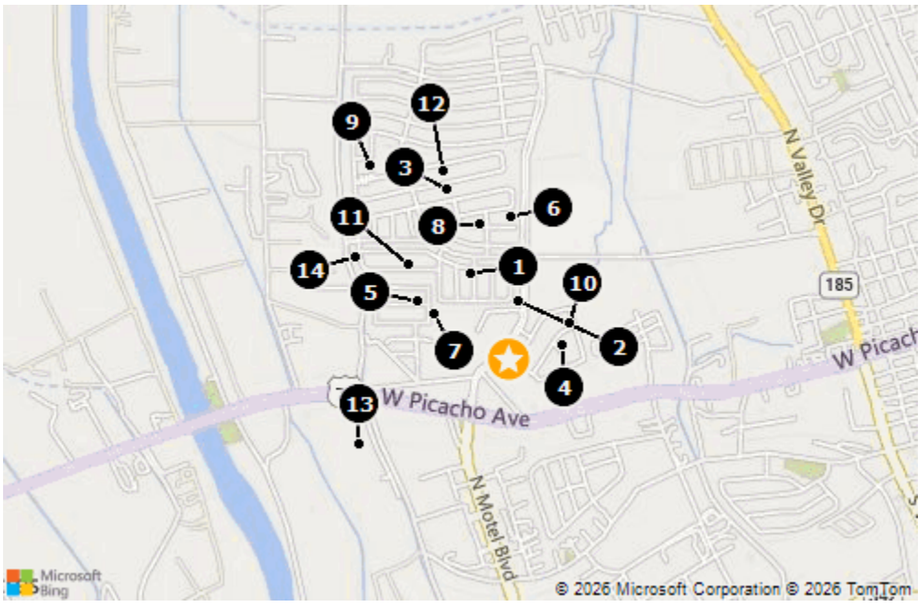
ICE SiteX Report

OrderID: 98305864

SiteX Property Information Report



Subject Property Location

2404 MOON RIVER LOOP, LAS CRUCES, NM 88007-8037

County:	**DONA ANA NM**	Census Tract:	350130002.041000
Property Use:	Single Family Residential	Zoning:	AGRICULTURAL
Parcel Number:	4-005-135-194-102	Thomas Bros Pg-Grid:	

Valuation

Value:	**$166,000**	FSD:	17	Common Confidence Score:	46
Value Range:	$137,780 - $194,220	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2IN_R
Assd Land Value:	$10,000	Market Land Value:	$30,000	Tax Year:	2025
Assd Improvement:	$24,824	Market Improvment Value:	$74,471	Total Taxable Value:	$1,055
Total Assessed Value:	$34,824	Total Assessor Market Value:	$104,471	Delinquent Year:	
				Tax Account ID:	R0226084
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 51 Block: B Subdivision: WEST PICACHO ESTATES SUBDIVISION PHASE 1 Phase No: 1 Sec/Twnship/Range: SEC 14 TWN 23S RNG 01E
Abbreviated Description: SUBD: WEST PICACHO ESTATES SUBDIVISION PHASE 1 (BK 18 PG 786-787 - 9723531) LOT: 51 BLOCK: B S: 14 T: 23S R: 1E

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1344 SF	Baths:	2	Fireplace:	
Year Built:	1998	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/30/2025	Sales Price:	$61,216
Document #:	2509447 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/10/2025	Sales Price:	N/A
Document #:	2507972 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/10/2025		
Document Type:			
Legal Description:			

Lot: 51 Block: B Subdivision: WEST PIEACHO ESTATES Phase No: I
City/Muni/Twp: LAS CRUCES

Prior Transfer

Recording Date:	10/18/2007	Sales Price:	N/A
Document #:	0735539 BK-PG 260-1669	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/04/2007	Loan Amount:	N/A

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Document #:	0734182 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2037	Type Finance:	

Legal Description:
Lot: 51 Block: B Subdivision: WEST PICACHO ESTATES PHASE 1

Prior Transfer

Recording Date:	03/29/2001	Sales Price:	N/A
Document #:	RECN0007763 BK-PG 260-1668	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/28/2001		
Document Type:			

Legal Description:
Lot: 51 Block: B Subdivision: WEST PICACHO ESTATES PHASE 1 Map Ref: MB18 PG786&787
City/Muni/Twp: LAS CRUCES

Prior Transfer

Recording Date:	03/29/2001	Sales Price:	N/A
Document #:	RECN0007762 BK-PG 260-1667	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/21/1998		
Document Type:			

Legal Description:
Lot: 51 Block: B Subdivision: WEST PICACHO ESTATES PHASE I Map Ref: MB18 PG786&787
City/Muni/Twp: LAS CRUCES

Prior Transfer

Recording Date:	04/10/1925	Sales Price:	N/A
Document #:	2507972 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 51 Block: B Subdivision: WEST PICACHO ESTATES SUBDIVISION PHASE 1 Phase No: 1 Sec/Twnship/Range: SEC 14 TWN 23S RNG 01E
Abbreviated Description: SUBD: WEST PICACHO ESTATES SUBDIVISION PHASE 1 (BK 18 PG 786-787 - 9723531) LOT: 51 BLOCK: B S: 14 T: 23S R: 1E

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,665 SF	Median # of Baths	2
Median Living Area	1,721 SF	Median Year Built	2006
Price Range - 2 Yrs		Age Range	7 years to 126 years
Median Value		Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**1331 MAGOFFIN PL** **LAS CRUCES, NM 88007-8136**	08/06/2026			2056	/4/2	2007	6,795 SF	
		APN: 4-005-134-137-476 Document #: 2618648 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: M Subdivision: LEGENDS WEST SUBDIVISION Phase No: II MapRef: MB 21 PG 208&209 Abbreviated Description: Lot:2 Block:M Subdivision:LEGENDS WEST SUBDIVISION Phase No:II Map Ref:MB 21 PG 208&209City/Muni/Twp:LAS CRUCES City/Muni/Twp: LAS CRUCES								
2	.16Mi.	**1287 FOUNTAIN LOOP** **LAS CRUCES, NM 88007-8093**	05/12/2026			2037	/4/2.5	2006	10,237 SF	
		APN: 4-005-134-206-519 Document #: 2611028 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: J Subdivision: LEGENDS WEST SUBDIVISION PHASE II MapRef: MB 21 PG 208-209 Abbreviated Description: Lot:20 Block:J Subdivision:LEGENDS WEST SUBDIVISION PHASE II Map Ref:MB 21 PG 208-209City/Muni/Twp:LAS CRUCES City/Muni/Twp: LAS CRUCES								
3	.5Mi.	**2873 MERIWETHER ST** **LAS CRUCES, NM 88007-1950**	04/02/2026			1319	/4/2	2007	5,750 SF	
		APN: 4-005-134-106-384 Document #: 2607502 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Subdivision: LEGENDS WEST NORTH Phase No: I MapRef: MB 22 PG 83-91 Abbreviated Description: Lot:29 Subdivision:LEGENDS WEST NORTH Phase No:I Map Ref:MB 22 PG 83-91City/Muni/Twp:LAS CRUCES City/Muni/Twp: LAS CRUCES								
4	.15Mi.	**2528 WALTZ LN** **LAS CRUCES, NM 88007-8049**	02/05/2026			1404	/3/2	2008	6,534 SF	
		APN: 4-005-135-271-079 Document #: 2602887 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: D Subdivision: WEST PICACHO ESTATES SUBDIVISION MapRef: MB 19 PG 244&245 Abbreviated Description: Lot:5 Block:D Subdivision:WEST PICACHO ESTATES SUBDIVISION Map Ref:MB 19 PG 244&245City/Muni/Twp:LAS CRUCES City/Muni/Twp: LAS CRUCES								
5	.3Mi.	**2970 RILLITO DR** **LAS CRUCES, NM 88007-8099**	12/15/2025			2280	/4/2	2006	10,890 SF	
		APN: 4-005-135-065-016 Document #: 2527874 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 40 Subdivision: RTLLITO ACRES PHASE 1B SUBDIVISION MapRef: MB 21 PG 394&395 Abbreviated Description: Lot:40 Subdivision:RTLLITO ACRES PHASE 1B SUBDIVISION Map Ref:MB 21 PG 394&395								
6	.4Mi.	**2855 LAKE VALLEY AVE** **LAS CRUCES, NM 88007-1904**	10/09/2025			2238	/3/2.5	2005	5,401 SF	
		APN: 4-005-134-195-394 Document #: 2522502 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: C Subdivision: LEGENDS WEST SUBDIVISION PHASE 1 MapRef: MB 21 PG 105&106 Abbreviated Description: Lot:6 Block:C Subdivision:LEGENDS WEST SUBDIVISION PHASE 1 Map Ref:MB 21 PG 105&106City/Muni/Twp:LAS CRUCES City/Muni/Twp: LAS CRUCES								
7	.24Mi.	**2990 PETUNIA LN** **LAS CRUCES, NM 88007-5090**	09/11/2025			1344	/3/2	2000	10,019 SF	
		APN: 4-005-135-061-035 Document #: 2519693 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Subdivision: RILLITO ACRES SUBDIVISION Phase No: 1A MapRef: MB 19 PG 729-731 Abbreviated Description: Lot:18 Subdivision:RILLITO ACRES SUBDIVISION Phase No:1A Map Ref:MB 19 PG 729-731City/Muni/Twp:LAS CRUCES City/Muni/Twp: LAS CRUCES								
8	.39Mi.	**2856 OX CART CT** **LAS CRUCES, NM 88007-1902**	09/08/2025			1348	/3/2	2006	7,362 SF	

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APN: 4-005-134-151-401 Document #: 2519316
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: E Subdivision: LEGENDS WEST SUBDIVISION PHASE I MapRef: MB21 PG105&106PL4090 Abbreviated Description: Lot:4 Block:E Subdivision:LEGENDS WEST SUBDIVISION PHASE I Map Ref:MB21 PG105&106PL4090City/Muni/Twp:LAS CRUCES City/Muni/Twp: LAS CRUCES

9	.65Mi.	**1535 PUEBLO BONITO PL** **LAS CRUCES, NM 88007-1977**	08/29/2025	1358	/3/2	2019	5,227 SF

APN: 4-004-134-518-321 Document #: 2518794
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: LEGENDS WEST NORTH PHASE 2B MapRef: MB 24 PG 417-419 Abbreviated Description: Lot:72 Subdivision:LEGENDS WEST NORTH PHASE 2B Map Ref:MB 24 PG 417-419City/Muni/Twp:LAS CRUCES City/Muni/Twp: LAS CRUCES

10	.2Mi.	**2545 MOON RIVER LOOP** **LAS CRUCES, NM 88007-8055**	08/29/2025	2560	/4/3	2002	7,405 SF

APN: 4-005-135-284-049 Document #: 2518758
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: C Subdivision: WEST PICACHO ESTATES Phase No: II MapRef: MB 19 PG 244-245 Abbreviated Description: Lot:19 Block:C Subdivision:WEST PICACHO ESTATES Phase No:II Map Ref:MB 19 PG 244-245

11	.38Mi.	**2952 ONATE RD** **LAS CRUCES, NM 88007-8120**	08/19/2025	1104	/3/2.5	2006	5,271 SF

APN: 4-005-134-049-494 Document #: 2517713
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 147 Subdivision: LEGENDS WEST SUBDIVISION PHASE IV MapRef: MB 21 PG 344-346 Abbreviated Description: Lot:147 Subdivision:LEGENDS WEST SUBDIVISION PHASE IV Map Ref:MB 21 PG 344-346City/Muni/Twp:LAS CRUCES City/Muni/Twp: LAS CRUCES

12	.54Mi.	**2869 BORROUGHS ST** **LAS CRUCES, NM 88007-1953**	08/15/2025	2179	/3/2	2016	5,271 SF

APN: 4-005-134-102-358 Document #: 2517482
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 114 Subdivision: LEGENDS WEST NORTH Phase No: 1 MapRef: MB 22 PG 83-91 Abbreviated Description: Lot:114 Subdivision:LEGENDS WEST NORTH Phase No:1 Map Ref:MB 22 PG 83-91City/Muni/Twp:LAS CRUCES City/Muni/Twp: LAS CRUCES

13	.47Mi.	**813 ROADRUNNER LN** **LAS CRUCES, NM 88005-5036**	08/15/2025	2460	/3/1	1900	67,083 SF

APN: 4-004-135-515-224 Document #: 2517445
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S14&S15 T23SR01E Abbreviated Description: Sec/Twnship/Range:S14&S15 T23SR01E

14	.5Mi.	**1349 MOGOLLON RD** **LAS CRUCES, NM 88007-1941**	07/16/2025	1357	/3/2	2007	6,011 SF

APN: 4-004-134-502-482 Document #: 2515219
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 182 Subdivision: LEGENDS WEST SUBDIVISION Phase No: IV MapRef: MB 21 FO 344-346 Abbreviated Description: Lot:182 Subdivision:LEGENDS WEST SUBDIVISION Phase No:IV Map Ref:MB 21 FO 344-346

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.

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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.	**2404 MOON RIVER LOOP**	**04/10/1925**	$104,471	$34,824	1,344	/3/2	1998	6,098 SF	
.03Mi.	**2550 MOON RIVER LOOP**	**11/26/1997**	$94,215	$31,405	1,200	/3/2	1998	6,970 SF	
.04Mi.	**2420 MOON RIVER LOOP**	**08/07/1925**	$105,762	$35,254	1,344	/3/2	1998	7,841 SF	
.08Mi.	**2432 MOON RIVER LOOP**	**09/10/2004**	$76,900	$25,634	1,144	/3/2	1999	6,970 SF	
.08Mi.	**1018 MOON RIVER LOOP**	**02/08/2019**	$104,505	$34,835	1,296	/3/2	1999	7,405 SF	
.09Mi.	**1025 MOON RIVER LOOP**	**07/16/2020**	$83,811	$27,937	1,120	/3/2	1998	7,841 SF	
.1Mi.	**1023 RHAPSODY LN**	**12/20/1999**	$152,015	$50,672	1,624	/3/2	1997	7,405 SF	
.1Mi.	**1027 RHAPSODY LN**	**11/18/2004**	$120,428	$40,143	2,176	/5/3	1999	7,405 SF	
.11Mi.	**1029 MOON RIVER LOOP**	**04/04/1998**	$33,402	$11,134	640			8,276 SF	
.11Mi.	**2457 MOON RIVER LOOP**	**11/13/2006**	$74,299	$24,766	2,232	/4/3	2004	7,405 SF	
.11Mi.	**1016 RHAPSODY LN**	**03/12/2004**	$31,508	$10,503	800			6,534 SF	
.11Mi.	**1030 MOON RIVER LOOP**	**10/16/1998**	$111,298	$37,099	1,296	/3/2	1999	7,405 SF	
.11Mi.	**1031 RHAPSODY LN**	**05/14/2007**	$90,947	$30,316	1,176	/3/2	1995	7,405 SF	
.12Mi.	**1033 MOON RIVER LOOP**	**03/23/2005**	$109,577	$36,526	1,512	/3/2	1997	8,276 SF	
.12Mi.	**2529 WALTZ LN**	**07/11/2022**	$153,830	$51,277	1,458	/3/2	2000	6,534 SF	
.13Mi.	**2452 MOON RIVER LOOP**	**03/10/2023**	$132,983	$44,328	1,080	/3/2	1997	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	40.6 years old	Households:	9,928
Median Household Income:	$73,553	Households w/Family:	76%
Household Income Per Capita:	$34,848	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Las Cruces Public Schools	Students:	22,782
Number of Schools:	39	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.16Mi.	**MacArthur Elementary School** Number of Students: 335 Student-Teacher Ratio: 11.55	C	Public	EE - 5
5.10Mi.	**Arrowhead Park Early College High School** Number of Students: 549 Student-Teacher Ratio: 8.71	D+	Public	9 - 12
0.98Mi.	**Mayfield High School** Number of Students: 1,327 Student-Teacher Ratio: NA Advanced Placement: Yes	B+	Public	9 - 12
0.09Mi.	**Picacho Middle School** Number of Students: 698 Student-Teacher Ratio: 11.44	B	Public	6 - 8

Flood Report

The Subject Property of **2404 MOON RIVER LOOP, LAS CRUCES, NM 88007-8037** 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	93%	SIMILAR
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	74%	NOTABLY LOWER
OVERALL	84%	LOWER

Disaster Alerts

6/23/2025 - Severe Storm, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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