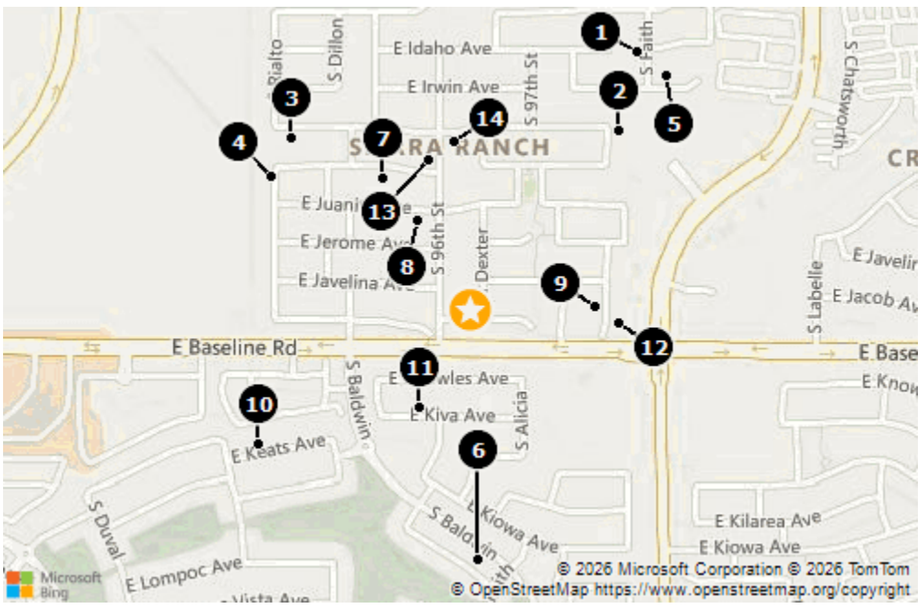
ICE SiteX Report

OrderID: 98441137

SiteX Property Information Report



Subject Property Location

1936 S DEXTER, MESA, AZ 85209-7027

County:	**MARICOPA AZ**	Census Tract:	040134226.602032
Property Use:	Single Family Residential	Zoning:	R-9
Parcel Number:	220-80-710	Thomas Bros Pg-Grid:	

Valuation

Value:	**$540,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$486,000 - $594,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	041012
Assd Land Value:		Market Land Value:	$93,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$372,200	Total Taxable Value:	$2,065
Total Assessed Value:	$46,520	Total Assessor Market Value:	$465,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 Subdivision: SIERRA RANCH 2 Map Ref: MB 44941 Sec/Twnship/Range: SEC 34 TWN 1N RNG 7E
Abbreviated Description: SIERRA RANCH 2 MCR 449-41

Property Characteristics

Lot Size:	10,180 SF	Bedrooms:		Pool:	Yes
Building Area:	2235 SF	Baths:	2.33	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	3	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/25/2026	Loan Amount:	N/A
Document #:	20260171572 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II

Mortgage Record

Recording Date:	04/18/2025	Loan Amount:	N/A
Document #:	20250217300 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/01/2053	Type Finance:	VAR

Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II

Mortgage Record

Recording Date:	12/19/2024	Loan Amount:	N/A
Document #:	20240674610 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II

Mortgage Record

Recording Date:	02/20/2024	Loan Amount:	N/A
Document #:	20240082287 BK-PG -	Loan Type:	FHA

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TD Due Date: 04/01/2053 Type Finance:
Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II

Prior Transfer

Recording Date: 09/20/2023 Sales Price: N/A
Document #: 20230490900 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 04/07/2023 Sales Price: $370,000
Document #: 20230177329 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 04/04/2023 Loan Amount: N/A
Document #: 20230171621 BK-PG - Loan Type: FHA
TD Due Date: 04/01/2053 Type Finance:
Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II

Mortgage Record

Recording Date: 08/24/2022 Loan Amount: N/A
Document #: 20220663105 BK-PG - Loan Type: New Conventional
TD Due Date: 09/01/2052 Type Finance:
Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II
City/Muni/Twp: MESA

Mortgage Record

Recording Date: 07/12/2021 Loan Amount: N/A
Document #: 20210755899 BK-PG - Loan Type: New Conventional
TD Due Date: 07/01/2041 Type Finance:
Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II

Prior Transfer

Recording Date: 07/12/2021 Sales Price: N/A
Document #: 20210755898 BK-PG - Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 18 Subdivision: SIERRA RANCH 2 Map Ref: MB 44941 Sec/Twnship/Range: SEC 34 TWN 1N RNG 7E
Abbreviated Description: SIERRA RANCH 2 MCR 449-41

Prior Transfer

Recording Date: 09/28/2018 Sales Price: $332,000
Document #: 20180730413 BK-PG - Type of Sale: Verified Sale Price
Contract Date: 09/05/2018
Document Type:
Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II Map Ref: MB 449 PG 41

Prior Transfer

Recording Date: 03/23/2016 Sales Price: N/A
Document #: 2016-0189382 BK-PG - Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 03/17/2016
Document Type:
Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II Map Ref: MAP449 PG41

Prior Transfer

Recording Date: 11/16/2006 Sales Price: $50,000
Document #: 2006-1503336 BK-PG - Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 06/14/2004 Loan Amount: N/A
Document #: 2004-0670249 BK-PG - Loan Type: Credit Line (Revolving)
TD Due Date: Type Finance:
Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II

Prior Transfer

Recording Date: 09/27/2000 Sales Price: $175,687
Document #: 2000-0739062 BK-PG - Type of Sale: Verified Sale Price
Contract Date: 09/21/2000
Document Type:
Legal Description:
Lot: 18 Subdivision: SIERRA RANCH II Map Ref: MAP449 PG41

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Area Sales Analysis

Total Area Sales	$7,420,000	Median # of Bedrooms	
Median Lot Size	9,064 SF	Median # of Baths	2.835
Median Living Area	2,613 SF	Median Year Built	1998
Price Range - 2 Yrs	$377,000 to $675,000	Age Range	24 years to 30 years
Median Value	$567,500	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**1642 S FAITH** **MESA, AZ 85209-7080**	09/22/2026	$588,000	$212	2770	//4	1998	9,120 SF	Yes
		APN: 220-80-931 Document #: 20260555477 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Subdivision: SIERRA RANCH III MapRef: MB F PG 93 Abbreviated Description: Lot:59 Subdivision:SIERRA RANCH III Map Ref:MB F PG 93								
2	.31Mi.	**1737 S TALBOT** **MESA, AZ 85209-7045**	09/04/2026	$485,000	$188	2578	//3.67	1998	8,581 SF	
		APN: 220-80-743 Document #: 20260524825 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 51 Subdivision: SIERRA RANCH II MapRef: MB 449 PG 44 Abbreviated Description: Lot:51 Subdivision:SIERRA RANCH II Map Ref:MB 449 PG 44								
3	.34Mi.	**9423 E IMPALA AVE** **MESA, AZ 85209-7005**	08/26/2026	$570,000	$264	2152	//3.33	1997	8,999 SF	Yes
		APN: 220-80-600 Document #: 20260504991 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 140 Subdivision: SIERRA RANCH MapRef: MB 394 PG 29 Abbreviated Description: Lot:140 Subdivision:SIERRA RANCH Map Ref:MB 394 PG 29								
4	.33Mi.	**1812 S RIALTO** **MESA, AZ 85209-7014**	08/13/2026	$420,000	$143	2929	7//2.33	1997	9,008 SF	Yes
		APN: 220-80-544 Document #: 20260480342 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 84 Subdivision: SIERRA RANCH MapRef: MB 394 PG 29 Abbreviated Description: Lot:84 Subdivision:SIERRA RANCH Map Ref:MB 394 PG 29								
5	.41Mi.	**9834 E IRWIN CIR** **MESA, AZ 85209-7083**	08/05/2026	$620,000	$223	2770	//4	1999	9,246 SF	Yes
		APN: 220-80-958 Document #: 20260463800 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 86 Subdivision: SIERRA RANCH III MapRef: MB 468 PG 33 Abbreviated Description: Lot:86 Subdivision:SIERRA RANCH III Map Ref:MB 468 PG 33								
6	.34Mi.	**9814 E LOMPOC AVE** **MESA, AZ 85209-2555**	06/30/2026	$625,000	$236	2647	7//3	2002	9,698 SF	Yes
		APN: 312-04-389 Document #: 20260390399 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 32 Subdivision: AUGUSTA RANCH PARCEL 12 MapRef: MB F PG 93 Abbreviated Description: Lot:32 Subdivision:AUGUSTA RANCH PARCEL 12 Map Ref:MB F PG 93								
7	.22Mi.	**9525 E JAN AVE** **MESA, AZ 85209-7010**	06/26/2026	$575,000	$209	2745	7//2.33	1997	9,243 SF	
		APN: 220-80-512 Document #: 20260383080 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 52 Subdivision: SIERRA RANCH MapRef: MB 394 PG 29 Abbreviated Description: Lot:52 Subdivision:SIERRA RANCH Map Ref:MB 394 PG 29								
8	.14Mi.	**9545 E JUANITA AVE** **MESA, AZ 85209-4685**	06/15/2026	$635,000	$229	2765	8//2.33	1997	9,182 SF	Yes
		APN: 220-80-501 Document #: 20260359803 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 41 Subdivision: SIERRA RANCH MapRef: MB 394 PG 29 Abbreviated Description: Lot:41 Subdivision:SIERRA RANCH Map Ref:MB 394 PG 29								
9	.17Mi.	**1940 S TALBOT CIR** **MESA, AZ 85209-7055**	06/09/2026	$435,000	$299	1452	6//2.67	1999	7,492 SF	
		APN: 220-80-815 Document #: 20260347162 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 123 Subdivision: SIERRA RANCH II MapRef: MB 449 PG 41 Abbreviated Description: Lot:123 Subdivision:SIERRA RANCH II Map Ref:MB 449 PG 41								
10	.34Mi.	**9550 E KEATS AVE** **MESA, AZ 85209-1138**	05/22/2026	$390,000	$215	1812	8//2.67	2000	6,900 SF	
		APN: 312-01-261 Document #: 20260311904 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 53 Subdivision: AUGUSTA RANCH PARCEL 3 MapRef: MB 469 PG 2 Abbreviated Description: Lot:53 Subdivision:AUGUSTA RANCH PARCEL 3 Map Ref:MB 469 PG 2								
11	.15Mi.	**9728 E KIVA AVE** **MESA, AZ 85209-2449**	05/12/2026	$377,000	$313	1204	6//2	2000	6,055 SF	
		APN: 312-04-619 Document #: 20260284685 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 91 Subdivision: AUGUSTA RANCH PARCEL 10 MapRef: MB 508 PG 25 Abbreviated Description: Lot:91 Subdivision:AUGUSTA RANCH PARCEL 10 Map Ref:MB 508 PG 25								
12	.2Mi.	**1957 S TALBOT CIR** **MESA, AZ 85209-7040**	05/01/2026	$460,000	$249	1844	8//2.67	1998	7,414 SF	Yes
		APN: 220-80-810 Document #: 20260264763 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 118 Subdivision: SIERRA RANCH II MapRef: MB 449 PG 41 Abbreviated Description: Lot:118 Subdivision:SIERRA RANCH II Map Ref:MB 449 PG 41								
13	.21Mi.	**9558 E JAN AVE** **MESA, AZ 85209-7009**	04/30/2026	$565,000	$242	2334	7//3	1996	10,088 SF	Yes
		APN: 220-80-517 Document #: 20260259762 Document Type: Price Code: V Land Use: Single Family Residential								

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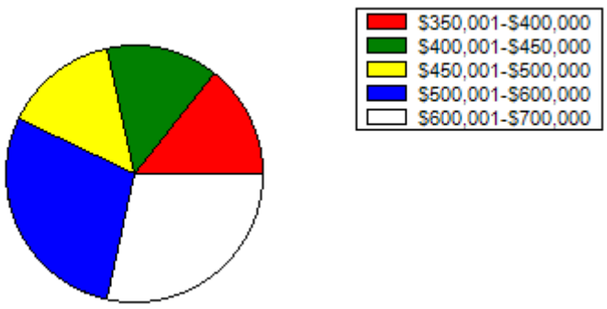
Legal: Lot: 57 Subdivision: SIERRA RANCH MapRef: MB 394 PG 29 Abbreviated Description: Lot:57 Subdivision:SIERRA RANCH Map Ref:MB 394 PG 29

14	.23Mi.	**1747 S 96TH ST** **MESA, AZ 85209-7036**	04/23/2026	$675,000	$206	3264	10//3.33	1998	11,221 SF	Yes

APN: 220-80-695 Document #: 20260243256
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: SIERRA RANCH II MapRef: MB 449 PG 41 Abbreviated Description: Lot:3 Subdivision:SIERRA RANCH II Map Ref:MB 449 PG 41

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.	**1936 S DEXTER**	**07/12/2021**	$465,200	$46,520	2,235	8//2.33	2000	10,180 SF	Yes
.02Mi.	**1928 S DEXTER**	**06/14/2022**	$470,200	$47,020	2,233	8//2.33	1999	10,237 SF	Yes
.02Mi.	**1937 S 96TH ST**	**11/13/2024**	$546,600	$54,660	3,800	//4	2000	10,690 SF	
.03Mi.	**9630 E JACOB CIR**	**03/13/2013**	$473,800	$47,380	2,578	//3.67	2000	7,275 SF	Yes
.03Mi.	**1929 S 96TH ST**	**09/30/2019**	$494,300	$49,430	2,992	//3.33	2000	10,825 SF	
.03Mi.	**1920 S DEXTER**	**01/04/2011**	$465,600	$46,560	2,233	8//2.33	1999	10,237 SF	Yes
.04Mi.	**9631 E JAVELINA AVE**	**05/22/2002**	$416,700	$41,670	1,945	8//2.67	2000	7,266 SF	Yes
.04Mi.	**1921 S 96TH ST**	**08/18/2006**	$593,700	$59,370	3,869	//4	2000	10,947 SF	Yes
.04Mi.	**9636 E JACOB CIR**	**03/27/2012**	$398,800	$39,880	2,035	7//2.67	1998	7,318 SF	
.05Mi.	**9637 E JAVELINA AVE**	**10/28/2014**	$440,300	$44,030	2,208	8//2.33	2000	7,314 SF	Yes
.05Mi.	**1912 S DEXTER**	**04/21/2004**	$471,800	$47,180	2,233	8//2.33	1999	10,245 SF	Yes
.05Mi.	**9642 E JACOB CIR**	**01/21/2022**	$412,500	$41,250	2,208	8//2.33	1998	7,314 SF	
.05Mi.	**1913 S 96TH ST**	**07/09/2021**	$515,700	$51,570	2,691	7//2.67	2000	10,938 SF	Yes
.06Mi.	**9643 E JAVELINA AVE**	**03/30/2000**	$431,500	$43,150	2,395	//3.33	2000	7,318 SF	
.06Mi.	**9564 E JACOB CIR**	**10/02/2020**	$550,500	$55,050	2,980	//4	2000	11,330 SF	Yes
.06Mi.	**9563 E JAVELINA AVE**	**08/20/2010**	$574,700	$57,470	3,819	//4	2000	10,102 SF	Yes

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	44.6 years old	Households:	19,333
Median Household Income:	$81,244	Households w/Family:	67%
Household Income Per Capita:	$39,250	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.93Mi.	**Patterson Elementary School** Number of Students: 733 Student-Teacher Ratio: 16.43	B	Public	PK - 6
3.55Mi.	**Smith Junior High School** Number of Students: 707 Student-Teacher Ratio: 16.83	D+	Public	7 - 8
1.48Mi.	**Skyline High School** Number of Students: 1,995 Student-Teacher Ratio: 17.86 Advanced Placement: Yes	C-	Public	9 - 12

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Flood Report

The Subject Property of **1936 S DEXTER, MESA, AZ 85209-7027** 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	85%	LOWER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	58%	NOTABLY LOWER
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	50%	SIGNIFICANTLY LOWER
MURDER	60%	NOTABLY LOWER
OVERALL	82%	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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