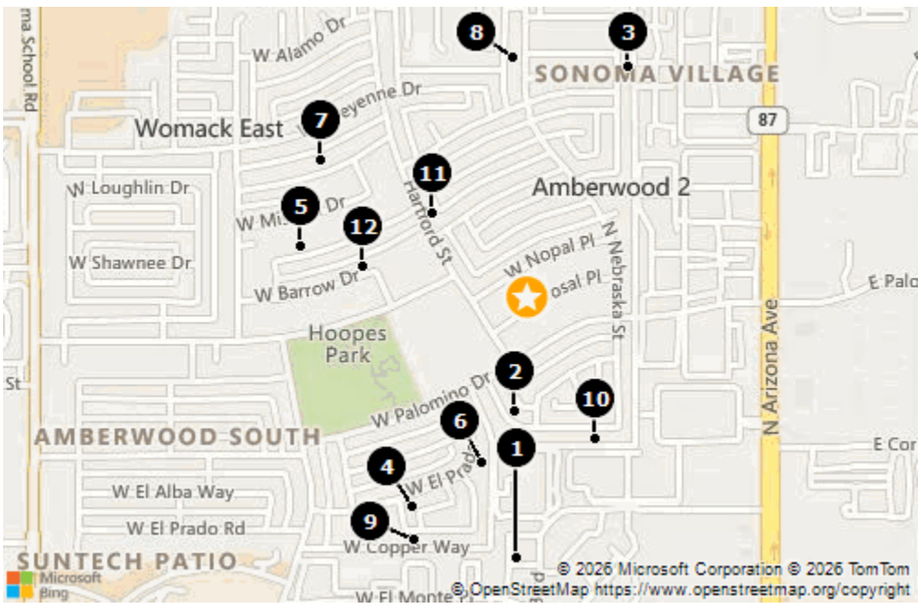
ICE SiteX Report

OrderID: 97775103

SiteX Property Information Report



Subject Property Location

316 W ROSAL PL, CHANDLER, AZ 85225-2666

County:	**MARICOPA AZ**	Census Tract:	040134222.092016
Property Use:	Single Family Residential	Zoning:	R-8.5
Parcel Number:	302-26-515	Thomas Bros Pg-Grid:	821-1F

Valuation

Value:	**$412,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$374,920 - $449,080	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	040300
Assd Land Value:		Market Land Value:	$72,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$291,600	Total Taxable Value:	$1,367
Total Assessed Value:	$36,450	Total Assessor Market Value:	$364,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MB 21334 Sec/Twnship/Range: SEC 16 TWN 1S RNG 5E
Abbreviated Description: PROJECT 12 ASSOCIATES MCR 213-34

Property Characteristics

Lot Size:	6,765 SF	Bedrooms:		Pool:	Yes
Building Area:	1441 SF	Baths:	2	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/01/2021	Sales Price:	N/A
Document #:	20210367159 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MB 21334 Sec/Twnship/Range: SEC 16 TWN 1S RNG 5E
Abbreviated Description: PROJECT 12 ASSOCIATES MCR 213-34

Prior Transfer

Recording Date:	04/01/2021	Sales Price:	N/A
Document #:	20210367159 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/12/2021		
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MB 213 PG 34

Prior Transfer

Recording Date:	08/31/2016	Sales Price:	$223,708
Document #:	2016-0627036 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/15/2016	Loan Amount:	N/A

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Document #:	2016-0579034 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES

Prior Transfer

Recording Date:	12/18/2015	Sales Price:	$136,451
Document #:	2015-0892683 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/01/2015	Sales Price:	N/A
Document #:	2015-0853610 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/12/2015		
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MAP213 PG34

Prior Transfer

Recording Date:	12/01/2015	Sales Price:	$219,000
Document #:	2015-0853609 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/12/2015		
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MAP213 PG34

Mortgage Record

Recording Date:	02/18/2014	Loan Amount:	N/A
Document #:	2014-0104536 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES

Prior Transfer

Recording Date:	12/01/2011	Sales Price:	$65,000
Document #:	2011-0992687 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/17/2011	Loan Amount:	N/A
Document #:	2011-0951975 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2041	Type Finance:	

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES

Prior Transfer

Recording Date:	11/17/2011	Sales Price:	N/A
Document #:	2011-0951974 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/16/2011		
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MAP213 PG34

Prior Transfer

Recording Date:	11/17/2011	Sales Price:	$140,000
Document #:	2011-0951973 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/15/2011		
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MAP213 PG34

Mortgage Record

Recording Date:	08/12/2011	Loan Amount:	N/A
Document #:	2011-0674999 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES

Prior Transfer

Recording Date:	08/12/2011	Sales Price:	$81,000
Document #:	2011-0674110 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/05/2011		
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MAP213 PG34

Prior Transfer

Recording Date:	04/12/2007	Sales Price:	$171,500
Document #:	2007-0427481 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/02/2007	Loan Amount:	N/A
Document #:	2007-0384437 BK-PG -	Loan Type:	Unknown

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TD Due Date:	04/01/2037	Type Finance:	FIX

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES

Prior Transfer

Recording Date:	06/15/2006	Sales Price:	$138,700
Document #:	2006-0806096 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/13/2005	Sales Price:	N/A
Document #:	2005-1528526 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/12/2005		
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MAP213 PG34

Prior Transfer

Recording Date:	03/01/2004	Sales Price:	$146,000
Document #:	2004-0206326 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/24/2004		
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MAP213 PG34

Prior Transfer

Recording Date:	05/07/2002	Sales Price:	$134,000
Document #:	2002-0472124 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/01/2002		
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MAP213 PG34

Prior Transfer

Recording Date:	05/01/2001	Sales Price:	N/A
Document #:	2001-0359707 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/23/2001		
Document Type:			

Legal Description:
Lot: 139 Subdivision: PROJECT 12 ASSOCIATES Map Ref: MAP213 PG34

Area Sales Analysis

Total Area Sales	$5,259,900	Median # of Bedrooms	
Median Lot Size	7,353 SF	Median # of Baths	2
Median Living Area	1,288 SF	Median Year Built	1982
Price Range - 2 Yrs	$345,000 to $556,000	Age Range	22 years to 47 years
Median Value	$437,500	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**416 W COPPER WAY** **CHANDLER, AZ 85225-2972**	05/29/2026	$415,000	$326	1271	6//2.67	2004	4,526 SF	
		APN: 302-28-222 Document #: 20260325574 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: ARBORLANE II MapRef: MB 655 PG 39 Abbreviated Description: Lot:15 Subdivision:ARBORLANE II Map Ref:MB 655 PG 39								
2	.15Mi.	**402 W EL PRADO RD** **CHANDLER, AZ 85225-3436**	05/28/2026	$449,000	$362	1240	6//2	1981	10,449 SF	
		APN: 302-26-733 Document #: 20260320343 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 181 Subdivision: DAVE BROWN UNIT TWO MapRef: MB 213 PG 35 Abbreviated Description: Lot:181 Subdivision:DAVE BROWN UNIT TWO Map Ref:MB 213 PG 35								
3	.34Mi.	**2807 N DAKOTA ST** **CHANDLER, AZ 85225-7191**	05/26/2026	$345,000	$248	1386	6//2	1979	6,935 SF	
		APN: 302-26-639 Document #: 20260315039 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 87 Subdivision: DAVE BROWN UNIT TWO MapRef: MB 213 PG 35 Abbreviated Description: Lot:87 Subdivision:DAVE BROWN UNIT TWO Map Ref:MB 213 PG 35								
4	.32Mi.	**525 W EL PRADO RD** **CHANDLER, AZ 85225-2644**	04/09/2026	$449,900	$349	1288	6//2	1983	10,810 SF	
		APN: 302-26-802 Document #: 20260209149 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 250 Subdivision: DAVE BROWN UNIT TWO MapRef: MB 213 PG 35 Abbreviated Description: Lot:250 Subdivision:DAVE BROWN UNIT TWO Map Ref:MB 213 PG 35								
5	.32Mi.	**680 W SHAWNEE DR** **CHANDLER, AZ 85225-2128**	03/24/2026	$425,000	$337	1258	5//2.33	1986	6,882 SF	
		APN: 302-91-620 Document #: 20260169921 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 382 Subdivision: MASTERCRAFT EAST UNIT SIX MapRef: MB 275 PG 48 Abbreviated Description: Lot:382 Subdivision:MASTERCRAFT EAST UNIT SIX Map Ref:MB 275 PG 48								
6	.23Mi.	**513 W EL PRADO RD** **CHANDLER, AZ 85225-2606**	03/04/2026	$385,000	$267	1441	6//2	1982	8,506 SF	Yes
		APN: 302-26-765 Document #: 20260125616 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 213 Subdivision: DAVE BROWN UNIT TWO MapRef: MB 213 PG 36 Abbreviated Description: Lot:213 Subdivision:DAVE BROWN UNIT TWO Map Ref:MB 213 PG 36

7	.34Mi.	**712 W LOUGHLIN DR CHANDLER, AZ 85225-2124**	02/26/2026	$520,000	$293	1772	6//2.33	1985	8,939 SF	Yes

APN: 302-26-338 Document #: 20260112162
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 104 Subdivision: WOMACK EAST UNIT TWO MapRef: MB 213 PG 19 Abbreviated Description: Lot:104 Subdivision:WOMACK EAST UNIT TWO Map Ref:MB 213 PG 19

8	.33Mi.	**2900 N NEBRASKA ST CHANDLER, AZ 85225-7182**	02/09/2026	$556,000	$345	1608	6//2	1981	7,501 SF	

APN: 302-26-619 Document #: 20260075245
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: DAVE BROWN UNIT TWO MapRef: MB 213 PG 35 Abbreviated Description: Lot:67 Subdivision:DAVE BROWN UNIT TWO Map Ref:MB 213 PG 35

9	.36Mi.	**525 W SUNDANCE WAY CHANDLER, AZ 85225-2608**	01/27/2026	$390,000	$380	1024	5//2	1983	7,057 SF	

APN: 302-26-779 Document #: 20260048412
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 227 Subdivision: DAVE BROWN UNIT TWO MapRef: MB 213 PG 35 Abbreviated Description: Lot:227 Subdivision:DAVE BROWN UNIT TWO Map Ref:MB 213 PG 35

10	.21Mi.	**307 W EL PRADO RD CHANDLER, AZ 85225-3432**	01/07/2026	$430,000	$333	1288	6//2	1982	6,900 SF	

APN: 302-26-751 Document #: 20260009906
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 199 Subdivision: DAVE BROWN UNIT TWO MapRef: MB 213 PG 35 Abbreviated Description: Lot:199 Subdivision:DAVE BROWN UNIT TWO Map Ref:MB 213 PG 35

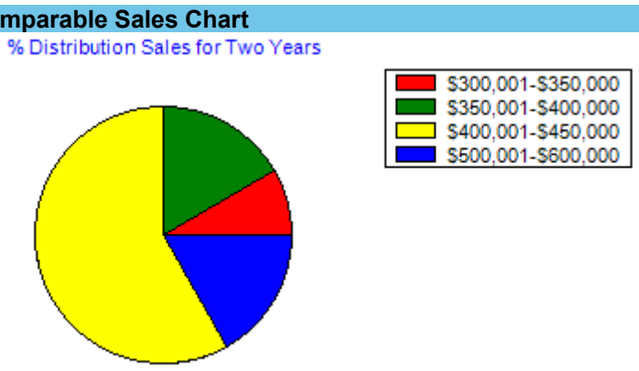
11	.17Mi.	**2603 N HARTFORD ST CHANDLER, AZ 85225-2116**	11/25/2025	$445,000	$246	1805	7//2	1982	8,107 SF	Yes

APN: 302-26-463 Document #: 20250682414
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: PROJECT 12 ASSOCIATES MapRef: MB 213 PG 34 Abbreviated Description: Lot:87 Subdivision:PROJECT 12 ASSOCIATES Map Ref:MB 213 PG 34

12	.23Mi.	**638 W BARROW DR CHANDLER, AZ 85225-2132**	11/21/2025	$450,000	$367	1223	5//2.33	1985	7,205 SF	Yes

APN: 302-91-545 Document #: 20250677269
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 308 Subdivision: MASTERCRAFT EAST UNIT FIVE MapRef: MB 266 PG 7 Abbreviated Description: Lot:308 Subdivision:MASTERCRAFT EAST UNIT FIVE Map Ref:MB 266 PG 7

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.	**316 W ROSAL PL**	**04/01/2021**	$364,500	$36,450	1,441	6//2	1980	6,765 SF	Yes
.01Mi.	**318 W ROSAL PL**	**10/16/2019**	$298,700	$29,870	1,024	5//2	1980	6,826 SF	
.01Mi.	**314 W ROSAL PL**	**07/05/2022**	$319,700	$31,970	1,024	5//2	1980	6,882 SF	Yes
.03Mi.	**321 W NOPAL PL**	**07/28/2023**	$336,100	$33,610	1,288	6//2	1980	6,848 SF	
.03Mi.	**317 W NOPAL PL**	**12/05/2014**	$372,300	$37,230	1,441	6//2	1980	7,109 SF	Yes
.03Mi.	**320 W ROSAL PL**	**02/22/2022**	$319,300	$31,930	1,144	5//1.67	1980	6,843 SF	
.03Mi.	**312 W ROSAL PL**	**06/07/2019**	$369,300	$36,930	1,253	4//2.33	1980	7,755 SF	Yes
.03Mi.	**315 W ROSAL PL**	**12/19/2008**	$326,200	$32,620	1,240	6//2	1980	6,787 SF	
.03Mi.	**313 W ROSAL PL**	**01/29/2010**	$299,100	$29,910	928	4//1	1980	7,301 SF	Yes
.03Mi.	**317 W ROSAL PL**	**05/28/2013**	$416,100	$41,610	2,016	5//2	1980	6,756 SF	
.03Mi.	**323 W NOPAL PL**	**05/28/2008**	$325,800	$32,580	1,240	6//2	1980	6,817 SF	
.04Mi.	**315 W NOPAL PL**	**06/22/2023**	$287,300	$28,730	928	4//1.67	1980	7,105 SF	
.04Mi.	**319 W ROSAL PL**	**03/30/2020**	$322,800	$32,280	1,240	6//2	1980	6,691 SF	
.04Mi.	**322 W ROSAL PL**	**06/04/2025**	$335,700	$33,570	1,288	6//2	1980	6,787 SF	
.04Mi.	**311 W ROSAL PL**	**12/05/2012**	$357,000	$35,700	1,288	6//2	1980	7,621 SF	Yes
.04Mi.	**310 W ROSAL PL**	**03/14/2007**	$304,100	$30,410	1,024	5//2	1980	8,141 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	34.7 years old	Households:	28,843
Median Household Income:	$76,021	Households w/Family:	65%
Household Income Per Capita:	$36,735	Households w/Family Married:	41%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.57Mi.	**Summit Academy** Number of Students: 1,181 Student-Teacher Ratio: 19.78	B-	Public	KG - 8
0.13Mi.	**Sirrine Elementary School** Number of Students: 291 Student-Teacher Ratio: 18.9	B	Public	PK - 6
1.76Mi.	**Dobson High School** Number of Students: 2,284 Student-Teacher Ratio: 20.18 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **316 W ROSAL PL, CHANDLER, AZ 85225-2666** 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	124%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	108%	SIMILAR
OVERALL	89%	LOWER

Disaster Alerts

6/28/2024 - Boulder View Fire

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