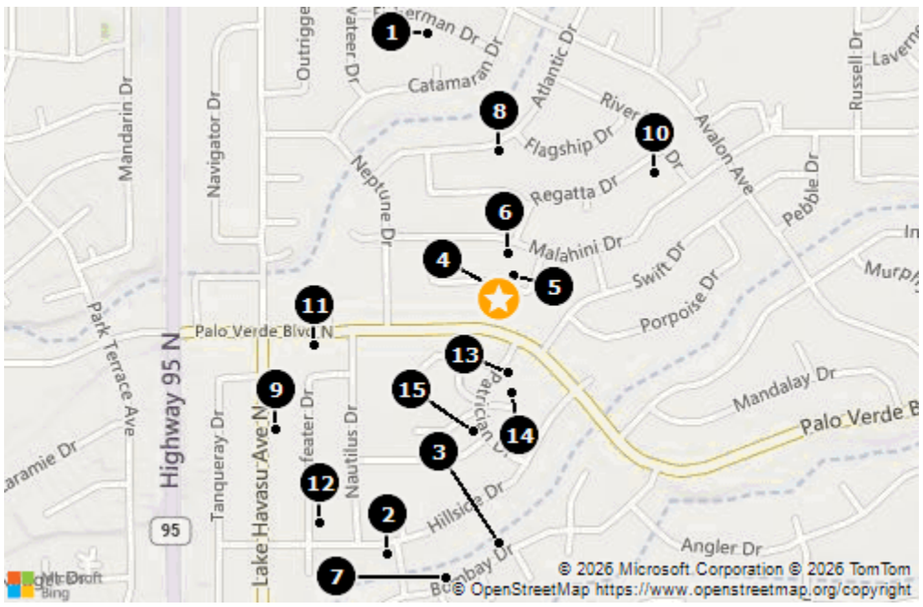
ICE SiteX Report

OrderID: 98110170

SiteX Property Information Report



Subject Property Location

2260 INTERLAKE DR, LAKE HAVASU CITY, AZ 86404-1966

County:	**MOHAVE AZ**	Census Tract:	040159525.022012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	104-37-321	Thomas Bros Pg-Grid:	

Valuation

Value:	**$559,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$514,280 - $603,720	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	2571
Assd Land Value:		Market Land Value:	$101,778	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$352,227	Total Taxable Value:	$1,542
Total Assessed Value:	$45,400	Total Assessor Market Value:	$454,005	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Block: 12 Subdivision: LAKE HAVASU CITY AZ TR 2223 Tract No: 2223 Map Ref: PM 104-37 Sec/Twnship/Range: SEC 27 TWN 14N RNG 20W
Abbreviated Description: LAKE HAVASU CITY TR 2223 POR SEC 27 & 34 BLK 12 LOT 15

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1751 SF	Baths:	2	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/27/2024	Sales Price:	N/A
Document #:	2024058791 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/09/2024	Sales Price:	N/A
Document #:	2024016761 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/14/2023	Sales Price:	N/A
Document #:	2023050619 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/31/2023	Sales Price:	$575,000
Document #:	2023048624 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	10/16/2023		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 15 Block: 12 Tract No: 2223 Map Ref: DOC 67-34071
City/Muni/Twp: LAKE HAVASU CITY

Prior Transfer

Recording Date:	12/07/2022	Sales Price:	N/A
Document #:	2022068524 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2021	Sales Price:	$262,650
Document #:	2021062191 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/15/2021	Loan Amount:	N/A
Document #:	2021056896 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 15 Block: 12 Tract No: 2223
City/Muni/Twp: LAKE HAVASU CITY

Prior Transfer

Recording Date:	09/05/2019	Sales Price:	$309,000
Document #:	2019049356 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/08/2019		
Document Type:			

Legal Description:
Lot: 15 Block: 12 Subdivision: LAKE HAVASU CITY Tract No: 2223 Map Ref: DOC 34071
Abbreviated Description: PRIOR REF: 2019015438 03/29/2019

Prior Transfer

Recording Date:	04/15/2019	Sales Price:	$175,000
Document #:	2019018185 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/29/2019	Sales Price:	$329,000
Document #:	2019015438 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/08/2019		
Document Type:			

Legal Description:
Lot: 15 Block: 12 Subdivision: LAKE HAVASU CITY Tract No: 2223 Map Ref: DOC34071

Prior Transfer

Recording Date:	09/01/2016	Sales Price:	$114,574
Document #:	2016039534 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/01/2016	Loan Amount:	N/A
Document #:	2016034168 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 15 Block: 12 Tract No: 2223
City/Muni/Twp: LAKE HAVASU CITY

Prior Transfer

Recording Date:	03/11/2013	Sales Price:	$116,689
Document #:	2013012277 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/12/2013		
Document Type:			

Legal Description:
Lot: 15 Block: 12 Subdivision: LAKE HAVASU CITY Tract No: 2223

Prior Transfer

Recording Date:	01/10/2013	Sales Price:	$135,000
Document #:	2013001854 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/02/2013		
Document Type:			

Legal Description:
Lot: 15 Block: 12 Subdivision: LAKE HAVASU CITY Tract No: 2223

Prior Transfer

Recording Date:	02/23/2012	Sales Price:	$177,750
Document #:	2012009057 BK-PG 5265-0078	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/06/2008	Loan Amount:	N/A
Document #:	2008031698 BK-PG 7192-0829	Loan Type:	Unknown
TD Due Date:		Type Finance:	

ICE SiteX Report

OrderID: 98110170

Legal Description:
Lot: 15 Block: 12 Subdivision: LAKE HAVASU CITY Tract No: 2223 Sec/Twnship/Range: S27T14NR20W
Abbreviated Description: PORTION SEC27&34 TWP14N RNG20W

Prior Transfer

Recording Date:	04/15/2005	Sales Price:	$177,750
Document #:	2005039009 BK-PG 5265-0078	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/22/2004	Sales Price:	$197,500
Document #:	2004099162 BK-PG 5265-0075	Type of Sale:	Verified Sale Price
Contract Date:	09/16/2004		
Document Type:			
Legal Description:			

Lot: 15 Block: 12 Subdivision: LAKE HAVASU CITY Tract No: 2223

Prior Transfer

Recording Date:	07/27/2001	Sales Price:	$98,900
Document #:	2001045299 BK-PG 3815-0010	Type of Sale:	Verified Sale Price
Contract Date:	07/05/2001		
Document Type:			
Legal Description:			

Lot: 15 Block: 12 Subdivision: LAKE HAVASU CITY Tract No: 2223

Prior Transfer

Recording Date:	11/06/2000	Sales Price:	$12,500
Document #:	2000060577 BK-PG 3616-0839	Type of Sale:	Verified Sale Price
Contract Date:	10/11/2000		
Document Type:			
Legal Description:			

Lot: 15 Block: 12 Subdivision: LAKE HAVASU CITY Tract No: 2223

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 15 Block: 12 Subdivision: LAKE HAVASU CITY AZ TR 2223 Tract No: 2223 Map Ref: PM 104-37 Sec/Twnship/Range: SEC 27 TWN 14N RNG 20W
Abbreviated Description: LAKE HAVASU CITY TR 2223 POR SEC 27 & 34 BLK 12 LOT 15

Area Sales Analysis

Total Area Sales	$6,732,500	Median # of Bedrooms	
Median Lot Size	10,376 SF	Median # of Baths	1
Median Living Area	1,477 SF	Median Year Built	1992
Price Range - 2 Yrs	$275,000 to $650,000	Age Range	23 years to 49 years
Median Value	$420,000	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**2260 FISHERMAN DR** **LAKE HAVASU CITY, AZ 86404-1175**	07/27/2026	$355,000	$180	1966	//1	1977	9,862 SF	
		APN: 104-38-185 Document #: 2026039075 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: 7 Tract No: 2224 MapRef: DOC 34072 Abbreviated Description: Lot:10 Block:7 Tract No:2224 Map Ref:DOC 34072City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY								
2	.37Mi.	**2100 HILLSIDE DR** **LAKE HAVASU CITY, AZ 86404-1973**	07/22/2026	$549,000	$337	1625	//2	1992	11,941 SF	Pool/Spa
		APN: 104-35-294 Document #: 2026038408 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Block: 13 Tract No: 2180 MapRef: DOC 31879 Abbreviated Description: Lot:21 Block:13 Tract No:2180 Map Ref:DOC 31879City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY								
3	.33Mi.	**2195 BOMBAY DR** **LAKE HAVASU CITY, AZ 86404-1916**	07/15/2026	$360,000	$296	1213	//1	1980	10,625 SF	
		APN: 104-34-205 Document #: 2026037233 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: 7 Tract No: 2159 MapRef: DOC 31880 Abbreviated Description: Lot:9 Block:7 Tract No:2159 Map Ref:DOC 31880City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY								
4	.01Mi.	**2270 INTERLAKE DR** **LAKE HAVASU CITY, AZ 86404-1966**	05/21/2026	$510,000	$330	1543	//1	1999	9,583 SF	Yes
		APN: 104-37-322 Document #: 2026027496 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 16 Block: 12 Tract No: 2223 MapRef: DOC 34071 Abbreviated Description: Lot:16 Block:12 Tract No:2223 Map Ref:DOC 34071City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY								
5	.04Mi.	**2275 INTERLAKE DR** **LAKE HAVASU CITY, AZ 86404-1965**	05/12/2026	$539,900	$358	1504	/3/1	2003	9,500 SF	Pool/Spa
		APN: 104-37-361 Document #: 2026025835 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Block: 13 Subdivision: LAKE HAVASU CITY Tract No: 2223 MapRef: MB 58 PG 354 Abbreviated Description: Lot:11 Block:13 Subdivision:LAKE HAVASU CITY Tract No:2223 Map Ref:MB 58 PG 354								
6	.06Mi.	**2260 MALAHINI DR**	05/07/2026	$420,000	$284	1475	/3/2	2001	10,250 SF	

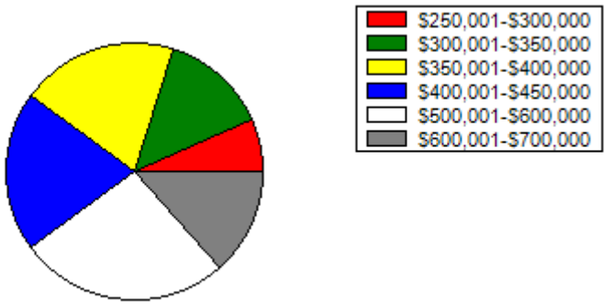
ICE SiteX Report

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		LAKE HAVASU CITY, AZ 86404-1904								
	APN: 104-37-357 Document #: 2026024966 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: 13 Subdivision: TRACT NO 2223 MapRef: MB 58 PG 354 Abbreviated Description: Lot:7 Block:13 Subdivision:TRACT NO 2223 Map Ref:MB 58 PG 354									
7	.37Mi.	**2145 BOMBAY DR** **LAKE HAVASU CITY, AZ 86404-1916**	04/29/2026	$275,000	$232	1183	//1	1985	10,019 SF	
	APN: 104-34-200 Document #: 2026023425 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Block: 7 Tract No: 2159 MapRef: MB 461 PG 67 Abbreviated Description: Lot:4 Block:7 Tract No:2159 Map Ref:MB 461 PG 67City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY									
8	.19Mi.	**2290 ATLANTIC DR** **LAKE HAVASU CITY, AZ 86404-1143**	04/27/2026	$440,000	$319	1377	/3/2	1997	13,068 SF	
	APN: 104-37-098 Document #: 2026022931 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 7 Block: 5 Tract No: 2223 MapRef: DOC 34071 Abbreviated Description: Lot:7 Block:5 Tract No:2223 Map Ref:DOC 34071City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY									
9	.35Mi.	**1426 LAKE HAVASU AVE N** **LAKE HAVASU CITY, AZ 86404-1960**	04/23/2026	$405,000	$285	1420	//1	1994	10,000 SF	
	APN: 104-35-135 Document #: 2026022351 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: 8 Section: 37 Tract No: 2180 MapRef: DOC 31879 Abbreviated Description: Lot:10 Block:8 Section:37 Tract No:2180 Map Ref:DOC 31879City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY									
10	.27Mi.	**2390 REGATTA DR** **LAKE HAVASU CITY, AZ 86404-2040**	04/21/2026	$560,000	$329	1702	//1	2000	10,019 SF	Yes
	APN: 104-37-194 Document #: 2026021719 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Block: 8 Tract No: 2223 MapRef: DOC 34071 Abbreviated Description: Lot:14 Block:8 Tract No:2223 Map Ref:DOC 34071City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY									
11	.25Mi.	**2110 PALO VERDE BLVD N** **LAKE HAVASU CITY, AZ 86404-1901**	04/20/2026	$350,000	$208	1678	//1	1990	10,454 SF	Yes
	APN: 104-35-145 Document #: 2026021426 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Block: 8 Tract No: 2180 MapRef: DOC 31879 Abbreviated Description: Lot:20 Block:8 Tract No:2180 Map Ref:DOC 31879City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY									
12	.38Mi.	**1350 BEEFEATER DR** **LAKE HAVASU CITY, AZ 86404-1957**	04/16/2026	$355,100	$260	1363	//1	1990	10,376 SF	
	APN: 104-35-099 Document #: 2026020896 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Block: 7 Subdivision: TRACT 2180 MapRef: MB 183 PG 446 Abbreviated Description: Lot:2 Block:7 Subdivision:TRACT 2180 Map Ref:MB 183 PG 446									
13	.11Mi.	**1450 PATRICIAN DR** **LAKE HAVASU CITY, AZ 86404-1927**	04/15/2026	$618,500	$369	1672	//2	1997	25,701 SF	
	APN: 104-35-067A Document #: 2026020390 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9&12 Block: 5 Tract No: 2180 MapRef: DOC 31879 Abbreviated Description: Lot:9&12 Block:5 Tract No:2180 Map Ref:DOC 31879City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY									
14	.13Mi.	**1428 PATRICIAN CT** **LAKE HAVASU CITY, AZ 86404-1908**	03/31/2026	$650,000	$440	1477	//2	1990	12,197 SF	Yes
	APN: 104-35-061 Document #: 2026017284 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: 5 Section: 37 Tract No: 2180 MapRef: MB 58 PG 354 Abbreviated Description: Lot:6 Block:5 Section:37 Tract No:2180 Map Ref:MB 58 PG 354City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY									
15	.18Mi.	**2205 CHARING CROSS DR** **LAKE HAVASU CITY, AZ 86404-1910**	03/30/2026	$345,000	$342	1008	//1	1992	11,326 SF	
	APN: 104-35-024 Document #: 2026016138 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Tract No: 2180 MapRef: DOC 67-31879 Abbreviated Description: Lot:2 Block:4 Tract No:2180 Map Ref:DOC 67-31879City/Muni/Twp:LAKE HAVASU CITY City/Muni/Twp: LAKE HAVASU CITY									

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.

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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.	**2260 INTERLAKE DR**		$454,005	$45,400	1,751	/3/2	2006	10,019 SF	Yes
.01Mi.	**2270 INTERLAKE DR**		$422,835	$42,284	1,543	//1	1999	9,583 SF	Yes
.01Mi.	**2250 INTERLAKE DR**	**03/20/2025**	$279,520	$27,952	1,244	//1	1984	10,454 SF	
.03Mi.	**2215 PALO VERDE BLVD N**		$483,421	$48,342	1,340	/3/1	1990	10,019 SF	Pool/ Spa
.03Mi.	**2209 PALO VERDE BLVD N**		$425,256	$42,526	1,741	/3/2	1994	10,454 SF	Pool/ Spa
.03Mi.	**2240 INTERLAKE DR**		$518,475	$51,848	1,436	/3/1	2001	10,311 SF	Pool/ Spa
.03Mi.	**2225 PALO VERDE BLVD N**		$393,203	$39,320	1,378	/3/1	1995	10,890 SF	Yes
.04Mi.	**2265 INTERLAKE DR**		$318,330	$31,833	1,328	/3/1	1998	9,583 SF	
.04Mi.	**2207 PALO VERDE BLVD N**		$417,445	$41,744	1,634	/3/2	1993	10,454 SF	Yes
.04Mi.	**2275 INTERLAKE DR**		$461,073	$46,107	1,504	/3/1	2003	9,500 SF	Pool/ Spa
.04Mi.	**2285 INTERLAKE DR**		$348,579	$34,858	1,527	/3/1	1992	10,539 SF	
.04Mi.	**2245 INTERLAKE DR**		$372,647	$37,265	1,431	//1	1994	9,583 SF	Yes
.05Mi.	**2235 PALO VERDE BLVD N**		$278,430	$27,843	1,081	//1	1991	10,019 SF	
.05Mi.	**2230 INTERLAKE DR**		$308,194	$30,819	1,576	/3/1	1991	10,019 SF	
.05Mi.	**2282 INTERLAKE DR**		$335,309	$33,531	1,176	/2/1	2001	13,068 SF	
.05Mi.	**2205 PALO VERDE BLVD N**		$511,752	$51,175	2,022	/3/2	1991	10,019 SF	Pool/ Spa

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	56.2 years old	Households:	7,964
Median Household Income:	$70,559	Households w/Family:	63%
Household Income Per Capita:	$37,323	Households w/Family Married:	48%
Most Common Education Level:	Some College	Households w/Family Children:	17%

School District

School District Zone:	Lake Havasu Unified District	Students:	5,228
Number of Schools:	9	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.14Mi.	**Nautilus Elementary School** Number of Students: 345 Student-Teacher Ratio: 19.17	A	Public	KG - 6
2.12Mi.	**Lake Havasu High School** Number of Students: 1,523 Student-Teacher Ratio: 21.55 Advanced Placement: Yes	B-	Public	9 - 12
4.44Mi.	**Thunderbolt Middle School** Number of Students: 734 Student-Teacher Ratio: 22.12	C	Public	7 - 8
1.56Mi.	**Havasuonline** Number of Students: 339 Student-Teacher Ratio: 31.39	F	Public	6 - 12

Flood Report

The Subject Property of **2260 INTERLAKE DR, LAKE HAVASU CITY, AZ 86404-1966** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	100%	SIMILAR
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	88%	LOWER
MURDER	85%	LOWER
OVERALL	101%	SIMILAR

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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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Data deemed reliable, but not guaranteed.
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