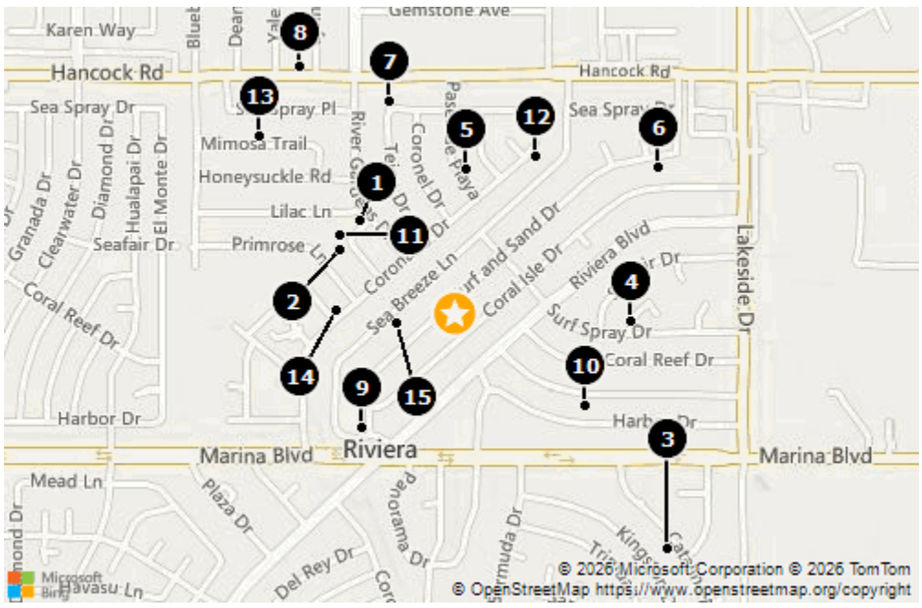
ICE SiteX Report

OrderID: 98299780

SiteX Property Information Report



Subject Property Location

1902 SURF AND SAND DR, BULLHEAD CITY, AZ 86442-5149

County:	**MOHAVE AZ**	Census Tract:	040159517.011031
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	218-02-575	Thomas Bros Pg-Grid:	

Valuation

Value:	**$109,000**	FSD:	12	Common Confidence Score:	60
Value Range:	$95,920 - $122,080	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	1579
Assd Land Value:		Market Land Value:	$23,175	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$23,413	Total Taxable Value:	$201
Total Assessed Value:	$4,659	Total Assessor Market Value:	$46,588	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 640 Subdivision: COLORADO RIVIERA Map Ref: PM 218-02 Sec/Twnship/Range: SEC 19 TWN 20N RNG 22W
Abbreviated Description: COLORADO RIVIERA NO 3 LOT 640

Property Characteristics

Lot Size:	4,500 SF	Bedrooms:		Pool:	
Building Area:	822 SF	Baths:		Fireplace:	
Year Built:	1987	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Refrig
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/11/2026	Sales Price:	N/A
Document #:	2026031424 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/12/2025	Sales Price:	N/A
Document #:	2025054401 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/17/2025	Sales Price:	N/A
Document #:	2025050440 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/17/2025		
Document Type:			
Legal Description:			

Lot: 640 Subdivision: COLORADO RIVIERA NO 3 Map Ref: DOC 111094

Prior Transfer

Recording Date:	10/17/2025	Sales Price:	$115,000
Document #:	2025050437 BK-PG -	Type of Sale:	Verified Sale Price

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Contract Date: 10/02/2025
Document Type:
Legal Description:
Lot: 640 Subdivision: COLORADO RIVIERA NO 3 Map Ref: DOC 11094

Prior Transfer

Recording Date: 07/13/2021 | Sales Price: $84,550
Document #: 2021056364 BK-PG - | Type of Sale: Verified Sale Price
Contract Date: 06/11/2021
Document Type:
Legal Description:
Lot: 640 Subdivision: COLORADO RIVIERA UNIT NO 3 Map Ref: DOC 111094

Prior Transfer

Recording Date: 07/13/2021 | Sales Price: N/A
Document #: 2021056363 BK-PG - | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 06/11/2021
Document Type:
Legal Description:
Lot: 640 Subdivision: COLORADO RIVIERA UNIT NO 3 Map Ref: DOC 111094

Prior Transfer

Recording Date: 12/13/2017 | Sales Price: N/A
Document #: 2017060331 BK-PG - | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 12/09/2017
Document Type:
Legal Description:
Lot: 640 Subdivision: COLORADO RIVIERA Legal Unit: 3 Map Ref: DOC111094

Prior Transfer

Recording Date: 03/27/2009 | Sales Price: N/A
Document #: 2009017311 BK-PG 7435-0887 | Type of Sale: Non-Arms Length Transfer
Contract Date: 03/25/2009
Document Type:
Legal Description:
Lot: 640 Subdivision: COLORADO RIVIERA UNIT #3

Prior Transfer

Recording Date: 04/27/2007 | Sales Price: $55,000
Document #: 2007038922 BK-PG 6772-0805 | Type of Sale: Verified Sale Price
Contract Date: 04/02/2007
Document Type:
Legal Description:
Lot: 640 Subdivision: COLORADO RIVIERA UNIT 3

Prior Transfer

Recording Date: | Sales Price: N/A
Document #: BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 640 Subdivision: COLORADO RIVIERA Map Ref: PM 218-02 Sec/Twnship/Range: SEC 19 TWN 20N RNG 22W
Abbreviated Description: COLORADO RIVIERA NO 3 LOT 640

Area Sales Analysis

Total Area Sales	$1,742,000	Median # of Bedrooms	
Median Lot Size	6,385 SF	Median # of Baths	
Median Living Area	924 SF	Median Year Built	1986
Price Range - 2 Yrs	$27,500 to $230,000	Age Range	2 years to 66 years
Median Value	$100,000	Median Age	40 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**702 DAISY DR** **BULLHEAD CITY, AZ 86442-5064**	08/10/2026	$121,500	$125	966	//	1986	6,385 SF	
		APN: 218-08-015 Document #: 2026041886 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 15 Subdivision: COLORADO RIVER GARDENS NO 1 MapRef: MB 38 PG 470 Abbreviated Description: Lot:15 Subdivision:COLORADO RIVER GARDENS NO 1 Map Ref:MB 38 PG 470								
2	.18Mi.	**714 DAISY DR** **BULLHEAD CITY, AZ 86442-5064**	05/29/2026	$40,000	$34	1152	//	1969	8,982 SF	
		APN: 218-08-018 Document #: 2026028995 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 18 Subdivision: COLORADO RIVER GARDENS Legal Unit: 1 Abbreviated Description: Lot:18 Subdivision:COLORADO RIVER GARDENS Legal Unit:1								
3	.42Mi.	**2055 CATALINA DR** **BULLHEAD CITY, AZ 86442-5703**	05/28/2026	$75,000	$93	800	//	1972	6,383 SF	
		APN: 218-03-073 Document #: 2026028590 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 792 Subdivision: COLORADO RIVIERA NO 4 MapRef: MB 96 PG 326 Abbreviated Description: Lot:792 Subdivision:COLORADO RIVIERA NO 4 Map Ref:MB 96 PG 326								
4	.23Mi.	**929 CAPTAINS CV** **BULLHEAD CITY, AZ 86442-5116**	05/18/2026	$100,000	$99	1008	//	2002	7,202 SF	
		APN: 218-02-252 Document #: 2026026894 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

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Legal: Lot: 274 Subdivision: COLORADO RIVIERA MapRef: DOC 91746 Abbreviated Description: Lot:274 Subdivision:COLORADO RIVIERA Map Ref:DOC 91746

5	.19Mi.	**1802 PASEO DE PLAYA** **BULLHEAD CITY, AZ 86442-5082**	05/11/2026	$77,000	$140	550	//	1960	4,200 SF

APN: 219-09-203 Document #: 2026025435
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 203 Subdivision: RIVIERA SANDS Tract No: 1009 MapRef: DOC 3688 Abbreviated Description: Lot:203 Subdivision:RIVIERA SANDS Tract No:1009 Map Ref:DOC 3688

6	.33Mi.	**1806 SURF AND SAND DR** **BULLHEAD CITY, AZ 86442-5146**	05/08/2026	$74,000	$110	669	//	1963	7,200 SF

APN: 218-02-108 Document #: 2026025232
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 113 Subdivision: COLORADO RIVIERA MapRef: MB 25 PG 450 Abbreviated Description: Lot:113 Subdivision:COLORADO RIVIERA Map Ref:MB 25 PG 450

7	.3Mi.	**761 SEA SPRAY DR** **BULLHEAD CITY, AZ 86442-5073**	05/05/2026	$41,000	$65	624	//	1973	3,540 SF

APN: 219-09-095 Document #: 2026024454
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 95 Subdivision: RIVIERA SANDS Tract No: 1008 MapRef: DOC 3688 Abbreviated Description: Lot:95 Subdivision:RIVIERA SANDS Tract No:1008 Map Ref:DOC 3688

8	.39Mi.	**1745 LYNN DR** **BULLHEAD CITY, AZ 86442-6322**	04/30/2026	$230,000	$169	1354	//	2006	6,142 SF

APN: 214-39-081 Document #: 2026023718
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 17 Block: 3 Subdivision: HOLIDAY SHORES Tract No: 1154 Legal Unit: 6 MapRef: DOC 76-10579 Abbreviated Description: Lot:17 Block:3 Subdivision:HOLIDAY SHORES Tract No:1154 Legal Unit:6 Map Ref:DOC 76-10579

9	.2Mi.	**1985 SURF AND SAND DR** **BULLHEAD CITY, AZ 86442-5148**	04/16/2026	$170,000	$202	840	//	2024	5,578 SF

APN: 218-02-547 Document #: 2026020828
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 611 Subdivision: COLORADO RIVIERA NO 3 MapRef: MB 116 PG 28 Abbreviated Description: Lot:611 Subdivision:COLORADO RIVIERA NO 3 Map Ref:MB 116 PG 28

10	.21Mi.	**906 SANDY BEACH DR** **BULLHEAD CITY, AZ 86442-5106**	04/02/2026	$162,000	$175	924	//	2023	7,459 SF

APN: 218-02-335 Document #: 2026017634
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 360 Subdivision: COLORADO RIVIERA NO 2 MapRef: DOC 104008 Abbreviated Description: Lot:360 Subdivision:COLORADO RIVIERA NO 2 Map Ref:DOC 104008

11	.18Mi.	**710 DAISY DR** **BULLHEAD CITY, AZ 86442-5064**	04/01/2026	$27,500	$29	924	//	1981	8,422 SF

APN: 218-08-017 Document #: 2026017423
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 17 Subdivision: COLORADO RIVER GARDENS MapRef: DOC 114595 Abbreviated Description: Lot:17 Subdivision:COLORADO RIVER GARDENS Map Ref:DOC 114595

12	.23Mi.	**1790 CORONADO DR** **BULLHEAD CITY, AZ 86442-5029**	03/12/2026	$51,000	$65	784	//	1986	3,200 SF

APN: 219-09-043 Document #: 2026012713
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 43 Subdivision: RIVIERA SANDS Tract No: 1009 Sec/Twnship/Range: S19T20NR22N Abbreviated Description: Lot:43 Subdivision:RIVIERA SANDS Tract No:1009 Sec/Twnship/Range:S19T20NR22N

13	.35Mi.	**665 MIMOSA TRL** **BULLHEAD CITY, AZ 86442-5070**	02/27/2026	$225,000	$168	1333	//	1985	6,976 SF

APN: 219-07-043C Document #: 2026009973
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 10 Block: 3 Subdivision: ROADRUNNER PARK Tract No: 1024 MapRef: DOC 9340 Abbreviated Description: Lot:10 Block:3 Subdivision:ROADRUNNER PARK Tract No:1024 Map Ref:DOC 9340

14	.16Mi.	**745 TIGER LILLY LN** **BULLHEAD CITY, AZ 86442-5080**	12/01/2025	$123,000	$98	1248	//	1987	7,025 SF

APN: 218-08-035 Document #: 2025057383
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 35 Subdivision: COLORADO RIVER GARDENS NO 1 MapRef: DOC 115494 Abbreviated Description: Lot:35 Subdivision:COLORADO RIVER GARDENS NO 1 Map Ref:DOC 115494

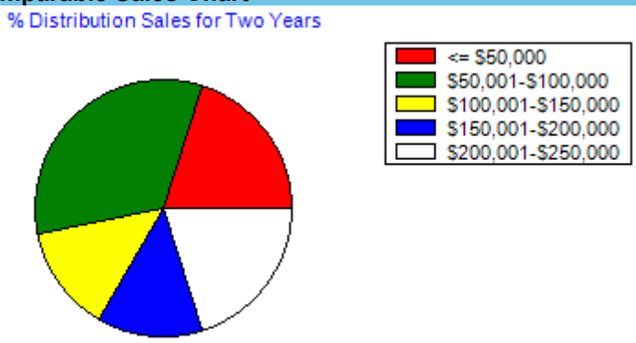
15	.08Mi.	**1924 SEA BREEZE LN** **BULLHEAD CITY, AZ 86442-5158**	10/29/2025	$225,000	$167	1344	//	1990	4,500 SF

APN: 218-02-529 Document #: 2025052315
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 593 Subdivision: COLORADO RIVIERA NO 3 MapRef: DOC 111094 Abbreviated Description: Lot:593 Subdivision:COLORADO RIVIERA NO 3 Map Ref:DOC 111094

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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.	**1902 SURF AND SAND DR**		$46,588	$4,659	822		1987	4,500 SF	
.01Mi.	**1898 SURF AND SAND DR**		$58,400	$5,840	380		1959	4,500 SF	
.01Mi.	**1904 SURF AND SAND DR**		$46,385	$4,638	688		1964	4,500 SF	
.02Mi.	**1905 CORAL ISLE DR**		$50,325	$5,032	520		1962	4,500 SF	
.02Mi.	**1908 SURF AND SAND DR**	**11/22/2024**	$43,335	$4,334	760		1966	4,500 SF	
.02Mi.	**1905 SURF AND SAND DR**		$59,705	$5,970	520		1964	4,500 SF	
.03Mi.	**1899 CORAL ISLE DR**		$30,507	$3,051	624		1966	4,500 SF	
.03Mi.	**1894 SURF AND SAND DR**		$41,053	$4,105	800		1974	4,498 SF	
.03Mi.	**1914 SURF AND SAND DR**		$59,274	$5,927	1,404		2001	4,500 SF	
.03Mi.	**1915 SURF AND SAND DR**		$54,447	$5,445	580		1966	4,500 SF	
.03Mi.	**1919 CORAL ISLE DR**		$112,204	$11,220	840		2024	4,500 SF	
.04Mi.	**1919 SURF AND SAND DR**		$46,588	$4,659	450		1959	4,500 SF	
.04Mi.	**1890 SURF AND SAND DR**		$72,357	$7,236	1,344		1985	7,200 SF	
.04Mi.	**1923 CORAL ISLE DR**		$42,060	$4,206	1,248		1978	4,500 SF	
.04Mi.	**1893 CORAL ISLE DR**		$58,039	$5,804	320		1956	7,200 SF	
.05Mi.	**1908 CORAL ISLE DR**		$63,485	$6,348	950		2006	4,500 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **1902 SURF AND SAND DR, BULLHEAD CITY, AZ 86442-5149** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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