PROPERTY REPORT

8828 S Santa Elizabeth Dr, Goodyear, AZ 85338

Presented by

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West USA Realty
17750 Elliot Rd #116
Goodyear, AZ 85338

8828 S Santa Elizabeth Dr, Goodyear, AZ 85338

Legend: 🚩 Subject Property

FOR SALE

· New, Active: 7/13/2020

List Price

$94,000

List Date: 7/13/2020
Days in RPR: 6

Home Facts

Public Remarks

BEAUTIFUL .98 ACRE LOT WITH LEVEL TOPOGRAPHY AND GREAT VIEWS OF THE ESTRELLA MOUNTAINS. LOCATED IN THE MASTER PLANNED COMMUNITY OF ESTRELLA MOUNTAIN RANCH. BUILD YOUR DREAM HOME AND ENJOY ALL THE AMENITIES ESTRELLA HAS TO OFFER. WATER PARKS, CLUBHOUSES, CAFE'S, HIKING TRAILS, BIKE PATHS, TWO LAKES WITH FREE BOATING AND FISHING, JACK NICKLAUS DESIGNED GOLF COURSE, SPORTS COURTS AND MUCH MORE. MULTIPLE SOCIAL EVENTS EVERY MONTH. THIRTY MINUTES TO PHOENIX. TWENTY MINUTES TO NFL AND NHL GAMES. TEN MINUTES TO SEMI ANNUAL NASCAR EVENTS. FIVE MINUTES TO SPRING TRAINING BASEBALL. MINIMUM 3,000 SQ FT HOME REQUIRED PER GUIDELINES.

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Lot/Land	Lot/Land	–
Property Subtype	Residential-Vacant Land	Less Than 1 Acre	–
Bedrooms	–	–	–
Total Baths	–	–	–
Full Baths	–	–	–
Partial Baths	–	–	–
Living Area (sq ft)	–	–	–
Lot Size	0.98 acres	0.98 acres	–
Lot Dimensions	42554 SF	IRR	–

Homeowner Facts

Owner Name (Public)	Rowley Jason J & Belinotti-Rowley Julie A
Owner Name (Listing)	Jason J & Julie A Rowley
Mailing Address	14247 N 138Th Dr Surprise AZ 85379-8498

Extended Home Facts

Legend: 📍 Subject Property

Exterior Features

Road	Asphalt
Sewer	Sewer - Public
Utilities	Aps
Water	City Franchise
Lot Size Dimensions	IRR
Lot Size Range	.50 - .99 Acres

Exterior Details

Lot Size - Square Feet	42554 sq ft
Lot Size - Acres	0.977 ac
Neighborhood Code	012

Location Details

Directions to Property	I - 10 TO ESTRELLA PKWY, SOUTH ALMOST TEN MILES TO SANTA ELIZABETH, TURN LEFT AND FOLLOW AROUND TO LOT ON RIGHT.
Subdivision	Estrella Parcel 8
Zoning	PAD
Location Features	Golf Course Subd, Lake Subdivision, Mountain View
Walkability Score (out of 5)	Overall: 0.2 | Amenity: 0.2 | Leisure: 0.2

Land Listing Details

Listing ID	6102906
Listing Source	
Fence Features	None
Present Use	Residential Lot
Topography	Level
Price per Acre	$95,918
Crop Features	Natural Vegetation

Schools (from Listing Data)

		(based on location)	
Elementary School	Estrella Mountain Elementary School	**Elementary School**	Estrella Mountain Elementary School
Middle School	Estrella Middle School	**Middle School**	Estrella Mountain Elementary School
High School	Estrella Foothills High School	**High School**	Estrella Foothills High School
		School Districts	Liberty Elementary District
			Buckeye Union High School District

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Property Photos

Historical Photos

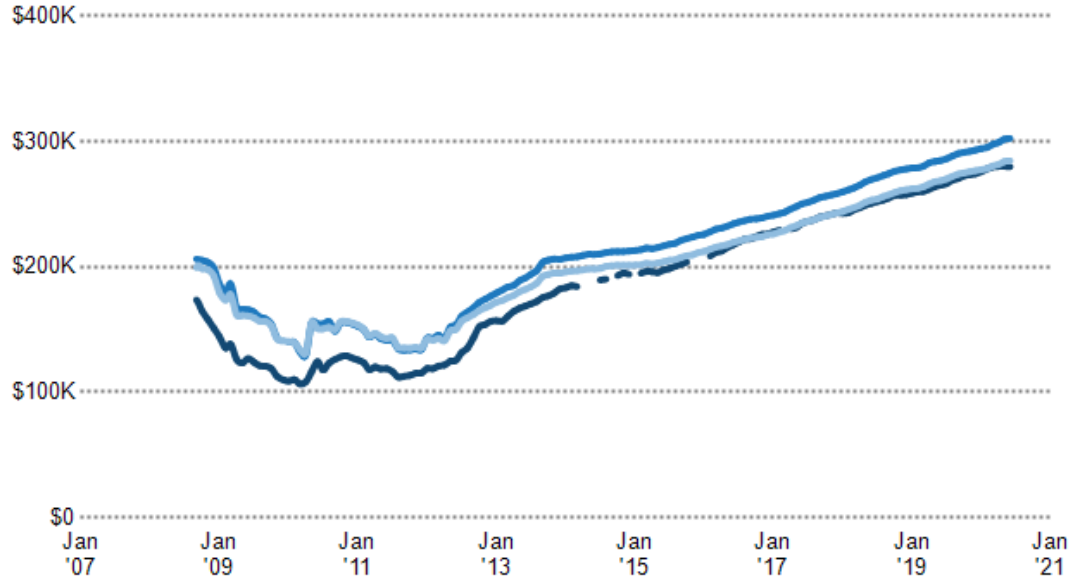7/20/2020

Property History

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- ■ 85338
- ■ Maricopa County
- ■ Arizona

Sales History

Sales Date	Sales Amount	Price per sq. ft.
7/2/2001	$96,400	–

Assessed Values

Date	Improvements	Land	Total	Tax
2020	–	$13,965	$13,965	–
2019	–	$20,805	$20,805	$776
2018	–	$14,340	$14,340	$748
2017	–	$12,150	$12,150	$730
2016	–	$9,750	$9,750	$700
2015	–	$9,072	$9,072	$742
2014	–	–	–	$720
2013	–	$6,080	$6,080	$786
2012	–	$6,080	$6,080	$753
2011	–	–	–	$975
2010	–	$32,960	$32,960	$3,418
2008	–	–	–	–

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
400-03-065	–	PAD	040137233.083005	LOT:41 SUBD:ESTRELLA PARCEL 8 SEC/TWN/RNG/MER:SEC 1 TWN 1S RNG 2W ESTRELLA PARCEL 8 MCR 318-39	Goodyear, AZ 85338

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Deed Records

Recording Date	**4/27/2006**	**4/27/2006**	**4/27/2006**
Document Type	Intrafamily Transfer	Intrafamily Transfer	Intrafamily Transfer
Sales Price Code	Transfer Tax on document indicated as EXEMPT.	Non-arms length transaction.	Transfer Tax on document indicated as EXEMPT.
Buyer Name	JASON J ROWLEY, JULIE A BELINOTTI ROWLEY	JULIE A BELINOTTI ROWLEY	JULIE A BELINOTTI ROWLEY
Buyer ID	Husband and Wife	Married women as her sole and separate property	Married women as her sole and separate property
Seller Name	JULIE A BELINOTTI ROWLEY	JASON ROWLEY	JULIE A BELINOTTI ROWLEY, JULIE A BELINOTTI
Seller ID	Married women as her sole and separate property	Married Man as his sole and separate property	Married women as her sole and separate property
Document #	2006-0565627	2006-0565625	2006-0565624
Contract Date	4/26/2006	4/26/2006	4/26/2006
Inter-family Transfer	1	1	1

Neighborhood: Housing Stats and Charts

	85338	Goodyear	Maricopa County	Arizona	USA
Median Estimated Home Value	$280K	$311K	$302K	$284K	$249K
Estimated Home Value 12-Month Change	+5.5%	+4.2%	+6.2%	+5.9%	+2%
Median List Price	$319K	$342K	$365K	$299K	$128K
List Price 1-Month Change	+0.2%	+2.1%	+3.1%	+2%	+4.4%
List Price 12-Month Change	+7.1%	+6%	+8.9%	+6.8%	+2.7%
Median Home Age	14	14	29	30	41
Own	72%	75%	61%	64%	64%
Rent	28%	25%	39%	36%	36%
$ Value of All Buildings for which Permits Were Issued	–	–	$6.58B	$9.73B	$271B
% Change in Permits for All Buildings	–	–	+12%	+14%	+4%
% Change in $ Value for All Buildings	–	–	+13%	+12%	+5%

## Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price

7/20/2020
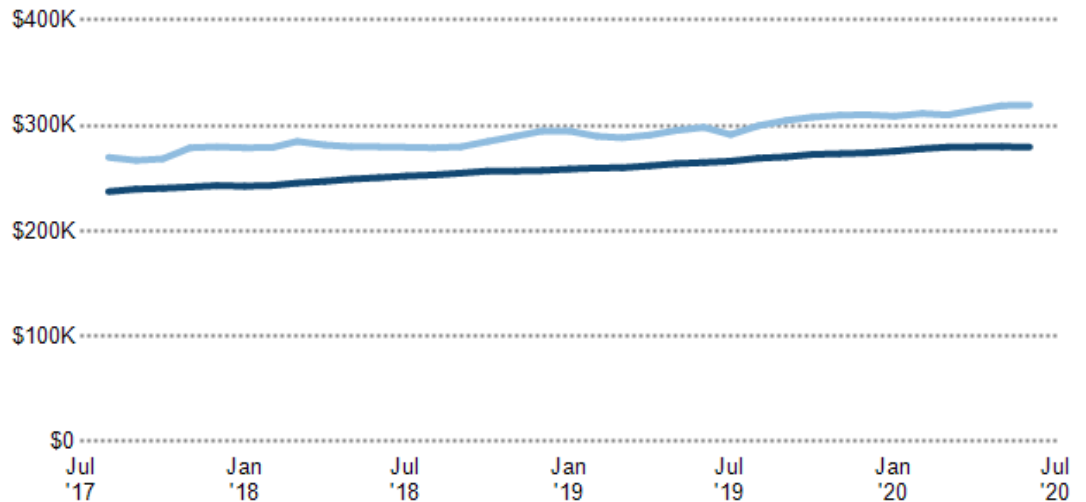
Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price
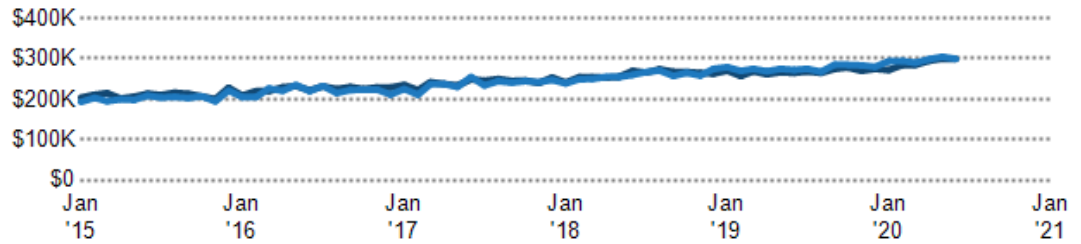
Sales Volume
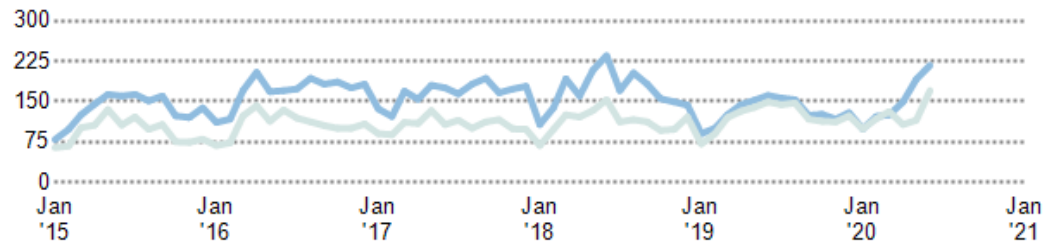
Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price
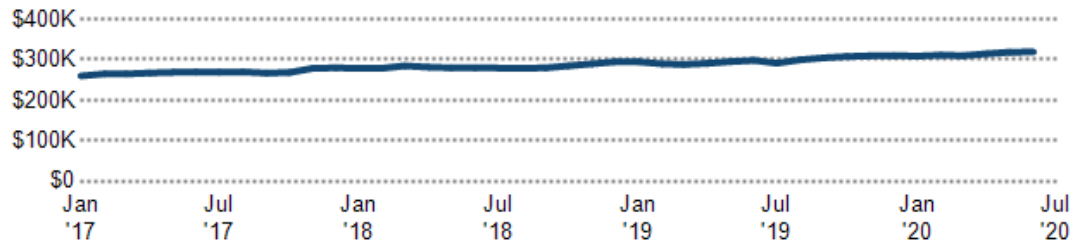
Listing Volume
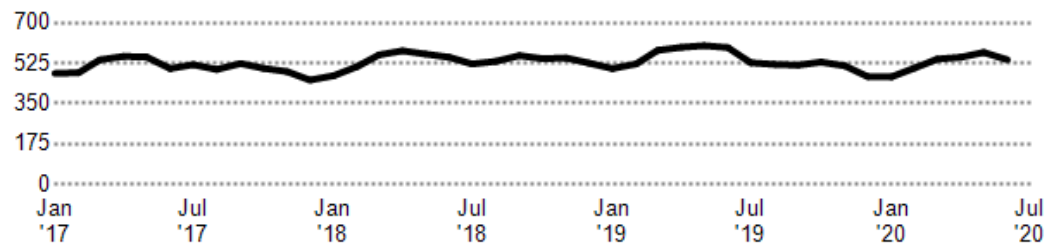
Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type

Property Type	Count
Single Family Residence	317
Condo/Townhouse/Apt	5
Lot/Land	76

7/20/2020

Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

▮ Inventory of Distressed Listings

Pre-Foreclosure	4
Foreclosure	1

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

▮ Sales Count By Living Area

2600 - 2800 sq. ft.	143
2400 - 2600 sq. ft.	55
2200 - 2400 sq. ft.	78
2000 - 2200 sq. ft.	71
1800 - 2000 sq. ft.	121
1600 - 1800 sq. ft.	90
1400 - 1600 sq. ft.	75
< 1400 sq. ft.	73

7/20/2020

Neighborhood: People Stats and Charts

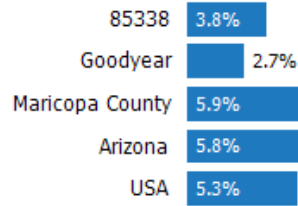|	85338	Goodyear	Maricopa County	Arizona	USA
Population	48.6K	77.5K	4.25M	6.95M	323M
Population Density per Sq Mi	685	405	462	61.2	–
Population Change since 2010	+36.9%	+38.1%	+16.3%	+3.3%	+7.7%
Median Age	34	38	36	37	38
Male / Female Ratio	50%	48%	49%	50%	49%

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

Less Than 9th Grade

Geography	Percent
85338	3.8%
Goodyear	2.7%
Maricopa County	5.9%
Arizona	5.8%
USA	5.3%

9-12th Grade/No Diploma

Geography	Percent
85338	4.6%
Goodyear	4.6%
Maricopa County	6.7%
Arizona	7.5%
USA	7.1%

High School Graduate

Geography	Percent
85338	24.6%
Goodyear	22.1%
Maricopa County	22.6%
Arizona	24.0%
USA	27.1%

Associate Degree

Geography	Percent
85338	42.1%
Goodyear	40.6%
Maricopa County	32.8%
Arizona	33.9%
USA	29.0%

Bachelor's Degree

Geography	Percent
85338	15.9%
Goodyear	18.6%
Maricopa County	20.3%
Arizona	18.0%
USA	19.4%
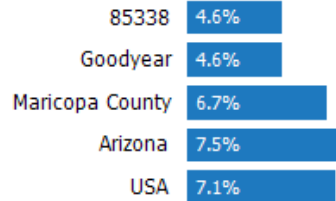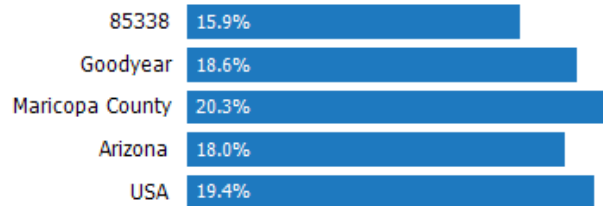
At Least a College Education

Geography	Percent
85338	24.9%
Goodyear	30.0%
Maricopa County	32.0%
Arizona	28.9%
USA	31.5%

Grad/Professional Degree

Geography	Percent
85338	9.0%
Goodyear	11.5%
Maricopa County	11.7%
Arizona	10.9%
USA	12.1%

7/20/2020
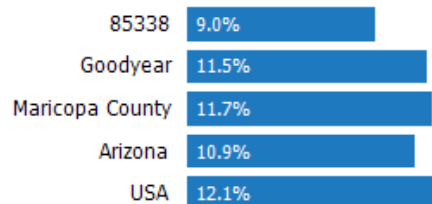
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 85338

Age Group	Count
Toddlers	3,962
Elementary School	3,337
Middle School	4,154
High School	2,424

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 85338

Age Group	Count
18-20	1,381
21-24	2,398
25-34	6,684
35-54	13,842
55-64	5,237
65-74	3,630
75 or Older	1,544

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.
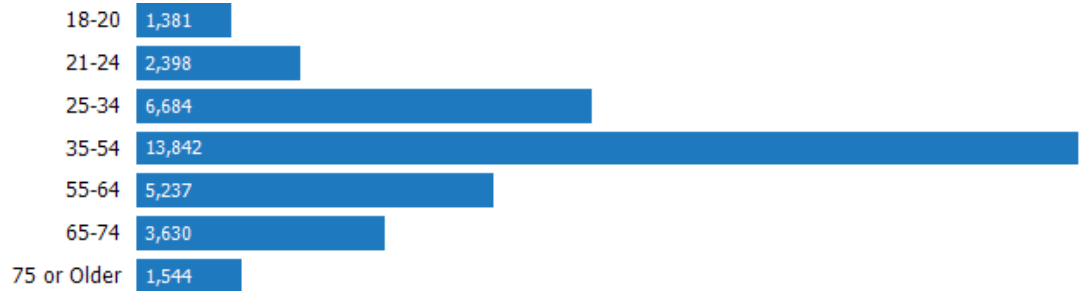
Data Source: U.S. Census

Update Frequency: Annually

■ 85338

Category	Count
Married with Children	4,565
Married without Children	4,807
Single with Children	1,400

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 85338

Income Bracket	Count
>$150K	1,579
$125K-$150K	1,381
$100K-$125K	1,925
$75K-$100K	2,514
$50K-$75K	3,170
$35K-$50K	1,869
$25K-$35K	1,022
<$25K	1,503

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

| Party	Percentage
Votes Democrat	43.6%
Votes Republican	54.3%

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Neighborhood: Economic Stats and Charts

	85338	Goodyear	Maricopa County	Arizona	USA
Income Per Capita	$26,162	$22,467	$30,186	$27,964	$31,177
Median Household Income	$74,349	$80,336	$61,606	$56,213	$60,293
Unemployment Rate	–	8%	8.3%	8.7%	13.3%
Unemployment Number	–	3.31K	191K	309K	21M
Employment Number	–	37.9K	2.12M	3.23M	137M
Labor Force Number	–	41.2K	2.31M	3.54M	158M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics
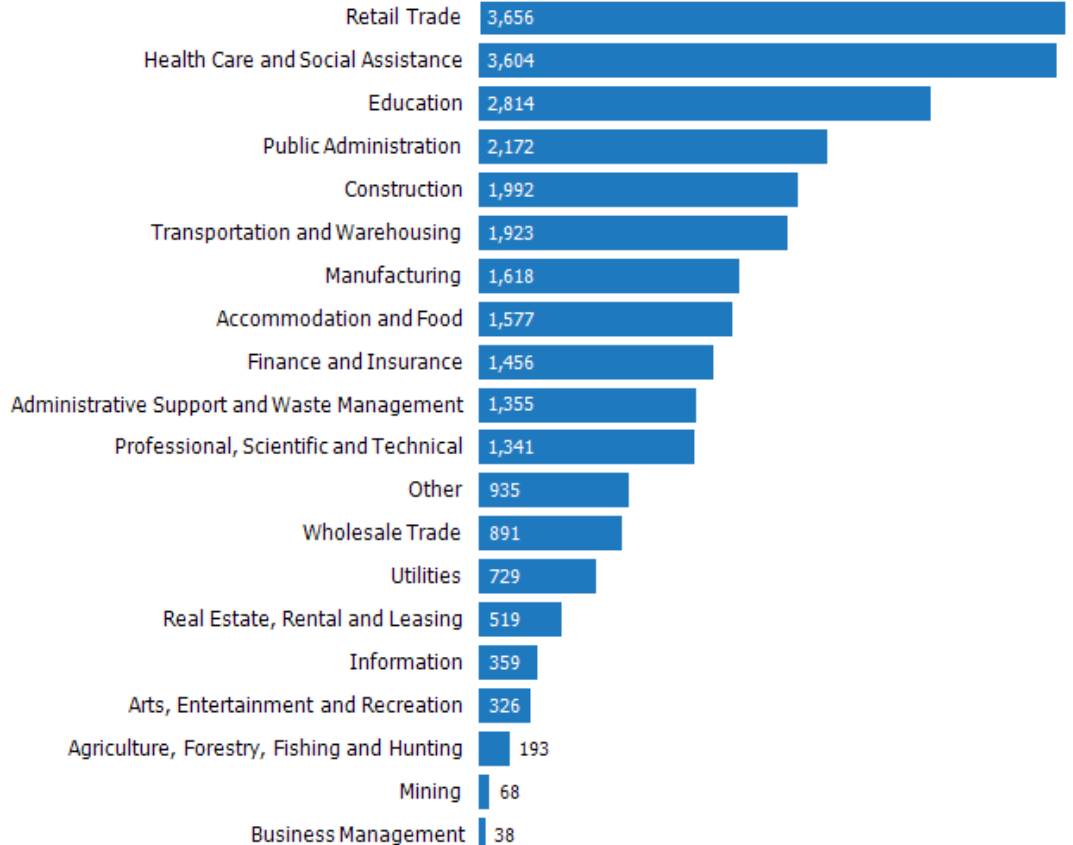
Update Frequency: Monthly

- Goodyear
- Maricopa County
- Arizona
- USA
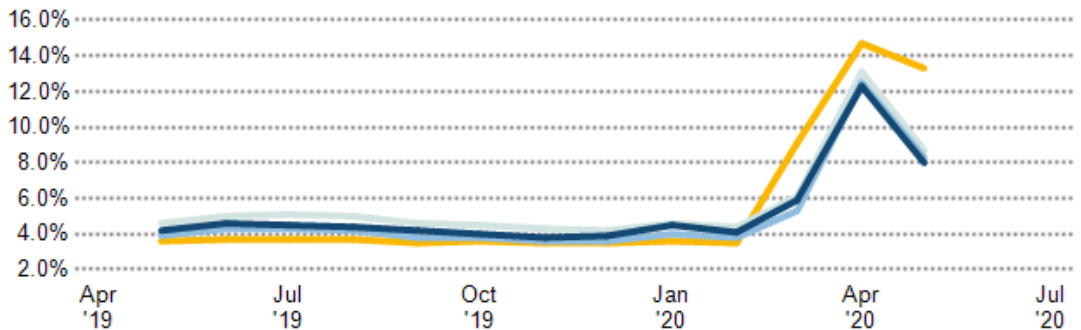
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 85338

Category	Value
Retail Trade	3,656
Health Care and Social Assistance	3,604
Education	2,814
Public Administration	2,172
Construction	1,992
Transportation and Warehousing	1,923
Manufacturing	1,618
Accommodation and Food	1,577
Finance and Insurance	1,456
Administrative Support and Waste Management	1,355
Professional, Scientific and Technical	1,341
Other	935
Wholesale Trade	891
Utilities	729
Real Estate, Rental and Leasing	519
Information	359
Arts, Entertainment and Recreation	326
Agriculture, Forestry, Fishing and Hunting	193
Mining	68
Business Management	38

7/20/2020

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 85338

	85338	Goodyear	Maricopa County	Arizona	USA
Elevation (in feet)	270	297	409	815	–
Annual Rainfall (in inches)	8.5	8.5	10.08	13.12	–
Annual Snowfall (in inches)	0	0.06	0.76	13.11	–
Days of Full Sun (per year)	180	180	180	172	–
Travel Time to Work (in minutes)	–	30	26	25	27
Water Quality - Health Violations	–	–	0.2	–	–
Water Quality - Monitoring and Report Violations	–	–	1.62	–	–
Superfund Sites	3	2	12	20	2,395
Brownfield Sites	No	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 85338

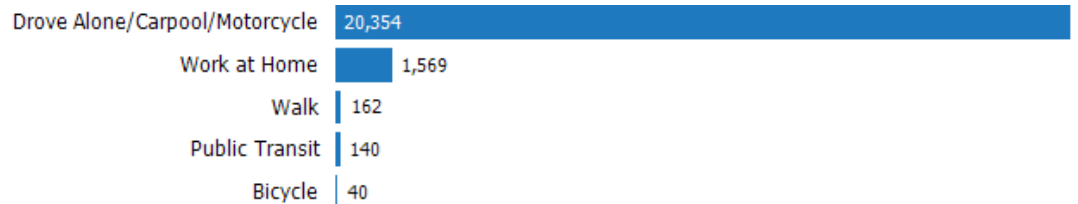|	
<15 Minutes	17.0%
15-30 Minutes	34.7%
30-45 Minutes	24.8%
45-60 Minutes	11.0%
>1 Hour	12.4%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Drove Alone/Carpool/Motorcycle	20,354
Work at Home	1,569
Walk	162
Public Transit	140
Bicycle	40

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

Avg. January Min. Temp	36
Avg. January Max. Temp	65
Avg. July Min. Temp	70
Avg. July Max. Temp	100

School: Estrella Mountain Elementary School

School Details

Name
Estrella Mountain
Elementary School

Level
Elementary, Middle

Type
Public

Grades Served
K-8

School District
Liberty Elementary School
District

Address
10301 S San Miguel Ave,
Goodyear, AZ 85338

Phone
(623) 474-6600

School Facts

School Facts	Estrella Mountain Elementary School	Liberty Elementary School District
Overall Grade	B	B-
Total Enrollment	539	3,399
Students per Teacher	18:1	19:1
Students in Free Lunch Program	26%	57%
Academic Grade	B	C+
Average GPA	3.27 (out of 3 responses)	3.27 (out of 3 responses)
Math Proficiency	48%	37%
Reading Proficiency	54%	38%
Gifted Students	4%	–
AP Enrollments	–	–
Graduation Rate	–	–
Average ACT Score	–	–
Average SAT Score	–	–
Teacher Grade	A	B+
Average Teacher Salary	$50,114	$50,114
Teachers in 1st or 2nd Year	7%	10%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche   Update Frequency: Quarterly

7/20/2020

School: Estrella Middle School

School Details

Name
Estrella Middle School

Level
Middle

Type
Public

Grades Served
–

School District
–

Address
Address not available

Phone

School Facts

	Estrella Middle School	–
Overall Grade		
Total Enrollment	–	–
Students per Teacher		
Students in Free Lunch Program	–	–
Academic Grade		
Average GPA	–	–
Math Proficiency	–	–
Reading Proficiency	–	–
Gifted Students	–	–
AP Enrollments	–	–
Graduation Rate	–	–
Average ACT Score	–	–
Average SAT Score	–	–
Teacher Grade		
Average Teacher Salary	–	–
Teachers in 1st or 2nd Year	–	–

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche   Update Frequency: Quarterly

7/20/2020

School: Estrella Foothills High School

School Details

Name
Estrella Foothills High
School

Level
High

Type
Public

Grades Served
9-12

School District
Buckeye Union High
School District

Address
13033 S Estrella Pkwy,
Goodyear, AZ 85338

Phone
(623) 327-2470

School Facts

School Facts	Estrella Foothills High School	Buckeye Union High School District
Overall Grade	B+	B
Total Enrollment	1,066	4,069
Students per Teacher	23:1	22:1
Students in Free Lunch Program	33%	56%
Academic Grade	B	B−
Average GPA	3.31 (out of 559 responses)	3.29 (out of 1759 responses)
Math Proficiency	52%	41%
Reading Proficiency	42%	30%
Gifted Students	–	–
AP Enrollments	285	–
Graduation Rate	87%	90%
Average ACT Score	26 (out of 40 responses)	24 (out of 133 responses)
Average SAT Score	1,150 (out of 97 responses)	1,090 (out of 265 responses)
Teacher Grade	B	B+
Average Teacher Salary	$52,769	$52,769
Teachers in 1st or 2nd Year	25%	11%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche   Update Frequency: Quarterly