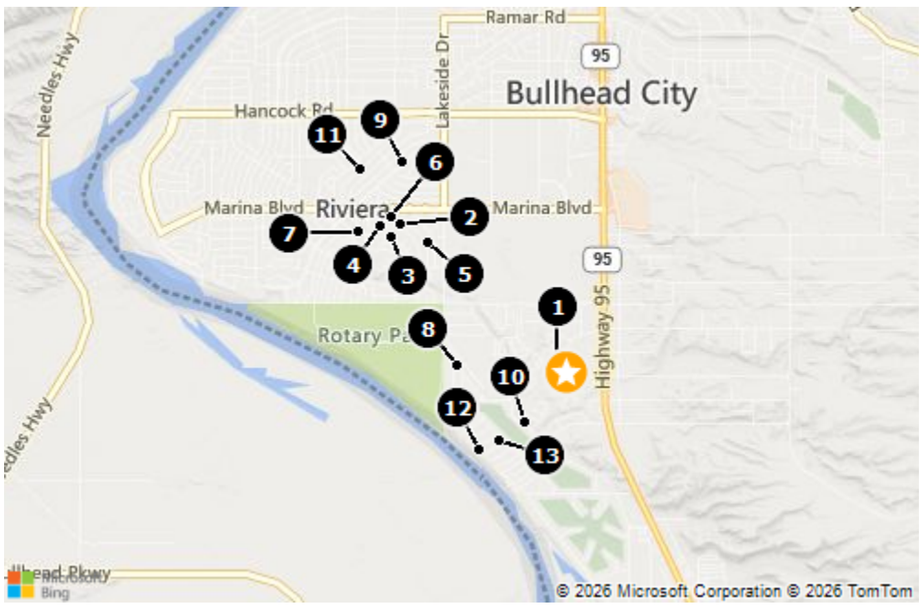
ICE SiteX Report

OrderID: 97632478

SiteX Property Information Report



Subject Property Location

2311 QUAIL RUN, BULLHEAD CITY, AZ 86442-7770

County:	**MOHAVE AZ**	Census Tract:	040159519.001021
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	220-09-025	Thomas Bros Pg-Grid:	

Valuation

Value:	**$385,000**	FSD:	26	Common Confidence Score:	28
Value Range:	$284,900 - $485,100	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	1579
Assd Land Value:		Market Land Value:	$58,670	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$333,971	Total Taxable Value:	$1,869
Total Assessed Value:	$39,264	Total Assessor Market Value:	$392,641	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 Subdivision: RIVIERA ESTATES Map Ref: PM 220-09 Sec/Twnship/Range: SEC 29 TWN 20N RNG 22W
Abbreviated Description: RIVIERA ESTATES1ST AMENDED LOT 24

Property Characteristics

Lot Size:	27,443 SF	Bedrooms:		Pool:	
Building Area:	2392 SF	Baths:	2	Fireplace:	1
Year Built:	1975	Partial Baths:	1	Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	5	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/13/2026	Sales Price:	N/A
Document #:	2026013026 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/14/2022	Sales Price:	N/A
Document #:	2022038477 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/14/2022		
Document Type:			

Legal Description:
Lot: 24 Subdivision: FIRST AMENDED MAP OF RIVIERA ESTATES Map Ref: DOC 11883

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	N/A
Document #:	2022028766 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/08/2022		
Document Type:			

Legal Description:
Lot: 24 Subdivision: FIRST AMENDED MAP OF RIVERA ESTATES Map Ref: DOC 11883

Mortgage Record

Recording Date:	04/05/2021	Loan Amount:	N/A

ICE SiteX Report

OrderID: 97632478

Document #:	2021024653 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Lot: 24 Subdivision: RIVIERA ESTATES

Prior Transfer

Recording Date:	04/14/2020	Sales Price:	$168,650
Document #:	2020021566 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/03/2019	Sales Price:	N/A
Document #:	2019016138 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/20/2019		
Document Type:			

Legal Description:
Lot: 24 Subdivision: FIRST AMENDED MAP OF RIVIERA ESTATES Map Ref: DOC11883
City/Muni/Twp: BULLHEAD CITY

Prior Transfer

Recording Date:	03/29/2019	Sales Price:	$200,800
Document #:	2019015465 BK-PG 5317-0444	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/24/2004	Sales Price:	N/A
Document #:	2004110688 BK-PG 5317-0442	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/19/2004		
Document Type:			

Legal Description:
Lot: 24 Subdivision: FIRST AMENDED MAP OF RIVIERA TRACT

Prior Transfer

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

Legal Description:
Lot: 24 Subdivision: RIVIERA ESTATES Map Ref: PM 220-09 Sec/Twnship/Range: SEC 29 TWN 20N RNG 22W
Abbreviated Description: RIVIERA ESTATES1ST AMENDED LOT 24

Area Sales Analysis

Total Area Sales	$2,808,300	Median # of Bedrooms	
Median Lot Size	6,713 SF	Median # of Baths	1
Median Living Area	1,340 SF	Median Year Built	1978
Price Range - 2 Yrs	$99,000 to $350,000	Age Range	41 years to 62 years
Median Value	$219,900	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**2331 HUMMINGBIRD LN** **BULLHEAD CITY, AZ 86442-7764**	04/30/2026	$200,000	$97	2045	//2	1978	37,897 SF	
		APN: 220-09-033 Document #: 2026023805 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 32 Subdivision: FIRST AMENDED MAP OF RIVIERA ESTATES MapRef: MB 100 PG 438 Abbreviated Description: Lot:32 Subdivision:FIRST AMENDED MAP OF RIVIERA ESTATES Map Ref:MB 100 PG 438								
2	1.19Mi.	**2019 KINGSTON DR** **BULLHEAD CITY, AZ 86442-5629**	04/20/2026	$194,900	$203	956	//1	1973	6,000 SF	
		APN: 218-03-121 Document #: 2026021448 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 843 Subdivision: COLORADO RIVIERA NO 4 MapRef: MB 116 PG 190 Abbreviated Description: Lot:843 Subdivision:COLORADO RIVIERA NO 4 Map Ref:MB 116 PG 190								
3	1.18Mi.	**2050 BERMUDA DR** **BULLHEAD CITY, AZ 86442-5541**	03/27/2026	$250,000	$244	1021	/2/1	1981	10,560 SF	
		APN: 218-06-023 Document #: 2026015828 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 23 Subdivision: RIVIERA HEIGHTS MapRef: MB 116 PG 28 Abbreviated Description: Lot:23 Subdivision:RIVIERA HEIGHTS Map Ref:MB 116 PG 28								
4	1.26Mi.	**2036 PANORAMA DR** **BULLHEAD CITY, AZ 86442-5527**	03/05/2026	$175,000	$90	1944	/3/1	1972	6,300 SF	
		APN: 218-09-031 Document #: 2026011459 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 312&313 Subdivision: RIVIERA TERRACE MapRef: MB 116 PG 28 Abbreviated Description: Lot:312&313 Subdivision:RIVIERA TERRACE Map Ref:MB 116 PG 28								
5	1.01Mi.	**2074 KINGSTON DR** **BULLHEAD CITY, AZ 86442-5630**	01/30/2026	$110,000	$89	1230	//1	1967	5,906 SF	
		APN: 218-03-099 Document #: 2026004986 Document Type: Price Code: V Land Use: Rural/Agricultural Residence Legal: Lot: 819 Subdivision: COLORADO RIVIERA NO 4 MapRef: DOC 130852 Abbreviated Description: Lot:819 Subdivision:COLORADO RIVIERA NO 4 Map Ref:DOC 130852								
6	1.24Mi.	**2010 BERMUDA DR** **BULLHEAD CITY, AZ 86442-5579**	10/03/2025	$219,900	$197	1116	//1	1964	6,485 SF	
		APN: 218-03-116 Document #: 2025048159								

ICE SiteX Report

OrderID: 97632478

Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 838 Subdivision: COLORADO RIVIERA NO 4 MapRef: MB 116 PG 28 Abbreviated Description: Lot:838 Subdivision:COLORADO RIVIERA NO 4 Map Ref:MB 116 PG 28

7	1.34Mi.	**2049 PANORAMA DR** **BULLHEAD CITY, AZ 86442-5526**	09/23/2025	$152,500	$128	1184	/2/1	1980	7,000 SF

APN: 218-09-074 Document #: 2025046105
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 355 Subdivision: RIVIERA TERRACE MapRef: DOC 151823 Abbreviated Description: Lot:355 Subdivision:RIVIERA TERRACE Map Ref:DOC 151823

8	.59Mi.	**2440 CAMINO DEL RIO** **BULLHEAD CITY, AZ 86442-7443**	08/28/2025	$300,000	$188	1593	//1	1979	9,184 SF

APN: 220-21-058A Document #: 2025042206
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 371&372 Subdivision: PLAYA DEL RIO UNIT 4 Tract No: 1113 MapRef: MB 128 PG 123 Abbreviated Description: Lot:371&372 Subdivision:PLAYA DEL RIO UNIT 4 Tract No:1113 Map Ref:MB 128 PG 123

9	1.42Mi.	**1867 RIVIERA BLVD** **BULLHEAD CITY, AZ 86442-5127**	08/27/2025	$242,000	$155	1557	/2/2	1985	7,200 SF

APN: 218-02-179 Document #: 2025041973
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 190 Subdivision: COLORADO RIVIERA MapRef: DOC 91746 Abbreviated Description: Lot:190 Subdivision:COLORADO RIVIERA Map Ref:DOC 91746

10	.34Mi.	**2548 COUNTRY CLUB DR** **BULLHEAD CITY, AZ 86442-7708**	07/21/2025	$275,000	$215	1274	//1	1979	6,000 SF

APN: 220-17-117 Document #: 2025035733
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 10 Block: 13 Subdivision: COUNTRY CLUB MANOR Tract No: 1066 MapRef: DOC 60258 Abbreviated Description: Lot:10 Block:13 Subdivision:COUNTRY CLUB MANOR Tract No:1066 Map Ref:DOC 60258

11	1.54Mi.	**1915 SEA BREEZE LN** **BULLHEAD CITY, AZ 86442-5157**	06/11/2025	$99,000	$73	1340	//1	1967	9,000 SF

APN: 218-02-512 Document #: 2025029171
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 575&576 Subdivision: COLORADO RIVIERA NO 3 MapRef: DOC 111094 Abbreviated Description: Lot:575&576 Subdivision:COLORADO RIVIERA NO 3 Map Ref:DOC 111094

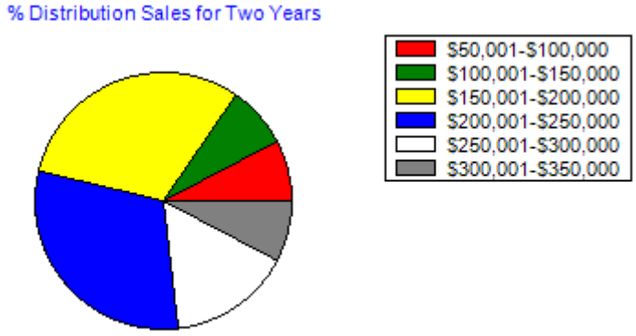
12	.62Mi.	**2584 CAMINO DEL RIO** **BULLHEAD CITY, AZ 86442-7612**	05/06/2025	$350,000	$237	1474	//1	1978	6,713 SF

APN: 220-11-200 Document #: 2025023053
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 196 Subdivision: PLAYA DEL RIO UNIT 2 Tract No: 1050 MapRef: DOC 36530 Abbreviated Description: Lot:196 Subdivision:PLAYA DEL RIO UNIT 2 Tract No:1050 Map Ref:DOC 36530

13	.51Mi.	**2547 VIA ARROYO** **BULLHEAD CITY, AZ 86442-7656**	01/31/2025	$240,000	$139	1716	//1	1973	6,050 SF

APN: 220-11-187 Document #: 2025005298
Document Type: Price Code: V
Land Use: Rural/Agricultural Residence
Legal: Lot: 183 Subdivision: PLAYA DEL RIO UNIT 2 Tract No: 1050 MapRef: DOC 36530 Abbreviated Description: Lot:183 Subdivision:PLAYA DEL RIO UNIT 2 Tract No:1050 Map Ref:DOC 36530

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.

ICE SiteX Report

OrderID: 97632478

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.	**2311 QUAIL RUN**		$392,641	$39,264	2,392	//2	1975	27,443 SF	
.03Mi.	**2304 QUAIL RUN**		$270,561	$27,056	2,205	//2	1981	24,394 SF	
.04Mi.	**2325 QUAIL RUN**		$320,615	$32,062	2,270	//1	1980	24,829 SF	
.05Mi.	**2312 QUAIL RUN**		$215,543	$21,554	1,316	//2	1975	1 SF	
.06Mi.	**2323 HUMMINGBIRD LN**		$228,558	$22,856	1,320	//1	1971	37,897 SF	
.06Mi.	**2335 QUAIL RUN**		$203,202	$20,320	1,346	//1	1968	23,522 SF	
.07Mi.	**2331 HUMMINGBIRD LN**		$343,002	$34,300	2,045	//2	1978	37,897 SF	
.08Mi.	**1343 NEWBERRY DR**		$346,981	$34,698	2,657	//1	1979	30,056 SF	
.08Mi.	**1411 NEWBERRY DR**		$334,888	$33,489	2,544	//1	1974	27,443 SF	
.09Mi.	**2319 STALLION RD**		$198,282	$19,828	1,372	//1	1976	35,284 SF	
.1Mi.	**1390 NEWBERRY DR**		$223,143	$22,314	1,850	//2	1978	20,038 SF	
.11Mi.	**1350 NEWBERRY DR**		$377,304	$37,730	1,803	//1	1981	20,473 SF	Yes
.11Mi.	**2339 STALLION RD**		$306,108	$30,611	2,184	//2	1982	38,333 SF	
.11Mi.	**1317 NEWBERRY DR**		$296,667	$29,667	2,140	//2	1978	34,848 SF	
.11Mi.	**1410 NEWBERRY DR**		$180,589	$18,059	1,232	//1	1966	18,731 SF	
.12Mi.	**2365 QUAIL RUN**		$311,144	$31,114	2,291	//1	1968	22,651 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	50.4 years old	Households:	14,793
Median Household Income:	$47,169	Households w/Family:	58%
Household Income Per Capita:	$24,176	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Colorado River Union High School District	Students:	1,847
Number of Schools:	3	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
13.49Mi.	**Cruhsd Academy** Number of Students: 195 Student-Teacher Ratio: 32.5	D-	Public	9 - 12
1.26Mi.	**Mohave High School** Number of Students: 1,067 Student-Teacher Ratio: 19.4 Advanced Placement: Yes	D	Public	9 - 12
1.26Mi.	**Mohave High School** Number of Students: 1,067 Student-Teacher Ratio: 19.4 Advanced Placement: Yes	D	Public	9 - 12
2.78Mi.	**Fox Creek Jr High School** Number of Students: 433 Student-Teacher Ratio: NA	D	Public	5 - 8
2.78Mi.	**Fox Creek Jr High School** Number of Students: 433 Student-Teacher Ratio: NA	D	Public	5 - 8
2.27Mi.	**Diamondback Elementary School** Number of Students: 313 Student-Teacher Ratio: NA	D	Public	PK - 6
2.27Mi.	**Diamondback Elementary School** Number of Students: 313 Student-Teacher Ratio: NA	D	Public	PK - 6
13.49Mi.	**Cruhsd Academy** Number of Students: 195 Student-Teacher Ratio: 32.5	D-	Public	9 - 12

Flood Report

The Subject Property of **2311 QUAIL RUN, BULLHEAD CITY, AZ 86442-7770** 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.

ICE SiteX Report

OrderID: 97632478

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	138%	NOTABLY HIGHER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	121%	HIGHER
OVERALL	120%	HIGHER

Disaster Alerts

No alerts noted

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