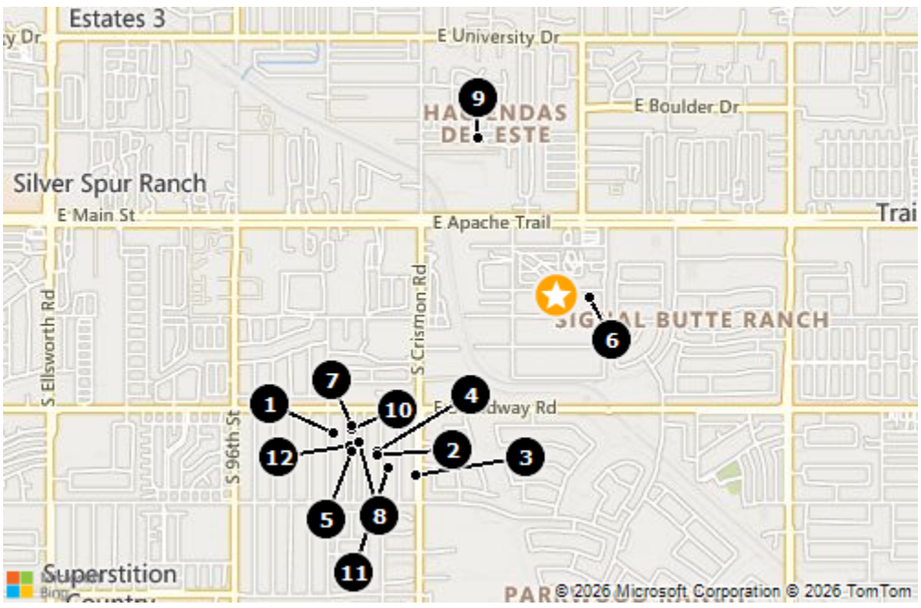
ICE SiteX Report

OrderID: 98655636

SiteX Property Information Report



Subject Property Location

10249 E ILLINI ST, MESA, AZ 85208-4412

County:	**MARICOPA AZ**	Census Tract:	040134226.281011
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	220-51-035D	Thomas Bros Pg-Grid:	

Valuation

Value:	**$266,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$239,400 - $292,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	040012
Assd Land Value:		Market Land Value:	$66,300	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$44,442	Total Taxable Value:	$477
Total Assessed Value:	$11,074	Total Assessor Market Value:	$110,742	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 138 Subdivision: DESERT VILLAGE 2 LT 1-22,54-56,141-152&T Map Ref: MB 7725 Sec/Twnship/Range: SEC 23 TWN 1N RNG 7E
Abbreviated Description: DESERT VILLAGE 2 MCR 77-25 PT LT 138 DAF BEG AT NE COR SD LT 138 TH S 73.83F TH W 94.50F TH N 73.83F TH E 94.50F POB DESC AS

Property Characteristics

Lot Size:	6,977 SF	Bedrooms:		Pool:	
Building Area:	900 SF	Baths:		Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/18/2026	Sales Price:	N/A
Document #:	20260155876 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/10/2021	Sales Price:	$190,000
Document #:	20210267995 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 138 Subdivision: DESERT VILLAGE 2 LT 1-22,54-56,141-152&T Map Ref: MB 7725 Sec/Twnship/Range: SEC 23 TWN 1N RNG 7E
Abbreviated Description: DESERT VILLAGE 2 MCR 77-25 PT LT 138 DAF BEG AT NE COR SD LT 138 TH S 73.83F TH W 94.50F TH N 73.83F TH E 94.50F POB DESC AS

Prior Transfer

Recording Date:	03/10/2021	Sales Price:	$190,000
Document #:	20210267995 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/11/2021		
Document Type:			

Legal Description:
Lot: 138 Subdivision: DESERT VILLAGE NO 2 Map Ref: MB 77 PG 25
Abbreviated Description: PORTION LOT138

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Mortgage Record

Recording Date:	11/20/2019	Loan Amount:	N/A
Document #:	20190938914 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 138 Subdivision: DESERT VILLAGE NO 2
Abbreviated Description: PORTION LOT138

Prior Transfer

Recording Date:	11/20/2019	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	20190938909 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/12/2019		
Document Type:			

Legal Description:
Lot: 138 Subdivision: DESERT VILLAGE NO 2 Map Ref: MB 77 PG 25
Abbreviated Description: PORTION LOT138

Area Sales Analysis

Total Area Sales	$2,554,900	Median # of Bedrooms	
Median Lot Size	6,321 SF	Median # of Baths	
Median Living Area	1,230 SF	Median Year Built	1985
Price Range - 2 Yrs	$87,000 to $310,000	Age Range	8 years to 58 years
Median Value	$197,500	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.71Mi.	**425 S 98TH ST** **MESA, AZ 85208-2543**	09/24/2026	$305,000	$194	1568	//	1970	6,438 SF	
		APN: 220-70-016 Document #: 20260560735 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 5 Subdivision: CRISWAY ESTATES MapRef: MB 110 PG 4 Abbreviated Description: Lot:5 Subdivision:CRISWAY ESTATES Map Ref:MB 110 PG 4								
2	.65Mi.	**458 S 99TH ST** **MESA, AZ 85208-2559**	08/24/2026	$87,000	$120	720	//	1974	6,321 SF	
		APN: 220-70-119 Document #: 20260499185 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 108 Subdivision: CRISWAY ESTATES 2 MapRef: MB 116 PG 5 Abbreviated Description: Lot:108 Subdivision:CRISWAY ESTATES 2 Map Ref:MB 116 PG 5								
3	.63Mi.	**520 S CRISMON RD** **MESA, AZ 85208-2573**	06/29/2026	$284,000	$138	2048	//	2001	6,351 SF	
		APN: 220-70-190 Document #: 20260388599 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 179 Subdivision: CRISWAY ESTATES UNIT THREE MapRef: MB 118 PG 48 Abbreviated Description: Lot:179 Subdivision:CRISWAY ESTATES UNIT THREE Map Ref:MB 118 PG 48								
4	.64Mi.	**450 S 99TH ST** **MESA, AZ 85208-2559**	06/15/2026	$161,000	$167	960	//	1974	6,316 SF	
		APN: 220-70-120 Document #: 20260358976 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 109 Subdivision: CRISWAY ESTATES MapRef: MB 116 PG 5 Abbreviated Description: Lot:109 Subdivision:CRISWAY ESTATES Map Ref:MB 116 PG 5City/Muni/Twp:MESA City/Muni/Twp: MESA								
5	.69Mi.	**449 S 98TH PL** **MESA, AZ 85208-2551**	06/03/2026	$299,900	$312	960	//	1969	6,334 SF	
		APN: 220-70-060 Document #: 20260336692 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 48 Subdivision: CRISWAY ESTATES MapRef: MB 110 PG 4 Abbreviated Description: Lot:48 Subdivision:CRISWAY ESTATES Map Ref:MB 110 PG 4								
6	.06Mi.	**10313 E ILLINI ST** **MESA, AZ 85208-4411**	04/16/2026	$200,000	$138	1440	//	1999	17,116 SF	
		APN: 220-51-033C Document #: 20260227257 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 136 Subdivision: DESERT VILLAGE NO 2 MapRef: MB 77 PG 25 Abbreviated Description: Lot:136 Subdivision:DESERT VILLAGE NO 2 Map Ref:MB 77 PG 25								
7	.65Mi.	**413 S 98TH PL** **MESA, AZ 85208-2551**	04/01/2026	$310,000	$172	1792	//	1997	6,321 SF	
		APN: 220-70-054 Document #: 20260192360 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 43 Subdivision: CRISWAY ESTATES MapRef: MB 110 PG 4 Abbreviated Description: Lot:43 Subdivision:CRISWAY ESTATES Map Ref:MB 110 PG 4								
8	.67Mi.	**438 S 98TH WAY** **MESA, AZ 85208-2555**	02/25/2026	$138,000			//	1968	6,321 SF	
		APN: 220-70-084 Document #: 20260107617 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 73 Subdivision: CRISWAY ESTATES UNIT TWO MapRef: MB 116 PG 5 Abbreviated Description: Lot:73 Subdivision:CRISWAY ESTATES UNIT TWO Map Ref:MB 116 PG 5								
9	.48Mi.	**10121 E BOISE ST** **MESA, AZ 85207-8119**	02/06/2026	$140,000	$132	1056	//	1980	8,895 SF	
		APN: 220-42-011 Document #: 20260072671 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 11 Subdivision: WHETTEN PARK MapRef: MB 64 PG 34 Abbreviated Description: Lot:11 Subdivision:WHETTEN PARK Map Ref:MB 64 PG 34								
10	.66Mi.	**419 S 98TH PL** **MESA, AZ 85208-2551**	01/12/2026	$195,000	$114	1708	//	2006	6,316 SF	
		APN: 220-70-055 Document #: 20260018804								

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Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 44 Subdivision: CRISWAY ESTATES MapRef: MB 110 PG 4 Abbreviated Description: Lot:44 Subdivision:CRISWAY ESTATES Map Ref:MB 110 PG 4

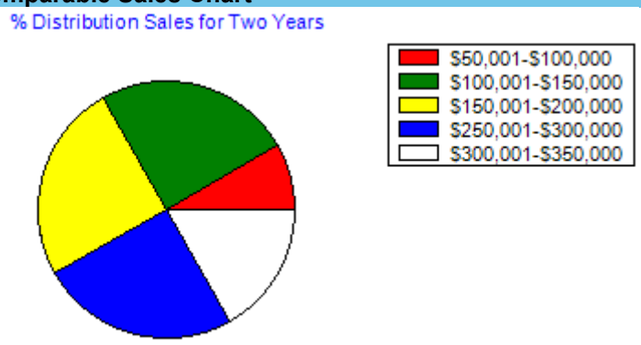
11	.65Mi.	**507 S 99TH ST** **MESA, AZ 85208-2560**	10/09/2025	$295,000	$210	1404	//	2018	6,294 SF

APN: 220-70-141 Document #: 20250584264
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 130 Subdivision: CRISWAY ESTATES UNIT THREE MapRef: MB 118 PG 48 Abbreviated Description: Lot:130 Subdivision:CRISWAY ESTATES UNIT THREE Map Ref:MB 118 PG 48

12	.69Mi.	**443 S 98TH PL** **MESA, AZ 85208-2551**	09/08/2025	$140,000	$147	952	//	1991	6,321 SF

APN: 220-70-059 Document #: 20250517423
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 48 Subdivision: CRISWAY ESTATES MapRef: MB 110 PG 4 Abbreviated Description: Lot:48 Subdivision:CRISWAY ESTATES Map Ref:MB 110 PG 4

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.	**10249 E ILLINI ST**	**03/10/2021**	$110,742	$11,074	900		2020	6,977 SF	
.02Mi.	**130 S 103RD PL**	**07/24/2020**	$104,980	$10,498	1,056		2018	6,269 SF	
.02Mi.	**10231 E ILLINI ST**	**08/07/2025**	$132,171	$13,217	1,248		2020	7,744 SF	
.03Mi.	**10237 E ILLINI ST**	**01/15/2021**	$141,117	$14,111	1,248		2019	9,384 SF	
.04Mi.	**133 S 103RD PL**	**12/09/2022**	$94,796	$9,479	1,000		1973	9,609 SF	
.06Mi.	**10313 E ILLINI ST**	**08/18/2022**	$149,179	$14,917	1,440		1999	17,116 SF	
.07Mi.	**10324 E ILLINI ST**	**03/16/2016**	$114,215	$11,421	868		1973	12,158 SF	
.08Mi.	**10321 E WARNER ST**	**03/28/2012**	$235,432	$23,543	1,296		2011	31,239 SF	
.08Mi.	**10321 E ILLINI ST**	**09/18/2001**	$130,915	$13,091	1,344		2001	17,112 SF	
.08Mi.	**10324 E ILLINI ST**	**03/16/2016**	$101,887	$10,188	576		1982	7,479 SF	
.09Mi.	**10329 E WARNER ST**	**03/23/2012**	$190,875	$19,087	624		1978	19,453 SF	
.09Mi.	**10326 E ILLINI ST**	**02/28/2025**	$117,256	$11,725	1,056		1980	13,569 SF	
.1Mi.	**10337 E WARNER ST**	**12/20/2007**	$72,563	$7,256	960		2006	6,116 SF	
.11Mi.	**10341 E WARNER ST**	**12/20/2007**	$116,045	$11,604	1,248		2006	11,300 SF	
.11Mi.	**10322 E WARNER ST**	**04/14/2022**	$209,885	$20,988	576		1972	35,231 SF	
.11Mi.	**122 S 104TH ST**	**02/28/2025**	$202,195	$20,220	1,488		1972	31,729 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	46.4 years old	Households:	15,116
Median Household Income:	$63,310	Households w/Family:	61%
Household Income Per Capita:	$31,783	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Mesa Unified District	Students:	55,821
Number of Schools:	82	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.69Mi.	**Patterson Elementary School**	B+	Public	PK - 6

Number of Students: 733

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Student-Teacher Ratio: 16.43

1.29Mi. **Smith Junior High School** Number of Students: 707 Student-Teacher Ratio: 16.83		C	Public	7 - 8
0.91Mi. **Skyline High School** Number of Students: 1,995 Student-Teacher Ratio: 17.86 Advanced Placement: Yes		C+	Public	9 - 12

Flood Report

The Subject Property of **10249 E ILLINI ST, MESA, AZ 85208-4412** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	114%	HIGHER
BURGLARY	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	64%	NOTABLY LOWER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	64%	NOTABLY LOWER
MURDER	102%	SIMILAR
OVERALL	135%	NOTABLY HIGHER

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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