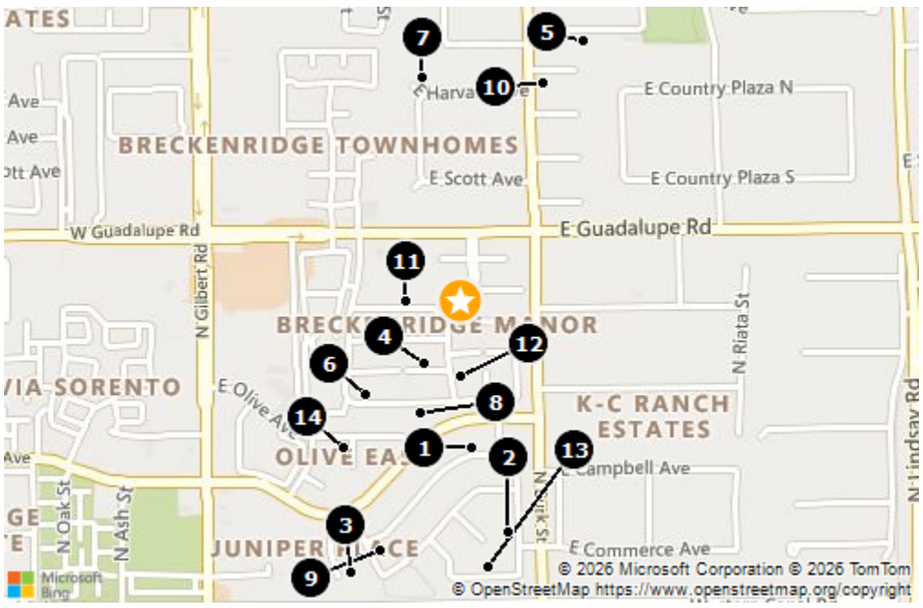
ICE SiteX Report

OrderID: 97908856

SiteX Property Information Report



Subject Property Location

321 E BRECKENRIDGE WAY, GILBERT, AZ 85234-4563

County:	**MARICOPA AZ**	Census Tract:	040134224.021005
Property Use:	Single Family Residential	Zoning:	R-4
Parcel Number:	304-12-797	Thomas Bros Pg-Grid:	782-5D

Valuation

Value:	**$487,000**	FSD:	12	Common Confidence Score:	63
Value Range:	$428,560 - $545,440	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	410600
Assd Land Value:		Market Land Value:	$81,400	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$325,600	Total Taxable Value:	$1,473
Total Assessed Value:	$40,700	Total Assessor Market Value:	$407,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 38 Subdivision: BRECKENRIDGE MANOR Map Ref: MB 24717 Sec/Twnship/Range: SEC 7 TWN 1S RNG 6E
Abbreviated Description: BRECKENRIDGE MANOR MCR 247-17

Property Characteristics

Lot Size:	4,886 SF	Bedrooms:		Pool:	
Building Area:	1587 SF	Baths:	2.33	Fireplace:	
Year Built:	1984	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:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/05/2022	Sales Price:	N/A
Document #:	20220872710 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/14/2022	Sales Price:	$226,750
Document #:	2022-0226833 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/13/2016	Sales Price:	$222,000
Document #:	2016-0491593 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/05/2016		
Document Type:			
Legal Description:			

Lot: 38 Subdivision: BRECKENRIDGE MANOR Map Ref: MAP247 PG17

Prior Transfer

Recording Date:	07/13/2016	Sales Price:	$222,000
Document #:	20160491593 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 38 Subdivision: BRECKENRIDGE MANOR Map Ref: MB 24717 Sec/Twnship/Range: SEC 7 TWN 1S RNG 6E
Abbreviated Description: BRECKENRIDGE MANOR MCR 247-17

Prior Transfer

Recording Date:	05/01/2015	Sales Price:	$222,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/08/2013	Sales Price:	$110,000
Document #:	2013-0422073 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/19/2013	Sales Price:	$37,000
Document #:	2013-0357556 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/03/2013	Sales Price:	$159,900
Document #:	2013-0302066 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/02/2013		
Document Type:			
Legal Description:			

Lot: 28 Subdivision: BRECKENRIDGE MANOR Map Ref: MAP247 PG17

Mortgage Record

Recording Date:	10/13/2005	Loan Amount:	N/A
Document #:	2005-1524793 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	09/12/2035	Type Finance:	OTH
Legal Description:			

Lot: 38 Subdivision: BRECKENRIDGE MANOR

Mortgage Record

Recording Date:	07/18/2003	Loan Amount:	N/A
Document #:	2003-0953596 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2033	Type Finance:	
Legal Description:			

Lot: 38 Subdivision: BRECEKENRIDGE MANOR

Area Sales Analysis

Total Area Sales	$6,662,499	Median # of Bedrooms	
Median Lot Size	7,192 SF	Median # of Baths	2.165
Median Living Area	1,642 SF	Median Year Built	1982
Price Range - 2 Yrs	$270,000 to $675,000	Age Range	31 years to 49 years
Median Value	$471,250	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**234 E LAUREL AVE** **GILBERT, AZ 85234-4505**	06/16/2026	$270,000	$248	1088	5//2	1979	6,791 SF	
		APN: 304-12-115 Document #: 20260362700 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 160 Subdivision: VILLAGE TWO MapRef: MB 198 PG 25 Abbreviated Description: Lot:160 Subdivision:VILLAGE TWO Map Ref:MB 198 PG 25								
2	.32Mi.	**436 N LARKSPUR ST** **GILBERT, AZ 85234-4509**	05/27/2026	$505,000	$385	1310	6//2	1980	6,704 SF	Yes
		APN: 304-12-178 Document #: 20260317864 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 223 Subdivision: VILLAGE TWO MapRef: MB 198 PG 25 Abbreviated Description: Lot:223 Subdivision:VILLAGE TWO Map Ref:MB 198 PG 25								
3	.4Mi.	**417 N SHAYLEE LN** **GILBERT, AZ 85234-4605**	05/04/2026	$425,000	$285	1489	6//2.67	1995	4,474 SF	
		APN: 304-12-957 Document #: 20260268221 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: JUNIPER PLACE MapRef: MB 377 PG 17 Abbreviated Description: Lot:12 Subdivision:JUNIPER PLACE Map Ref:MB 377 PG 17								
4	.1Mi.	**270 E KROLL DR** **GILBERT, AZ 85234-4646**	04/27/2026	$489,999	$308	1587	6//2.33	1986	5,218 SF	Yes
		APN: 304-12-912 Document #: 20260249902 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 97 Subdivision: BRECKENRIDGE MANOR UNIT 3 MapRef: MB 287 PG 11 Abbreviated Description: Lot:97 Subdivision:BRECKENRIDGE MANOR UNIT 3 Map Ref:MB 287 PG 11								
5	.39Mi.	**451 E SAN REMO AVE** **GILBERT, AZ 85234-3459**	03/18/2026	$625,000	$184	3392	//3.67	1984	7,640 SF	
		APN: 304-95-048A Document #: 20260156906 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 48&47 Subdivision: CIRCLE G MEADOWS AMENDED MapRef: MB 258 PG 37 Abbreviated Description: Lot:48&47 Subdivision:CIRCLE G MEADOWS AMENDED Map Ref:MB 258 PG 37								
6	.18Mi.	**190 E TREMAINE AVE** **GILBERT, AZ 85234-4581**	11/25/2025	$445,000	$262	1696	6//2.33	1986	5,758 SF	
		APN: 304-12-646 Document #: 20250681605								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: BRECKENRIDGE MANOR UNIT 2 MapRef: MB 265 PG 1 Abbreviated Description: Lot:123 Subdivision:BRECKENRIDGE MANOR UNIT 2 Map Ref:MB 265 PG 1

7	.32Mi.	**242 E HARVARD AVE** **GILBERT, AZ 85234-3302**	10/15/2025	$450,000	$319	1410	6//2	1979	22,076 SF	Yes

APN: 304-10-259 Document #: 20250595385
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 720 Subdivision: COLLEGE PARK COUNTRY ESTATES UNIT 4 MapRef: MB 184 MAP 11 Abbreviated Description: Lot:720 Subdivision:COLLEGE PARK COUNTRY ESTATES UNIT 4 Map Ref:MB 184 MAP 11

8	.16Mi.	**261 E TREMAINE AVE** **GILBERT, AZ 85234-4586**	09/23/2025	$457,500	$269	1696	6//2.33	1986	5,610 SF	

APN: 304-12-656 Document #: 20250548134
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 133 Subdivision: BRECKENRIDGE MANOR UNIT 2 MapRef: MB 265 PG 1 Abbreviated Description: Lot:133 Subdivision:BRECKENRIDGE MANOR UNIT 2 Map Ref:MB 265 PG 1

9	.36Mi.	**101 E LAUREL AVE** **GILBERT, AZ 85234-4508**	08/08/2025	$485,000	$367	1319	5//2	1979	7,593 SF	

APN: 304-12-135 Document #: 20250457886
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 180 Subdivision: VILLAGE TWO MapRef: MB 198 PG 25 Abbreviated Description: Lot:180 Subdivision:VILLAGE TWO Map Ref:MB 198 PG 25

10	.32Mi.	**405 E STANFORD AVE** **GILBERT, AZ 85234-3419**	08/01/2025	$675,000	$267	2521	8//2	1977	16,945 SF	Yes

APN: 304-10-191 Document #: 20250444431
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 685 Subdivision: COLLEGE PARK COUNTRY ESTATES UNIT 3 MapRef: MB 177 PG 9 Abbreviated Description: Lot:685 Subdivision:COLLEGE PARK COUNTRY ESTATES UNIT 3 Map Ref:MB 177 PG 9

11	.08Mi.	**250 E BARBARITA AVE** **GILBERT, AZ 85234-4598**	08/01/2025	$505,000	$297	1696	6//2.33	1987	5,223 SF	

APN: 304-12-878 Document #: 20250442894
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: BRECKENRIDGE MANOR UNIT 3 Abbreviated Description: Lot:61 Subdivision:BRECKENRIDGE MANOR UNIT 3

12	.1Mi.	**635 N YALE DR** **GILBERT, AZ 85234-4587**	06/18/2025	$555,000	$241	2302	//3	1985	7,601 SF	Yes

APN: 304-12-691 Document #: 20250351202
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 168 Subdivision: BRECKENRIDGE MANOR UNIT 2 Abbreviated Description: Lot:168 Subdivision:BRECKENRIDGE MANOR UNIT 2

13	.36Mi.	**246 E HEMLOCK AVE** **GILBERT, AZ 85234-4518**	06/02/2025	$450,000	$224	2007	7//2	1979	9,143 SF	

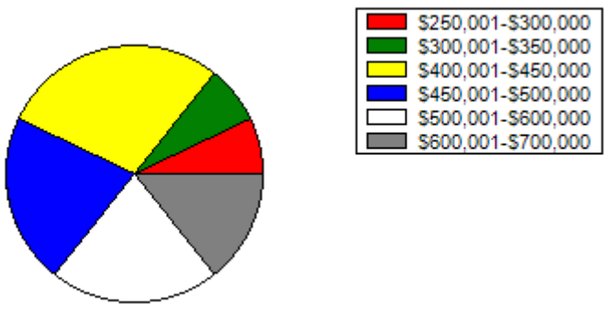
APN: 304-12-173 Document #: 20250316588
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 218 Subdivision: VILLAGE TWO MapRef: MB 198 PG 25 Abbreviated Description: Lot:218 Subdivision:VILLAGE TWO Map Ref:MB 198 PG 25

14	.25Mi.	**111 E OLIVE AVE** **GILBERT, AZ 85234-4543**	04/11/2025	$325,000	$244	1327	5//2	1980	8,569 SF	

APN: 304-12-340 Document #: 20250203457
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 276 Subdivision: VILLAGE SIX MapRef: MB 206 PG 50 Abbreviated Description: Lot:276 Subdivision:VILLAGE SIX Map Ref:MB 206 PG 50

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.

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.	**321 E BRECKENRIDGE WAY**	**07/13/2016**	$407,000	$40,700	1,587	6//2.33	1984	4,886 SF	
.01Mi.	**331 E BRECKENRIDGE WAY**	**03/29/2019**	$476,800	$47,680	2,302	//3	1984	5,079 SF	Yes
.01Mi.	**311 E BRECKENRIDGE WAY**	**03/01/2019**	$372,500	$37,250	1,696	6//2.33	1984	4,917 SF	
.02Mi.	**320 E BARBARITA AVE**	**01/02/2024**	$404,000	$40,400	1,696	6//2.33	1984	5,149 SF	Yes
.02Mi.	**330 E BARBARITA AVE**	**01/16/2024**	$409,800	$40,980	1,587	6//2.33	1984	5,123 SF	
.02Mi.	**310 E BARBARITA AVE**	**06/18/2018**	$486,500	$48,650	2,302	//3	1984	5,149 SF	Yes
.03Mi.	**330 E BRECKENRIDGE WAY**	**02/14/2022**	$460,300	$46,030	2,302	//3	1984	5,776 SF	
.03Mi.	**320 E BRECKENRIDGE WAY**	**08/14/2024**	$425,100	$42,510	2,302	//3	1984	5,158 SF	
.03Mi.	**301 E BRECKENRIDGE WAY**	**12/19/2019**	$379,100	$37,910	1,696	6//2.33	1984	5,528 SF	
.03Mi.	**310 E BRECKENRIDGE WAY**	**01/07/2025**	$397,700	$39,770	1,696	6//2.33	1984	5,293 SF	Yes
.03Mi.	**351 E BRECKENRIDGE WAY**	**03/14/2022**	$375,300	$37,530	1,696	6//2.33	1984	5,175 SF	
.04Mi.	**350 E BARBARITA AVE**	**12/29/2022**	$375,200	$37,520	1,696	6//2.33	1984	5,166 SF	
.04Mi.	**300 E BRECKENRIDGE WAY**	**03/27/1998**	$390,700	$39,070	1,587	6//2.33	1984	6,935 SF	
.04Mi.	**350 E BRECKENRIDGE WAY**	**01/11/2024**	$374,100	$37,410	1,696	6//2.33	1984	5,062 SF	
.04Mi.	**280 E BARBARITA AVE**	**06/14/2018**	$421,700	$42,170	2,302	//3	1987	5,127 SF	
.04Mi.	**331 E ASPEN WAY**	**09/09/2011**	$379,600	$37,960	1,587	6//2.33	1988	5,523 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	35.8 years old	Households:	18,007
Median Household Income:	$111,298	Households w/Family:	77%
Household Income Per Capita:	$45,070	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	39%

School District

School District Zone:	Gilbert Unified District	Students:	31,560
Number of Schools:	38	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.33Mi.	**Burk Elementary School** Number of Students: 440 Student-Teacher Ratio: 11.4	B-	Public	PK - 6
1.36Mi.	**Mesquite Junior High School** Number of Students: 648 Student-Teacher Ratio: 15.21	C	Public	7 - 8
1.40Mi.	**Gilbert High School** Number of Students: 2,418 Student-Teacher Ratio: 19.47 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **321 E BRECKENRIDGE WAY, GILBERT, AZ 85234-4563** 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	77%	NOTABLY LOWER
BURGLARY	39%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	28%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	73%	NOTABLY LOWER
OVERALL	58%	NOTABLY LOWER

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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ICE SiteX Report

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