413148
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: BRAEMAR UNIT VII MapRef: MB 226 PG 8 Abbreviated Description: Lot:67 Subdivision:BRAEMAR UNIT VII Map Ref:MB 226 PG 8

5	.11Mi.	**9809 N 67TH DR** **PEORIA, AZ 85345-6854**	06/17/2026	$269,718	$211	1275	5//2	1983	8,912 SF	Yes

APN: 143-09-049 Document #: 20260365852
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: BRAEMAR UNIT VII MapRef: DOC 1983-146599 Abbreviated Description: Lot:44 Subdivision:BRAEMAR UNIT VII Map Ref:DOC 1983-146599

6	.32Mi.	**6903 W PURDUE AVE** **PEORIA, AZ 85345-8855**	05/21/2026	$395,000	$268	1469	5//2	1984	8,655 SF	

APN: 143-11-183 Document #: 20260309426
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: PARK VIEW WEST UNIT 7 MapRef: MB 233 PG 41 Abbreviated Description: Lot:33 Subdivision:PARK VIEW WEST UNIT 7 Map Ref:MB 233 PG 41

7	.21Mi.	**6852 W TURQUOISE AVE** **PEORIA, AZ 85345-6853**	05/06/2026	$350,000	$329	1063	5//2	1983	8,011 SF	

APN: 143-09-132 Document #: 20260272779
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 127 Subdivision: BRAEMAR UNIT VII MapRef: MB 226 PG 8 Abbreviated Description: Lot:127 Subdivision:BRAEMAR UNIT VII Map Ref:MB 226 PG 8

8	.19Mi.	**6802 W OCOTILLA LN** **PEORIA, AZ 85345-7229**	05/06/2026	$339,900	$254	1336	5//2	1979	7,593 SF	

APN: 143-11-023 Document #: 20260271971
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: THE CITADEL MapRef: MB 201 PG 8 Abbreviated Description: Lot:19 Subdivision:THE CITADEL Map Ref:MB 201 PG 8

9	.31Mi.	**10346 N 68TH LN** **PEORIA, AZ 85345-0725**	04/14/2026	$535,000	$248	2151	7//3	1994	10,337 SF	Yes

APN: 143-09-483 Document #: 20260220487
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: WINDWOOD MapRef: MB 353 PG 47 Abbreviated Description: Lot:1 Subdivision:WINDWOOD Map Ref:MB 353 PG 47

10	.29Mi.	**6749 W VOGEL AVE** **PEORIA, AZ 85345-8826**	03/27/2026	$300,000	$269	1115	5//1	1981	8,817 SF	Yes

APN: 143-11-148 Document #: 20260179849
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 144 Subdivision: THE CITADEL II MapRef: MB 226 PG 42 Abbreviated Description: Lot:144 Subdivision:THE CITADEL II Map Ref:MB 226 PG 42

11	.31Mi.	**6935 W CHERYL DR** **PEORIA, AZ 85345-6743**	03/20/2026	$395,000	$256	1542	5//2.33	1986	7,993 SF	

APN: 143-09-165 Document #: 20260163803
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 160 Subdivision: BRAEMAR UNIT VII MapRef: MB 226 PG 8 Abbreviated Description: Lot:160 Subdivision:BRAEMAR UNIT VII Map Ref:MB 226 PG 8

12	.03Mi.	**6723 W CINNABAR AVE** **PEORIA, AZ 85345-6882**	03/04/2026	$405,000	$181	2234	//2.33	1984	8,930 SF	Yes

APN: 143-09-091 Document #: 20260125421
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: BRAEMAR UNIT VII MapRef: MB 226 PG 8 Abbreviated Description: Lot:86 Subdivision:BRAEMAR UNIT VII Map Ref:MB 226 PG 8

13	.37Mi.	**6920 W COMET AVE** **PEORIA, AZ 85345-6751**	02/18/2026	$435,000	$250	1737	6//2	1983	7,871 SF	

APN: 143-09-389 Document #: 20260092035
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: PIONEER VILLAGE MapRef: MB 241 PG 46 Abbreviated Description: Lot:68 Subdivision:PIONEER VILLAGE Map Ref:MB 241 PG 46

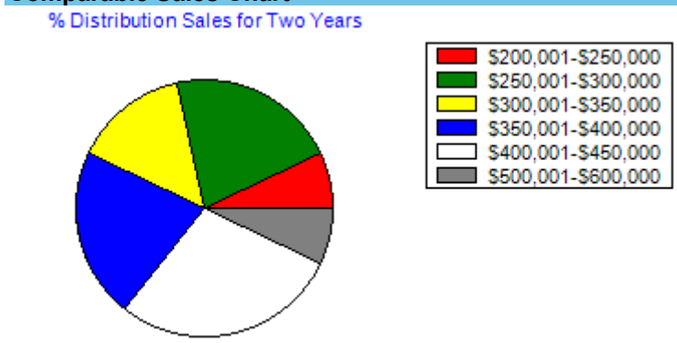
14	.44Mi.	**6925 W SUNNYSLOPE LN** **PEORIA, AZ 85345-8865**	02/17/2026	$404,000	$275	1469	5//2	1986	8,917 SF	Yes

APN: 143-11-221 Document #: 20260089998
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: PARKVIEW WEST UNIT 7 MapRef: MB 233 PG 41 Abbreviated Description: Lot:71 Subdivision:PARKVIEW WEST UNIT 7 Map Ref:MB 233 PG 41

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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.	**9919 N 67TH DR**	**04/23/2025**	$295,700	$29,570	1,610	5//2	1983	8,024 SF	Yes
.01Mi.	**9929 N 67TH DR**	**03/08/2024**	$291,800	$29,180	1,524	//2.33	1983	8,024 SF	
.02Mi.	**9909 N 67TH DR**	**06/22/2017**	$269,500	$26,950	1,143	5//2	1985	8,851 SF	
.03Mi.	**6723 W CINNABAR AVE**	**09/18/2020**	$358,600	$35,860	2,234	//2.33	1984	8,930 SF	Yes
.03Mi.	**6722 W IRONWOOD DR**	**09/17/2021**	$320,000	$32,000	1,778	7//2.33	1985	8,934 SF	
.04Mi.	**6638 W IRONWOOD DR**	**03/20/2020**	$331,200	$33,120	2,140	7//2.67	1988	8,568 SF	
.04Mi.	**10002 N 66TH LN**	**09/19/2024**	$300,200	$30,020	2,153	//2.67	1986	5,946 SF	Yes
.04Mi.	**9879 N 67TH DR**	**09/03/2024**	$270,000	$27,000	1,152	5//2	1983	8,917 SF	
.04Mi.	**10006 N 66TH LN**	**10/09/2023**	$254,600	$25,460	1,180	4//2	1986	4,944 SF	
.04Mi.	**10019 N 67TH DR**	**04/25/2022**	$329,200	$32,920	1,737	//3	1983	8,019 SF	Yes
.04Mi.	**6731 W CINNABAR AVE**	**10/13/2011**	$298,600	$29,860	1,203	5//2.33	1983	8,019 SF	Yes
.04Mi.	**10010 N 66TH LN**	**09/25/2024**	$258,300	$25,830	1,223	5//2	1986	5,005 SF	
.04Mi.	**6724 W CINNABAR AVE**	**04/26/2013**	$329,200	$32,920	1,674	6//2.33	1984	8,947 SF	Yes
.05Mi.	**6730 W IRONWOOD DR**	**06/17/2015**	$251,100	$25,110	833	5//2	1983	8,011 SF	
.05Mi.	**10014 N 66TH LN**	**06/26/2018**	$255,200	$25,520	1,180	4//2	1986	4,809 SF	
.05Mi.	**6721 W IRONWOOD DR**	**04/05/2017**	$278,800	$27,880	1,005	5//2	1983	8,925 SF	Yes

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	37.6 years old	Households:	23,081
Median Household Income:	$64,402	Households w/Family:	66%
Household Income Per Capita:	$28,105	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Peoria Unified School District	Students:	34,436
Number of Schools:	44	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.16Mi.	**Centennial High School**	B+	Public	9 - 12
Number of Students: 2,026 Student-Teacher Ratio: 23.05 Advanced Placement: Yes				
0.71Mi.	**Ira A. Murphy Elementary School**	D	Public	KG - 8
Number of Students: 450 Student-Teacher Ratio: 13.06				

ICE SiteX Report

OrderID: 98513812

Flood Report

The Subject Property of **9919 N 67TH DR, PEORIA, AZ 85345-6846** 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	119%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	69%	NOTABLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	88%	LOWER
OVERALL	81%	LOWER

Disaster Alerts

No alerts noted

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