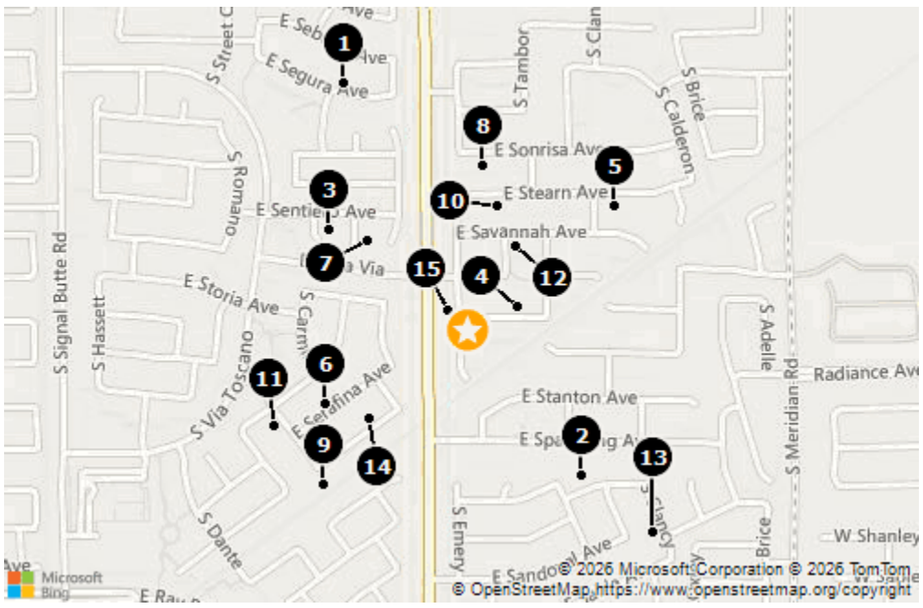
ICE SiteX Report

OrderID: 97523849

SiteX Property Information Report



Subject Property Location

11227 E SHERIDAN AVE, MESA, AZ 85212-7052

County:	**MARICOPA AZ**	Census Tract:	040134226.493007
Property Use:	Single Family Residential	Zoning:	R-7
Parcel Number:	312-14-781	Thomas Bros Pg-Grid:	

Valuation

Value:	**$579,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$538,470 - $619,530	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	951006
Assd Land Value:		Market Land Value:	$100,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$402,100	Total Taxable Value:	$2,206
Total Assessed Value:	$50,260	Total Assessor Market Value:	$502,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 309 Subdivision: GILA RIVER RANCHES UNIT 1 Legal Unit: 1 Map Ref: MB 72615 Sec/Twnship/Range: SEC 24 TWN 1S RNG 7E
Abbreviated Description: GILA RIVER RANCHES UNIT 1 MCR 726-15

Property Characteristics

Lot Size:	9,077 SF	Bedrooms:		Pool:	
Building Area:	2917 SF	Baths:	3.67	Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	3	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/07/2021	Sales Price:	$270,000
Document #:	2021-0513503 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2021	Sales Price:	$475,000
Document #:	20210484444 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 309 Subdivision: GILA RIVER RANCHES UNIT 1 Legal Unit: 1 Map Ref: MB 72615 Sec/Twnship/Range: SEC 24 TWN 1S RNG 7E
Abbreviated Description: GILA RIVER RANCHES UNIT 1 MCR 726-15

Prior Transfer

Recording Date:	04/30/2021	Sales Price:	$475,000
Document #:	20210484444 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/26/2021		
Document Type:			

Legal Description:
Lot: 309 Subdivision: GILA RIVER RANCHES UNIT 1 Map Ref: MB 726 PG 15

Prior Transfer

Recording Date:	05/27/2016	Sales Price:	$290,000

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Document #:	2016-0368959 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/25/2016		
Document Type:			

Legal Description:
Lot: 309 Subdivision: GILA RIVER RANCHES Legal Unit: 1 Map Ref: MAP726 PG15

Prior Transfer

Recording Date:	03/23/2016	Sales Price:	$186,600
Document #:	2016-0188194 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/21/2016	Sales Price:	$25,000
Document #:	2016-0180648 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/08/2016	Sales Price:	$240,000
Document #:	2016-0149060 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/03/2016		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/27/2015	Sales Price:	$195,904
Document #:	2015-0206806 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/18/2015	Loan Amount:	N/A
Document #:	2015-0180846 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2045	Type Finance:	

Legal Description:
Lot: 309 Subdivision: GILA RANCH Legal Unit: 1

Mortgage Record

Recording Date:	08/19/2013	Loan Amount:	N/A
Document #:	2013-0755202 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 309 Subdivision: GILA RIVER RANCHES Legal Unit: 1

Mortgage Record

Recording Date:	12/10/2010	Loan Amount:	N/A
Document #:	2010-1079992 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2041	Type Finance:	

Legal Description:
Lot: 309 Subdivision: GILA RIVER RANCHES UNIT 1

Prior Transfer

Recording Date:	12/10/2010	Sales Price:	$201,000
Document #:	2010-1079991 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/11/2010		
Document Type:			

Legal Description:
Lot: 309 Subdivision: GILA RIVER RANCHES Legal Unit: 1 Map Ref: MAP726 PG15

Prior Transfer

Recording Date:	09/27/2010	Sales Price:	$374,411
Document #:	2010-0835022 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/23/2010		
Document Type:			

Legal Description:
Lot: 309 Subdivision: GILA RIVER RANCHES UNIT 1 Map Ref: MAP726 PG15

Prior Transfer

Recording Date:	12/26/2007	Sales Price:	$364,895
Document #:	2007-1346566 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/20/2007		
Document Type:			

Legal Description:
Lot: 309 Subdivision: GILA RIVER RANCHES UNIT 1 Map Ref: MAP726 PG15

Prior Transfer

Recording Date:	09/01/2006	Sales Price:	$2,366,697 Multiple Parcels Involved in this transaction
Document #:	2006-1170330 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/01/2006		
Document Type:			

Legal Description:
Lot: 176,185 Subdivision: GILA RIVER UNIT ONE Map Ref: MAP726 PG15
Abbreviated Description: LOTS178-181 187 188 190-194 196-199 201-212 308 309 315-317 LOTS422 423 GILA RIV UN2 LOTS542-545 GIL

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Area Sales Analysis

Total Area Sales	$8,663,000	Median # of Bedrooms	
Median Lot Size	8,050 SF	Median # of Baths	3.67
Median Living Area	2,710 SF	Median Year Built	2007
Price Range - 2 Yrs	$439,000 to $805,000	Age Range	13 years to 21 years
Median Value	$575,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**11134 E SEGURA AVE** **MESA, AZ 85212-5216**	05/21/2026	$572,500	$211	2710	//4	2011	5,908 SF	
		APN: 312-09-658 Document #: 20260307866 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 154 Subdivision: MOUNTAIN HORIZONS UNIT 4 MapRef: MB 922 PG 43 Abbreviated Description: Lot:154 Subdivision:MOUNTAIN HORIZONS UNIT 4 Map Ref:MB 922 PG 43								
2	.25Mi.	**11336 E STRADLING AVE** **MESA, AZ 85212-3224**	05/05/2026	$805,000	$201	3999	//5	2009	15,414 SF	Yes
		APN: 304-89-129 Document #: 20260269189 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: KEIGHLEY PLACE MapRef: MB 929 PG 29 Abbreviated Description: Lot:21 Subdivision:KEIGHLEY PLACE Map Ref:MB 929 PG 29								
3	.23Mi.	**4747 S CARMINE CIR** **MESA, AZ 85212-5141**	04/23/2026	$482,500	$215	2234	//3.67	2008	6,094 SF	
		APN: 312-05-497 Document #: 20260242747 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: MOUNTAIN HORIZONS UNIT 6 MapRef: MB 812 PG 50 Abbreviated Description: Lot:12 Subdivision:MOUNTAIN HORIZONS UNIT 6 Map Ref:MB 812 PG 50								
4	.07Mi.	**11264 E SHERIDAN AVE** **MESA, AZ 85212-7050**	04/17/2026	$545,000	$255	2135	//3	2007	8,400 SF	Yes
		APN: 312-14-775 Document #: 20260230974 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 303 Subdivision: GILA RIVER RANCHES Legal Unit: 1 MapRef: MB 726 PG 15 Abbreviated Description: Lot:303 Subdivision:GILA RIVER RANCHES Legal Unit:1 Map Ref:MB 726 PG 15								
5	.26Mi.	**11365 E STEARN AVE** **MESA, AZ 85212-7071**	04/14/2026	$620,000	$201	3080	//3.67	2006	8,400 SF	Yes
		APN: 312-14-715 Document #: 20260220534 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 243 Subdivision: GILA RIVER RANCHES UNIT 1 MapRef: MB 726 PG 15 Abbreviated Description: Lot:243 Subdivision:GILA RIVER RANCHES UNIT 1 Map Ref:MB 726 PG 15								
6	.22Mi.	**11106 E SERAFINA AVE** **MESA, AZ 85212-5194**	04/07/2026	$510,000	$209	2435	//4	2007	5,500 SF	
		APN: 312-05-844 Document #: 20260204757 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 90 Subdivision: MOUNTAIN HORIZONS UNIT 8 MapRef: MB 813 PG 2 Abbreviated Description: Lot:90 Subdivision:MOUNTAIN HORIZONS UNIT 8 Map Ref:MB 813 PG 2								
7	.18Mi.	**4755 S GRENOBLE CIR** **MESA, AZ 85212-5143**	03/05/2026	$439,000	$196	2234	//3.67	2008	4,691 SF	
		APN: 312-05-508 Document #: 20260128524 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: MOUNTAIN HORIZONS UNIT 6 MapRef: MB 812 PG 50 Abbreviated Description: Lot:23 Subdivision:MOUNTAIN HORIZONS UNIT 6 Map Ref:MB 812 PG 50								
8	.23Mi.	**11225 E SONRISA AVE** **MESA, AZ 85212-7079**	02/20/2026	$576,500	$209	2747	//3.67	2007	7,625 SF	Yes
		APN: 312-14-656 Document #: 20260099940 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 184 Subdivision: GILA RIVER RANCHES Legal Unit: 1 MapRef: MB 726 PG 15 Abbreviated Description: Lot:184 Subdivision:GILA RIVER RANCHES Legal Unit:1 Map Ref:MB 726 PG 15								
9	.29Mi.	**11037 E SOMBRA AVE** **MESA, AZ 85212-5198**	02/20/2026	$695,000	$283	2454	//3.67	2007	14,217 SF	Yes
		APN: 312-05-801 Document #: 20260098423 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 47 Subdivision: MOUNTAIN HORIZONS UNIT 8 MapRef: MB 813 PG 2 Abbreviated Description: Lot:47 Subdivision:MOUNTAIN HORIZONS UNIT 8 Map Ref:MB 813 PG 2								
10	.17Mi.	**11245 E STEARN AVE** **MESA, AZ 85212-7069**	02/10/2026	$620,000	$193	3197	//4.67	2006	8,400 SF	
		APN: 312-14-704 Document #: 20260077789 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 232 Subdivision: GILA RIVER RANCHES Legal Unit: 1 MapRef: MB 726 PG 15 Abbreviated Description: Lot:232 Subdivision:GILA RIVER RANCHES Legal Unit:1 Map Ref:MB 726 PG 15								
11	.29Mi.	**4928 S VENETO** **MESA, AZ 85212-5201**	01/30/2026	$440,000	$248	1769	//2.67	2008	5,750 SF	
		APN: 312-05-811 Document #: 20260055772 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 57 Subdivision: MOUNTAIN HORIZONS UNIT 8 MapRef: MB 813 PG 2 Abbreviated Description: Lot:57 Subdivision:MOUNTAIN HORIZONS UNIT 8 Map Ref:MB 813 PG 2								
12	.13Mi.	**11263 E SAVANNAH AVE** **MESA, AZ 85212-7018**	01/16/2026	$615,000	$199	3080	//3.67	2005	9,608 SF	Yes
		APN: 312-14-743 Document #: 20260029280 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 271 Subdivision: GILA RIVER RANCHES Legal Unit: 1 MapRef: MB 726 PG 15 Abbreviated Description: Lot:271 Subdivision:GILA RIVER RANCHES Legal Unit:1 Map Ref:MB 726 PG 15								
13	.37Mi.	**5060 S CLANCY**	01/06/2026	$725,000	$181	3999	//5	2013	8,050 SF	Yes

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MESA, AZ 85212-3233
APN: 304-89-287 Document #: 20260008196
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 179 Subdivision: KEIGHLEY PLACE MapRef: MB 929 PG 29 Abbreviated Description: Lot:179 Subdivision:KEIGHLEY PLACE Map Ref:MB 929 PG 29

14	.18Mi.	**11134 E SOMBRA AVE**	01/05/2026	$442,500	$270	1638	//2.67	2007	5,500 SF	

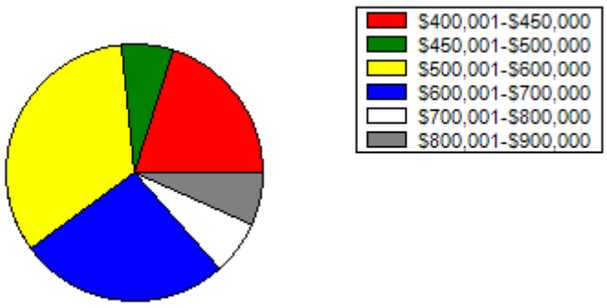
MESA, AZ 85212-5199
APN: 312-05-822 Document #: 20260003384
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: MOUNTAIN HORIZONS UNIT 8 MapRef: MB 813 PG 2 Abbreviated Description: Lot:68 Subdivision:MOUNTAIN HORIZONS UNIT 8 Map Ref:MB 813 PG 2

15	.04Mi.	**4816 S EMERY**	12/18/2025	$575,000	$209	2747	//3.67	2007	8,752 SF	Yes

MESA, AZ 85212-7047
APN: 312-14-797 Document #: 20250730000
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 325 Subdivision: GILA RIVER RANCHES UNIT 1 MapRef: MB 726 PG 15 Abbreviated Description: Lot:325 Subdivision:GILA RIVER RANCHES UNIT 1 Map Ref:MB 726 PG 15

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**11227 E SHERIDAN AVE**	**04/30/2021**	$502,600	$50,260	2,917	//3.67	2007	9,077 SF	
.01Mi.	**11235 E SHERIDAN AVE**	**07/31/2023**	$524,200	$52,420	2,917	//3.67	2007	8,400 SF	Yes
.02Mi.	**4841 S EMERY CIR**	**09/30/2022**	$490,100	$49,010	2,135	//3	2007	10,621 SF	
.03Mi.	**11243 E SHERIDAN AVE**	**03/04/2021**	$506,300	$50,630	2,747	//3.67	2007	8,400 SF	Yes
.03Mi.	**4830 S EMERY CIR**	**11/08/2007**	$476,100	$47,610	2,135	//3	2007	8,751 SF	Yes
.03Mi.	**4838 S EMERY CIR**	**01/31/2025**	$484,500	$48,450	2,747	//3.67	2007	8,751 SF	Yes
.03Mi.	**4849 S EMERY CIR**	**10/30/2019**	$514,300	$51,430	2,135	//3	2007	10,571 SF	Yes
.03Mi.	**11226 E SHERIDAN AVE**	**11/06/2007**	$527,600	$52,760	2,917	//3.67	2007	9,128 SF	Yes
.03Mi.	**4822 S EMERY CIR**	**02/26/2018**	$453,200	$45,320	2,135	//3	2007	8,751 SF	
.04Mi.	**11234 E SHERIDAN AVE**	**11/06/2007**	$486,500	$48,650	2,747	//3.67	2007	8,400 SF	Yes
.04Mi.	**4846 S EMERY CIR**	**05/22/2023**	$470,600	$47,060	2,234	//3	2007	8,751 SF	Yes
.04Mi.	**11251 E SHERIDAN AVE**	**10/12/2018**	$494,000	$49,400	2,234	//3	2007	8,400 SF	Yes
.04Mi.	**4816 S EMERY**	**01/22/2024**	$487,200	$48,720	2,747	//3.67	2007	8,752 SF	Yes
.04Mi.	**11242 E SHERIDAN AVE**	**06/19/2020**	$450,600	$45,060	2,135	//3	2007	8,400 SF	
.04Mi.	**4857 S EMERY CIR**	**07/05/2017**	$520,200	$52,020	2,747	//3.67	2007	10,124 SF	Yes
.05Mi.	**4852 S EMERY CIR**	**03/17/2022**	$457,000	$45,700	2,313	//3	2007	8,751 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	35.4 years old	Households:	14,598
Median Household Income:	$114,004	Households w/Family:	81%
Household Income Per Capita:	$39,515	Households w/Family Married:	68%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	41%

School District

School District Zone:	Queen Creek Unified District	Students:	15,065
Number of Schools:	15	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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5.62Mi. **Queen Creek High School** Number of Students: 1,968 Student-Teacher Ratio: 21.87 Advanced Placement: Yes	A-	Public	9 - 12
0.54Mi. **Gateway Polytechnic Academy** Number of Students: 1,003 Student-Teacher Ratio: 19.1	C	Public	PK - 6
2.06Mi. **Eastmark High School** Number of Students: 1,889 Student-Teacher Ratio: 20.99	B	Public	7 - 12

Flood Report

The Subject Property of **11227 E SHERIDAN AVE, MESA, AZ 85212-7052** 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	40%	SIGNIFICANTLY LOWER
BURGLARY	25%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	48%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	49%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	21%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	49%	SIGNIFICANTLY LOWER
MURDER	37%	SIGNIFICANTLY LOWER
OVERALL	27%	SIGNIFICANTLY LOWER

Disaster Alerts

6/12/2024 - Rose Fire 6/28/2024 - Boulder View Fire

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