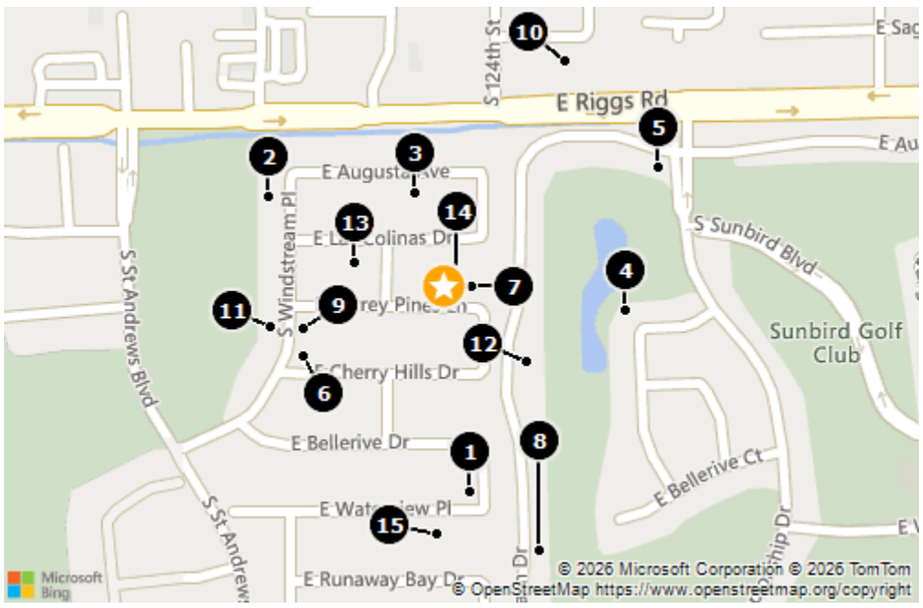
ICE SiteX Report

OrderID: 98063353

SiteX Property Information Report



Subject Property Location

1462 E TORREY PINES LN, CHANDLER, AZ 85249-4235

County:	**MARICOPA AZ**	Census Tract:	040138138.002000
Property Use:	Single Family Residential	Zoning:	PAD
Parcel Number:	303-79-765	Thomas Bros Pg-Grid:	901-4J

Valuation

Value:	**$332,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$318,720 - $345,280	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	800306
Assd Land Value:		Market Land Value:	$59,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$236,200	Total Taxable Value:	$1,284
Total Assessed Value:	$29,520	Total Assessor Market Value:	$295,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 80 Block: 10 Subdivision: SPRINGFIELD BLOCK 10 Map Ref: MB 50725 Sec/Twnship/Range: SEC 35 TWN 2S RNG 5E
Abbreviated Description: SPRINGFIELD BLOCK 10 MCR 507-25

Property Characteristics

Lot Size:	4,750 SF	Bedrooms:		Pool:	
Building Area:	1086 SF	Baths:	2.33	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/27/2025	Sales Price:	N/A
Document #:	20250042796 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/05/2024	Sales Price:	$359,000
Document #:	20240057688 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 80 Block: 10 Subdivision: SPRINGFIELD BLOCK 10 Map Ref: MB 50725 Sec/Twnship/Range: SEC 35 TWN 2S RNG 5E
Abbreviated Description: SPRINGFIELD BLOCK 10 MCR 507-25

Prior Transfer

Recording Date:	02/05/2024	Sales Price:	$359,000
Document #:	20240057688 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/01/2024		
Document Type:			

Legal Description:
Lot: 80 Subdivision: SPRINGFIELD BLOCK TEN Map Ref: MB 507 PG 25

Prior Transfer

Recording Date:	12/08/2021	Sales Price:	$70,000

ICE SiteX Report

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Document #:	2021-1301896 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/30/2021	Sales Price:	$340,000
Document #:	20211267446 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/01/2021		
Document Type:			
Legal Description:			

Lot: 80 Subdivision: SPRINGFIELD BLOCK TEN Map Ref: MB 507 PG 25

Prior Transfer

Recording Date:	11/10/2010	Sales Price:	$65,000
Document #:	2010-0987413 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/10/2010	Loan Amount:	N/A
Document #:	2010-0982568 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2040	Type Finance:	
Legal Description:			

Lot: 80 Subdivision: SPRINGFIELD BLOCK TEN
City/Muni/Twp: CHANDLER

Mortgage Record

Recording Date:	12/27/2006	Loan Amount:	N/A
Document #:	2006-1684510 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	11/15/2031	Type Finance:	
Legal Description:			

Lot: 80 Block: 10 Subdivision: SPRINGFIELD

Prior Transfer

Recording Date:	12/15/2006	Sales Price:	$55,000
Document #:	2006-1635433 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/16/2005	Loan Amount:	N/A
Document #:	2005-1173094 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/13/2030	Type Finance:	VAR
Legal Description:			

Lot: 80 Subdivision: SPRINGFIELD BLOCK TEN

Prior Transfer

Recording Date:	12/05/2003	Sales Price:	N/A
Document #:	2003-1657963 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/03/2003		
Document Type:			
Legal Description:			

Lot: 80 Subdivision: SPRINGFIELD BLOCK TEN Map Ref: MAP507 PG25

Prior Transfer

Recording Date:	09/05/2000	Sales Price:	$128,799
Document #:	2000-0683971 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/28/2000		
Document Type:			
Legal Description:			

Lot: 80 Subdivision: SPRINGFIELD BLOCK TEN Map Ref: MAP507 PG25

Area Sales Analysis

Total Area Sales	$5,716,890	Median # of Bedrooms	
Median Lot Size	4,750 SF	Median # of Baths	2.33
Median Living Area	1,175 SF	Median Year Built	2000
Price Range - 2 Yrs	$270,000 to $820,000	Age Range	12 years to 35 years
Median Value	$345,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**1482 E WATERVIEW PL CHANDLER, AZ 85249-4429**	07/22/2026	$330,000	$307	1072	4//2.33	1999	4,648 SF	
		APN: 303-79-300 Document #: 20260435177 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 26 Subdivision: SPRINGFIELD BLOCK FOUR MapRef: MB 440 PG 43 Abbreviated Description: Lot:26 Subdivision:SPRINGFIELD BLOCK FOUR Map Ref:MB 440 PG 43								
2	.13Mi.	**6050 S WINDSTREAM PL CHANDLER, AZ 85249-4238**	06/22/2026	$349,990	$291	1199	4//2.33	2000	4,278 SF	
		APN: 303-79-697 Document #: 20260371932 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Block: 10 Subdivision: SPRINGFIELD MapRef: MB 507 PG 25 Abbreviated Description: Lot:12 Block:10 Subdivision:SPRINGFIELD Map Ref:MB 507 PG 25								
3	.07Mi.	**1435 E AUGUSTA AVE CHANDLER, AZ 85249-4228**	06/10/2026	$320,000	$294	1086	5//2.33	2000	4,750 SF	

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APN: 303-79-721 Document #: 20260350527
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: SPRINGFIELD BLOCK TEN MapRef: MB 507 PG 25 Abbreviated Description: Lot:36 Subdivision:SPRINGFIELD BLOCK TEN Map Ref:MB 507 PG 25

4	.12Mi.	**1558 E TORREY PINES LN** **CHANDLER, AZ 85249-8522**	06/01/2026	$480,000	$243	1969	6//2.33	1995	11,648 SF

APN: 303-57-806 Document #: 20260329071
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: SUNBIRD UNIT 3A MapRef: MB 350 PG 4 Abbreviated Description: Lot:37 Subdivision:SUNBIRD UNIT 3A Map Ref:MB 350 PG 4

5	.17Mi.	**1581 E AUGUSTA AVE** **CHANDLER, AZ 85249-4087**	05/29/2026	$325,000	$276	1175	4//2.33	1992	5,737 SF

APN: 303-57-534 Document #: 20260327395
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: SUNBIRD UNIT THREE MapRef: MB 338 PG 36 Abbreviated Description: Lot:49 Subdivision:SUNBIRD UNIT THREE Map Ref:MB 338 PG 36

6	.11Mi.	**1362 E CHERRY HILLS DR** **CHANDLER, AZ 85249-8771**	05/18/2026	$320,000	$269	1186	4//2.33	1999	5,800 SF

APN: 303-79-509 Document #: 20260298397
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: SPRINGFIELD BLOCK SEVEN MapRef: MB 474 PG 20 Abbreviated Description: Lot:7 Subdivision:SPRINGFIELD BLOCK SEVEN Map Ref:MB 474 PG 20

7	0Mi.	**1482 E TORREY PINES LN** **CHANDLER, AZ 85249-4235**	04/21/2026	$321,000	$302	1060	4//2	2000	4,765 SF

APN: 303-79-767 Document #: 20260235766
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: SPRINGFIELD BLOCK TEN MapRef: MB 507 PG 25 Abbreviated Description: Lot:82 Subdivision:SPRINGFIELD BLOCK TEN Map Ref:MB 507 PG 25

8	.19Mi.	**6361 S PEBBLE BEACH DR** **CHANDLER, AZ 85249-4095**	04/20/2026	$410,000	$279	1467	5//2.33	1991	5,523 SF

APN: 303-57-508 Document #: 20260232385
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: SUNBIRD UNIT THREE MapRef: MB 338 PG 36 Abbreviated Description: Lot:23 Subdivision:SUNBIRD UNIT THREE Map Ref:MB 338 PG 36

9	.1Mi.	**1361 E TORREY PINES LN** **CHANDLER, AZ 85249-4231**	03/02/2026	$345,000	$325	1060	4//2	2000	4,672 SF

APN: 303-79-781 Document #: 20260118797
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: SPRINGFIELD BLOCK TEN MapRef: MB 507 PG 25 Abbreviated Description: Lot:96 Subdivision:SPRINGFIELD BLOCK TEN Map Ref:MB 507 PG 25

10	.17Mi.	**1541 E SAGITTARIUS PL** **CHANDLER, AZ 85249-5121**	02/27/2026	$820,000	$241	3401	//4.33	2014	10,522 SF

APN: 303-54-217 Document #: 20260115492
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: VICTORIA MANOR MapRef: MB 720 PG 10 Abbreviated Description: Lot:26 Subdivision:VICTORIA MANOR Map Ref:MB 720 PG 10

11	.12Mi.	**6150 S WINDSTREAM PL** **CHANDLER, AZ 85249-4240**	02/27/2026	$359,900	$300	1199	4//2.33	2000	4,317 SF

APN: 303-79-687 Document #: 20260116370
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: SPRINGFIELD MapRef: MB 482 PG 26 Abbreviated Description: Lot:27 Subdivision:SPRINGFIELD Map Ref:MB 482 PG 26

12	.08Mi.	**6261 S PEBBLE BEACH DR** **CHANDLER, AZ 85249-4093**	01/27/2026	$270,000	$207	1304	4//2.33	1992	7,514 SF

APN: 303-57-518 Document #: 20260047928
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: SUNBIRD UNIT FIVE MapRef: MB 345 PG 7 Abbreviated Description: Lot:29 Subdivision:SUNBIRD UNIT FIVE Map Ref:MB 345 PG 7

13	.06Mi.	**1403 E LAS COLINAS DR** **CHANDLER, AZ 85249-4220**	12/10/2025	$373,000	$343	1086	5//2.33	2000	4,275 SF

APN: 303-79-751 Document #: 20250711056
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: SPRINGFIELD BLOCK TEN MapRef: MB 507 PG 25 Abbreviated Description: Lot:66 Subdivision:SPRINGFIELD BLOCK TEN Map Ref:MB 507 PG 25

14	0Mi.	**1472 E TORREY PINES LN** **CHANDLER, AZ 85249-4235**	11/12/2025	$345,000	$317	1086	5//2.33	2000	4,750 SF

APN: 303-79-766 Document #: 20250653401
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 81 Subdivision: SPRINGFIELD BLOCK TEN MapRef: MB 507 PG 25 Abbreviated Description: Lot:81 Subdivision:SPRINGFIELD BLOCK TEN Map Ref:MB 507 PG 25

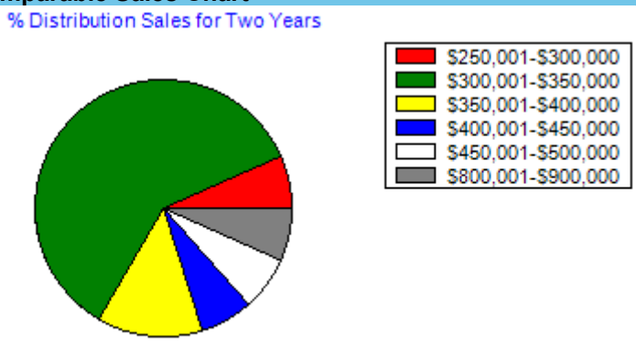
15	.17Mi.	**1457 E WATERVIEW PL** **CHANDLER, AZ 85249-4430**	11/12/2025	$348,000	$324	1072	4//2.33	1998	4,495 SF

APN: 303-79-305 Document #: 20250652923
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: SRINGFIELD MapRef: MB 440 PG 43 Abbreviated Description: Lot:31 Subdivision:SRINGFIELD Map Ref:MB 440 PG 43

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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.	**1462 E TORREY PINES LN**	**02/05/2024**	$295,200	$29,520	1,086	5//2.33	2000	4,750 SF	
.01Mi.	**1452 E TORREY PINES LN**	**03/30/2023**	$311,100	$31,110	1,199	5//2.33	2000	4,750 SF	
.01Mi.	**1472 E TORREY PINES LN**	**01/30/2008**	$295,200	$29,520	1,086	5//2.33	2000	4,750 SF	
.02Mi.	**1463 E LAS COLINAS DR**	**04/11/2022**	$295,200	$29,520	1,086	5//2.33	2000	4,750 SF	
.02Mi.	**1442 E TORREY PINES LN**	**06/18/2024**	$291,500	$29,150	1,060	4//2	2000	4,750 SF	
.02Mi.	**1482 E TORREY PINES LN**	**11/20/2024**	$291,600	$29,160	1,060	4//2	2000	4,765 SF	
.02Mi.	**1473 E LAS COLINAS DR**	**01/18/2024**	$311,100	$31,110	1,199	5//2.33	2000	4,750 SF	
.02Mi.	**1453 E LAS COLINAS DR**	**02/07/2006**	$295,200	$29,520	1,086	5//2.33	2000	4,750 SF	
.03Mi.	**1443 E LAS COLINAS DR**	**04/23/2013**	$311,100	$31,110	1,199	5//2.33	2000	4,750 SF	
.03Mi.	**1483 E LAS COLINAS DR**	**11/17/2015**	$295,300	$29,530	1,086	5//2.33	2000	4,764 SF	
.03Mi.	**1461 E TORREY PINES LN**	**05/16/2023**	$280,600	$28,060	976	4//2.33	2000	4,750 SF	
.03Mi.	**1471 E TORREY PINES LN**	**03/08/2023**	$291,500	$29,150	1,060	4//2	2000	4,750 SF	
.03Mi.	**1432 E TORREY PINES LN**	**10/22/2009**	$313,300	$31,330	1,199	5//2.33	2000	5,113 SF	
.03Mi.	**1492 E TORREY PINES LN**	**08/21/2023**	$302,000	$30,200	1,086	5//2.33	2000	5,948 SF	
.03Mi.	**1451 E TORREY PINES LN**	**03/22/2000**	$295,200	$29,520	1,086	5//2.33	2000	4,750 SF	
.03Mi.	**1481 E TORREY PINES LN**	**03/27/2019**	$310,300	$31,030	1,199	5//2.33	2000	4,637 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	43.0 years old	Households:	16,091
Median Household Income:	$144,127	Households w/Family:	79%
Household Income Per Capita:	$57,435	Households w/Family Married:	69%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	39%

School District

School District Zone:	Chandler Unified District	Students:	41,421
Number of Schools:	48	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.22Mi.	**Santan Jr. High School** Number of Students: 1,085 Student-Teacher Ratio: 19.2	A-	Public	7 - 8
3.31Mi.	**Basha High School** Number of Students: 2,826 Student-Teacher Ratio: 20.17 Advanced Placement: Yes	A	Public	9 - 12
1.05Mi.	**Hull Elementary School** Number of Students: 471 Student-Teacher Ratio: 16.7	B+	Public	KG - 6

ICE SiteX Report

OrderID: 98063353

Flood Report

The Subject Property of **1462 E TORREY PINES LN, CHANDLER, AZ 85249-4235** 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	32%	SIGNIFICANTLY LOWER
BURGLARY	23%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	31%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	62%	NOTABLY LOWER
AGGRAVATED ASSAULT	20%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	43%	SIGNIFICANTLY LOWER
MURDER	31%	SIGNIFICANTLY LOWER
OVERALL	32%	SIGNIFICANTLY LOWER

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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