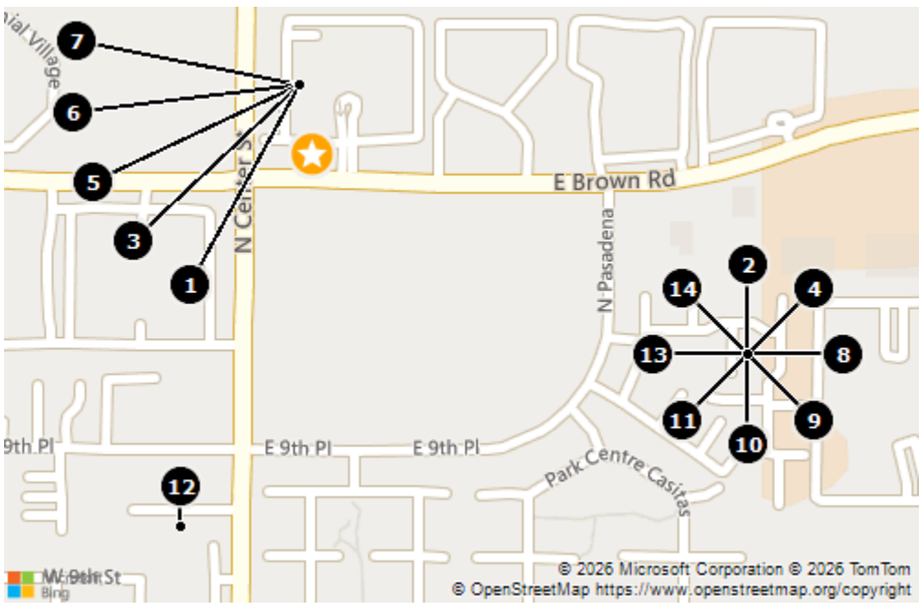
ICE SiteX Report

OrderID: 97632349

SiteX Property Information Report



Subject Property Location

30 E BROWN RD, MESA, AZ 85201-3533

County:	**MARICOPA AZ**	Census Tract:	040134210.022001
Property Use:	Condominium Unit (Residential)	Zoning:	M-H
Parcel Number:	137-19-318	Thomas Bros Pg-Grid:	741-2H

Valuation

Value:	**$230,000**	FSD:	12	Common Confidence Score:	56
Value Range:	$202,400 - $257,600	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	041000
Assd Land Value:		Market Land Value:	$44,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$178,200	Total Taxable Value:	$492
Total Assessed Value:	$22,270	Total Assessor Market Value:	$222,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2048 Subdivision: RAMBLEWOOD AMD 2 Map Ref: MB 24325 Sec/Twnship/Range: SEC 15 TWN 1N RNG 5E
Abbreviated Description: RAMBLEWOOD AMD TWO MCR 243-25 UNIT 2048 BLDG 01 T OG W/AN UNDIV .71017% INT IN THE COMMON ELEMENTS

Property Characteristics

Lot Size:	78 SF	Bedrooms:		Pool:	
Building Area:	981 SF	Baths:	2	Fireplace:	
Year Built:	1982	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	1	A/C:	Refrig
Style:		Basement:		Roof Cover:	2
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/22/2026	Sales Price:	N/A
Document #:	20260238824 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/30/2026	Sales Price:	N/A
Document #:	20260183721 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/26/2026	Sales Price:	N/A
Document #:	20260045082 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/24/2025	Loan Amount:	N/A
Document #:	20250042153 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	02/01/2035	Type Finance:	
Legal Description:			

Subdivision: PAMELEWOOD AMENDED II Legal Unit: 2048

ICE SiteX Report

OrderID: 97632349

Prior Transfer

Recording Date:	01/24/2025	Sales Price:	$265,000
Document #:	20250042151 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2048 Subdivision: RAMBLEWOOD AMD 2 Map Ref: MB 24325 Sec/Twnship/Range: SEC 15 TWN 1N RNG 5E
Abbreviated Description: RAMBLEWOOD AMD TWO MCR 243-25 UNIT 2048 BLDG 01 T OG W/AN UNDIV .71017% INT IN THE COMMON ELEMENTS

Prior Transfer

Recording Date:	01/24/2025	Sales Price:	$265,000
Document #:	20250042151 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	01/09/2025		
Document Type:			

Legal Description:
Subdivision: RAMBLEWOOD AMENDED II Legal Unit: 2048 Map Ref: MB 243 PG 25

Prior Transfer

Recording Date:	06/28/2024	Sales Price:	$130,000
Document #:	20240345930 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/13/2024		
Document Type:			

Legal Description:
Subdivision: RAMBLEWOOD AMENDED II Legal Unit: 2048 Map Ref: MB 243 PG 25

Prior Transfer

Recording Date:	07/06/2009	Sales Price:	N/A
Document #:	2009-0614880 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/06/2009		
Document Type:			

Legal Description:
Subdivision: RAMBLEWOOD CONDOMINIUMS Legal Unit: 2048 Map Ref: MAP243 PG25

Prior Transfer

Recording Date:	09/16/2008	Sales Price:	$93,900
Document #:	2008-0800640 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/18/2008		
Document Type:			

Legal Description:
Subdivision: RAMBLEWOOD CONDOMINIUMS Legal Unit: 2048 Map Ref: MAP243 PG25
City/Muni/Twp: MESA

Prior Transfer

Recording Date:	07/10/2008	Sales Price:	$112,099
Document #:	2008-0604388 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/03/2008		
Document Type:			

Legal Description:
Subdivision: RAMBLEWOOD CONDOMINIUMS Legal Unit: 2048 Map Ref: MAP243 PG25
City/Muni/Twp: MESA

Prior Transfer

Recording Date:	05/15/2008	Sales Price:	$146,250
Document #:	2008-0432310 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/20/2006	Sales Price:	$118,146
Document #:	2006-1516925 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/20/2006	Sales Price:	N/A
Document #:	2006-1387085 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/10/2006		
Document Type:			

Legal Description:
Subdivision: RAMBLEWOOD CONDOMINIUMS Legal Unit: 2048 Map Ref: MAP243 PG25

Prior Transfer

Recording Date:	05/30/2006	Sales Price:	$66,100
Document #:	2006-0722214 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/28/2006	Sales Price:	$120,000
Document #:	2006-0574930 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/21/2006		
Document Type:			

Legal Description:
Subdivision: RAMBLEWOOD CONDOMINIUMS Legal Unit: 2048 Map Ref: MAP243 PG25

Mortgage Record

Recording Date:	08/13/2004	Loan Amount:	N/A
Document #:	2004-0945784 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2034	Type Finance:	

ICE SiteX Report

OrderID: 97632349

Legal Description:
Subdivision: RAMBLEWOOD CONDOMINIUMS Legal Unit: 2048

Mortgage Record

Recording Date:	03/13/2003	Loan Amount:	N/A
Document #:	2003-0312283 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/27/2043	Type Finance:	

Legal Description:
Subdivision: RAMBLEWOOD CONDOMINIUMS Legal Unit: 2048

Area Sales Analysis

Total Area Sales	$3,374,899	Median # of Bedrooms	
Median Lot Size	445 SF	Median # of Baths	2
Median Living Area	945 SF	Median Year Built	1985
Price Range - 2 Yrs	$155,000 to $309,900	Age Range	30 years to 51 years
Median Value	$245,750	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**30 E BROWN RD** **MESA, AZ 85201-3527**	05/28/2026	$176,000	$239	736	2//1	1982	135 SF	
		APN: 137-19-344 Document #: 20260323533 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: RAMBLEWOOD AMENDED II Legal Unit: 1042 MapRef: MB 243 PG 25 Abbreviated Description: Subdivision:RAMBLEWOOD AMENDED II Legal Unit:1042 Map Ref:MB 243 PG 25								
2	.29Mi.	**1001 N PASADENA** **MESA, AZ 85201-3518**	04/16/2026	$240,000	$249	963	4//2.33	1985	100 SF	
		APN: 137-19-710 Document #: 20260226718 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: PARK CENTRE CASITAS Legal Unit: 18 MapRef: MB 285 PG 27 Abbreviated Description: Subdivision:PARK CENTRE CASITAS Legal Unit:18 Map Ref:MB 285 PG 27								
3	.07Mi.	**30 E BROWN RD** **MESA, AZ 85201-3537**	02/26/2026	$209,999	$242	867	//1	1983	822 SF	
		APN: 137-19-451 Document #: 20260110937 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: RAMBLEWOOD AMENDED II Legal Unit: 2106 MapRef: MB 243 PG 25 Abbreviated Description: Subdivision:RAMBLEWOOD AMENDED II Legal Unit:2106 Map Ref:MB 243 PG 25Abbreviated Description:BUILDING 14								
4	.35Mi.	**1001 N PASADENA** **MESA, AZ 85201-3522**	01/28/2026	$265,000	$275	963	4//2.33	1996	102 SF	
		APN: 137-19-773 Document #: 20260051479 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 81 Subdivision: PARK CENTRE CASITAS MapRef: MB 285 PG 27 Abbreviated Description: Lot:81 Subdivision:PARK CENTRE CASITAS Map Ref:MB 285 PG 27								
5	.07Mi.	**30 E BROWN RD** **MESA, AZ 85201-3531**	01/08/2026	$218,000	$251	867	//1	1984	819 SF	
		APN: 137-19-481 Document #: 20260012035 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: RAMBLEWOOD AMENDED II Legal Unit: 2012 MapRef: MB 243 PG 25 Abbreviated Description: Subdivision:RAMBLEWOOD AMENDED II Legal Unit:2012 Map Ref:MB 243 PG 25								
6	.07Mi.	**30 E BROWN RD** **MESA, AZ 85201-3529**	11/25/2025	$249,000	$271	917	3//1.33	1983	154 SF	
		APN: 137-19-447 Document #: 20250682449 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: RAMBLEWOOD CONDOMINIUMS Legal Unit: 1108 MapRef: MB 239 PG 16 Abbreviated Description: Subdivision:RAMBLEWOOD CONDOMINIUMS Legal Unit:1108 Map Ref:MB 239 PG 16								
7	.04Mi.	**30 E BROWN RD** **MESA, AZ 85201-3537**	11/21/2025	$160,000	$184	867	//1	1983	735 SF	
		APN: 137-19-461 Document #: 20250676872 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: RAMBLEWOOD Legal Unit: 2113 MapRef: MB 233 PG 3 Abbreviated Description: Subdivision:RAMBLEWOOD Legal Unit:2113 Map Ref:MB 233 PG 3								
8	.3Mi.	**1001 N PASADENA** **MESA, AZ 85201-3553**	11/13/2025	$300,000	$264	1133	//2.33	1989	84 SF	
		APN: 137-19-854 Document #: 20250657786 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: PARK CENTRE CASITAS Legal Unit: 162 Abbreviated Description: Subdivision:PARK CENTRE CASITAS Legal Unit:162								
9	.27Mi.	**1001 N PASADENA** **MESA, AZ 85201-3554**	11/05/2025	$242,500	$261	927	4//2	1993	910 SF	
		APN: 137-19-871 Document #: 20250641383 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Lot: 179 Subdivision: PARK CENTRE CASITAS MapRef: MB 285 PG 27 Abbreviated Description: Lot:179 Subdivision:PARK CENTRE CASITAS Map Ref:MB 285 PG 27								
10	.25Mi.	**1001 N PASADENA** **MESA, AZ 85201-3517**	10/16/2025	$275,000	$262	1047	5//2.33	1985	14,392 SF	
		APN: 137-19-695 Document #: 20250599269 Document Type: Price Code: V Land Use: Condominium Unit (Residential) Legal: Subdivision: PARK CENTRE CASITAS Legal Unit: 3 MapRef: MB 285 PG 27 Abbreviated Description: Subdivision:PARK CENTRE CASITAS Legal Unit:3 Map Ref:MB 285 PG 27								
11	.33Mi.	**1001 N PASADENA** **MESA, AZ 85201-3519**	10/03/2025	$155,000	$204	757	4//1	1986	71 SF	
		APN: 137-19-731 Document #: 20250572444 Document Type: Price Code: V Land Use: Condominium Unit (Residential)								

ICE SiteX Report

OrderID: 97632349

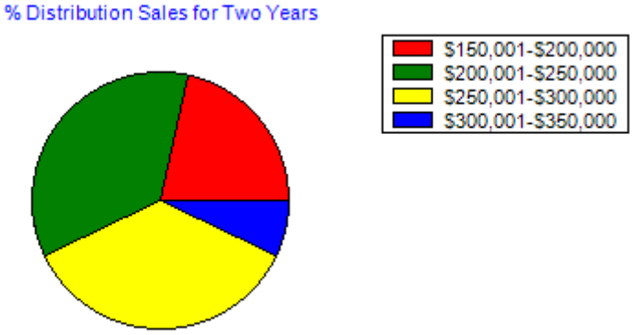
Legal: Lot: 39 Subdivision: PARK CENTRE CASITAS MapRef: MB 285 PG 27 Abbreviated Description: Lot:39 Subdivision:PARK CENTRE CASITAS Map Ref:MB 285 PG 27

12 .24Mi. **910 N CENTER ST** 09/30/2025 $277,000 $264 1046 4//2 1975 2,039 SF
MESA, AZ 85201-4236
APN: 137-22-117 Document #: 20250563269
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Lot: 21 Subdivision: PLAZA DE CASA MapRef: MB 164 MAP 33 Abbreviated Description: Lot:21 Subdivision:PLAZA DE CASA Map Ref:MB 164 MAP 33

13 .25Mi. **1001 N PASADENA** 08/21/2025 $297,500 $284 1047 5//2.33 1987 1,188 SF
MESA, AZ 85201-3555
APN: 137-19-888 Document #: 20250483263
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PARK CENTRE CASITAS Legal Unit: 196 MapRef: DOC 85-472131 Abbreviated Description: Subdivision:PARK CENTRE CASITAS Legal Unit:196 Map Ref:DOC 85-472131

14 .32Mi. **1001 N PASADENA** 07/29/2025 $309,900 $273 1133 //2.33 1993 80 SF
MESA, AZ 85201-3564
APN: 137-19-797 Document #: 20250434803
Document Type: Price Code: V
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PARK CENTRE CASITAS Legal Unit: 105 MapRef: MB 285 PG 27 Abbreviated Description: Subdivision:PARK CENTRE CASITAS Legal Unit:105 Map Ref:MB 285 PG 27

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.	**30 E BROWN RD**	**01/24/2025**	$222,700	$22,270	981	//2	1982	78 SF	
0Mi.	**30 E BROWN RD**	**06/13/2025**	$217,700	$21,770	917	3//1.33	1982	151 SF	
0Mi.	**30 E BROWN RD**	**11/21/2001**	$205,000	$20,500	867	//1	1982	73 SF	
0Mi.	**30 E BROWN RD**	**02/09/1993**	$222,700	$22,270	981	//2	1982	83 SF	
0Mi.	**30 E BROWN RD**	**10/07/2019**	$194,800	$19,480	736	2//1	1982	1,425 SF	
.01Mi.	**30 E BROWN RD**	**04/02/2025**	$205,000	$20,500	867	//1	1982	589 SF	
.01Mi.	**30 E BROWN RD**	**08/26/2024**	$205,000	$20,500	867	//1	1982	70 SF	
.01Mi.	**30 E BROWN RD**	**04/06/2022**	$205,000	$20,500	867	//1	1982	732 SF	
.01Mi.	**30 E BROWN RD**	**06/09/2023**	$217,700	$21,770	917	3//1.33	1982	147 SF	
.01Mi.	**30 E BROWN RD**	**04/24/2015**	$217,700	$21,770	917	3//1.33	1982	1,519 SF	
.01Mi.	**30 E BROWN RD**	**12/28/2010**	$222,700	$22,270	981	//2	1982	77 SF	
.01Mi.	**30 E BROWN RD**	**08/27/2012**	$222,700	$22,270	981	//2	1982	787 SF	
.01Mi.	**30 E BROWN RD**	**01/08/2025**	$222,700	$22,270	981	//2	1982	781 SF	
.02Mi.	**30 E BROWN RD**	**04/02/2013**	$222,700	$22,270	981	//2	1982	80 SF	
.02Mi.	**30 E BROWN RD**	**06/29/2007**	$222,700	$22,270	981	//2	1982	73 SF	
.02Mi.	**30 E BROWN RD**	**06/07/2024**	$217,700	$21,770	917	3//1.33	1982	1,522 SF	

Rent vs. Own

Households Occupied by Renters:	55%	Households Occupied by Owners:	37%

Demographics & Income

Median Age:	33.3 years old	Households:	21,181
Median Household Income:	$57,632	Households w/Family:	53%
Household Income Per Capita:	$30,931	Households w/Family Married:	30%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

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

ICE SiteX Report

OrderID: 97632349

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.95Mi.	**Kino Junior High School** Number of Students: 805 Student-Teacher Ratio: 20.38	D	Public	7 - 8
1.21Mi.	**Westwood High School** Number of Students: 3,135 Student-Teacher Ratio: 20.39 Advanced Placement: Yes	C-	Public	9 - 12
0.59Mi.	**Kerr Elementary School** Number of Students: 450 Student-Teacher Ratio: 14.06	A-	Public	KG - 6

Flood Report

The Subject Property of **30 E BROWN RD, MESA, AZ 85201-3533** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	148%	NOTABLY HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	101%	SIMILAR
MURDER	139%	NOTABLY HIGHER
OVERALL	125%	HIGHER

Disaster Alerts

6/12/2024 - Rose Fire 6/28/2024 - Boulder View Fire

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