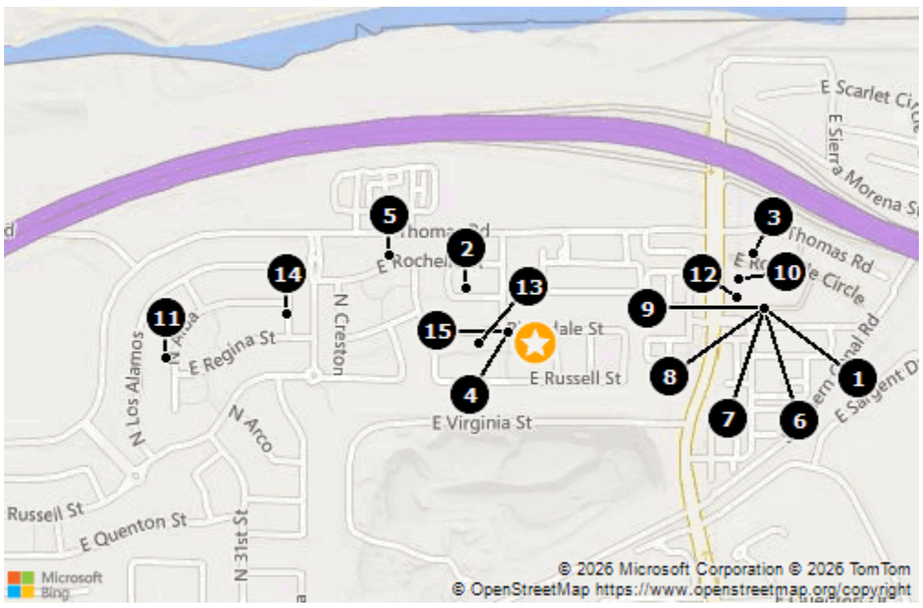
ICE SiteX Report

OrderID: 98110218

SiteX Property Information Report



Subject Property Location

3415 E RIVERDALE ST, MESA, AZ 85213-2083

County:	**MARICOPA AZ**	Census Tract:	040134204.022022
Property Use:	Single Family Residential	Zoning:	R-9
Parcel Number:	141-19-542	Thomas Bros Pg-Grid:	

Valuation

Value:	**$597,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$543,270 - $650,730	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	041000
Assd Land Value:		Market Land Value:	$89,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$359,300	Total Taxable Value:	$2,234
Total Assessed Value:	$44,910	Total Assessor Market Value:	$449,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 842 Subdivision: LEHI CROSSING PHASE 6 Phase No: 6 Map Ref: MB 116819 Sec/Twnship/Range: SEC 32 TWN 2N RNG 6E
Abbreviated Description: LEHI CROSSING PHASE 6 MCR 1168-19

Property Characteristics

Lot Size:	5,000 SF	Bedrooms:		Pool:	
Building Area:	2294 SF	Baths:	3	Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	3
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/29/2026	Loan Amount:	N/A
Document #:	20260257207 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2054	Type Finance:	

Legal Description:
Lot: 842 Subdivision: LEHI CROSSING PHASE 6

Prior Transfer

Recording Date:	04/15/2026	Sales Price:	N/A
Document #:	20260224399 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/02/2024	Sales Price:	N/A
Document #:	20240054837 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/29/2024	Loan Amount:	N/A
Document #:	20240044348 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2054	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 842 Subdivision: LEHI CROSSING PHASE 6

Prior Transfer

Recording Date:	02/27/2023	Sales Price:	N/A
Document #:	20230097108 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/17/2023	Loan Amount:	N/A
Document #:	20230082287 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2053	Type Finance:	

Legal Description:
Lot: 842 Subdivision: LEHI CROSSING PHASE 6

Mortgage Record

Recording Date:	07/27/2021	Loan Amount:	N/A
Document #:	20210813283 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 842 Subdivision: LEHI CROSSING PHASE 6

Prior Transfer

Recording Date:	05/22/2020	Sales Price:	N/A
Document #:	20200443535 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/27/2020		
Document Type:			

Legal Description:
Lot: 842 Subdivision: LEHI CROSSING PHASE 6 Map Ref: MB 1168 PG 19

Prior Transfer

Recording Date:	05/22/2020	Sales Price:	$385,000
Document #:	20200443534 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 842 Subdivision: LEHI CROSSING PHASE 6 Phase No: 6 Map Ref: MB 116819 Sec/Twnship/Range: SEC 32 TWN 2N RNG 6E
Abbreviated Description: LEHI CROSSING PHASE 6 MCR 1168-19

Prior Transfer

Recording Date:	05/22/2020	Sales Price:	$385,000
Document #:	20200443534 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/09/2020		
Document Type:			

Legal Description:
Lot: 842 Subdivision: LEHI CROSSING PHASE 6 Map Ref: MB 1168 PG 19

Prior Transfer

Recording Date:	11/25/2019	Sales Price:	$275,793
Document #:	2019-0952250 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/12/2019	Loan Amount:	N/A
Document #:	20190904452 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
Lot: 842 Subdivision: LEHI CROSSING PHASE 6

Prior Transfer

Recording Date:	06/24/2016	Sales Price:	$281,311
Document #:	2016-0444819 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/22/2016		
Document Type:			

Legal Description:
Lot: 842 Subdivision: LEHI CROSSING Phase No: 6 Map Ref: MAP1168 PG19

Prior Transfer

Recording Date:	06/24/2016	Sales Price:	N/A
Document #:	2016-0444818 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/22/2016		
Document Type:			

Legal Description:
Lot: 842 Subdivision: LEHI CROSSING Phase No: 6 Map Ref: MAP1168 PG19

Area Sales Analysis

Total Area Sales	$7,947,214	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2014
Price Range - 2 Yrs	$10,876 to $785,000	Age Range	1 years to 13 years
Median Value	$539,000	Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

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1	.17Mi.	**3529 E ROLAND ST** **MESA, AZ 85213-2115**	07/20/2026	$557,441			//		SF
	APN: 141-18-359 Document #: 20260429716 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Subdivision: BURDEN WEST AT PIONEER CROSSING AMENDED MapRef: MB 1868 PG 19 Abbreviated Description: Lot:64 Subdivision:BURDEN WEST AT PIONEER CROSSING AMENDED Map Ref:MB 1868 PG 19								
2	.12Mi.	**3328 E ROLAND ST** **MESA, AZ 85213-1992**	07/16/2026	$539,000	$256	2105	//3	2013	4,750 SF
	APN: 141-18-236 Document #: 20260425154 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 518 Subdivision: LEHI CROSSING PHASE 4-5 MapRef: MB 1085 PG 43 Abbreviated Description: Lot:518 Subdivision:LEHI CROSSING PHASE 4-5 Map Ref:MB 1085 PG 43								
3	.32Mi.	**3628 E ROCHELLE CIR** **MESA, AZ 85213-0202**	07/09/2026	$785,000			//		7,626 SF
	APN: 141-23-075 Document #: 20260410297 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 44 Subdivision: ESTATES AT PIONEER CROSSING MapRef: MB 1756 PG 8 Abbreviated Description: Lot:44 Subdivision:ESTATES AT PIONEER CROSSING Map Ref:MB 1756 PG 8								
4	.15Mi.	**3524 E RIVERDALE ST** **MESA, AZ 85213-2124**	07/02/2026	$571,369			//		SF
	APN: 141-18-362 Document #: 20260397968 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 67 Subdivision: PIONEER CROSSING MapRef: MB 1868 PG 19 Abbreviated Description: Lot:67 Subdivision:PIONEER CROSSING Map Ref:MB 1868 PG 19								
5	.23Mi.	**3230 E ROCHELLE ST** **MESA, AZ 85213-1985**	06/30/2026	$515,000	$244	2105	//3	2014	5,913 SF
	APN: 141-18-261 Document #: 20260391280 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 543 Subdivision: LEHI CROSSING PHASES 4-5 MapRef: MB 1085 PG 43 Abbreviated Description: Lot:543 Subdivision:LEHI CROSSING PHASES 4-5 Map Ref:MB 1085 PG 43								
6	.16Mi.	**3525 E ROLAND ST** **MESA, AZ 85213-2115**	06/30/2026	$485,965			//		SF
	APN: 141-18-360 Document #: 20260390025 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 65 Subdivision: BURDEN WEST AT PIONEER CROSSING AMENDED MapRef: MB 1868 PG 19 Abbreviated Description: Lot:65 Subdivision:BURDEN WEST AT PIONEER CROSSING AMENDED Map Ref:MB 1868 PG 19								
7	.18Mi.	**3531 E ROLAND ST** **MESA, AZ 85213-2115**	06/29/2026	$10,876			//		SF
	APN: 141-18-358 Document #: 20260387455 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 63 Subdivision: BURDEN WEST AT PIONEER CROSSING AMENDED MapRef: MB 1868 PG 19 Abbreviated Description: Lot:63 Subdivision:BURDEN WEST AT PIONEER CROSSING AMENDED Map Ref:MB 1868 PG 19								
8	.16Mi.	**3523 E ROLAND ST** **MESA, AZ 85213-2115**	06/26/2026	$560,050			//		SF
	APN: 141-18-361 Document #: 20260383395 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 66 Subdivision: BURDEN WEST AT PIONEER CROSSING AMENDED MapRef: MB 1868 PG 19 Abbreviated Description: Lot:66 Subdivision:BURDEN WEST AT PIONEER CROSSING AMENDED Map Ref:MB 1868 PG 19								
9	.18Mi.	**3535 E ROLAND ST** **MESA, AZ 85213-2115**	06/17/2026	$468,950			//		SF
	APN: 141-18-357 Document #: 20260364272 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 62 Subdivision: BURDEN WEST MapRef: MB 1868 PG 19 Abbreviated Description: Lot:62 Subdivision:BURDEN WEST Map Ref:MB 1868 PG 19								
10	.29Mi.	**3621 E ROCHELLE CIR** **MESA, AZ 85213-0203**	06/09/2026	$713,970	$233	3052	//5.67	2025	5,852 SF
	APN: 141-23-065 Document #: 20260348483 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 34 Subdivision: ESTATES AT PIONEER CROSSING MapRef: MB 1756 PG 8 Abbreviated Description: Lot:34 Subdivision:ESTATES AT PIONEER CROSSING Map Ref:MB 1756 PG 8								
11	.18Mi.	**3450 N SUNWOOD** **MESA, AZ 85213-2125**	06/04/2026	$472,150			//		SF
	APN: 141-18-375 Document #: 20260338188 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 80 Subdivision: BURDEN WEST AT PIONEER CROSSING AMENDED MapRef: MB 1868 PG 19 Abbreviated Description: Lot:80 Subdivision:BURDEN WEST AT PIONEER CROSSING AMENDED Map Ref:MB 1868 PG 19								
12	.28Mi.	**3622 E ROLAND ST** **MESA, AZ 85213-2107**	05/28/2026	$724,383			//		5,850 SF
	APN: 141-23-062 Document #: 20260321196 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 31 Subdivision: ESTATES AT PIONEER CROSSING MapRef: MB 1756 PG 8 Abbreviated Description: Lot:31 Subdivision:ESTATES AT PIONEER CROSSING Map Ref:MB 1756 PG 8								
13	.08Mi.	**3337 E RIVERDALE ST** **MESA, AZ 85213-1996**	05/20/2026	$515,000	$244	2105	//3	2014	5,000 SF
	APN: 141-18-216 Document #: 20260304457 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 498 Subdivision: LEHI CROSSING PHASES 45 MapRef: MB 1085 PG 43 Abbreviated Description: Lot:498 Subdivision:LEHI CROSSING PHASES 45 Map Ref:MB 1085 PG 43								
14	.18Mi.	**3446 N SUNWOOD** **MESA, AZ 85213-2125**	05/14/2026	$549,950			//		SF
	APN: 141-18-376 Document #: 20260291845 Document Type: Price Code: V Land Use: Single Family Residential								

ICE SiteX Report

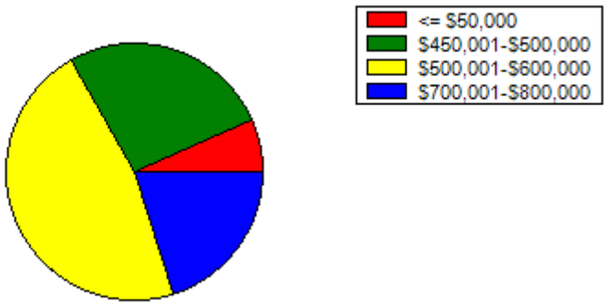
OrderID: 98110218

Legal: Lot: 81 Subdivision: BURDEN WEST AT PIONEER CROSSING AMENDED MapRef: MB 1868 PG 19 Abbreviated Description: Lot:81
Subdivision:BURDEN WEST AT PIONEER CROSSING AMENDED Map Ref:MB 1868 PG 19

15 .16Mi. **3526 E RIVERDALE ST** 05/13/2026 $478,110 // SF
MESA, AZ 85213-2124
APN: 141-18-363 Document #: 20260288533
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: BURDEN WEST AT PIONEER CROSSING AMENDED MapRef: MB 1868 PG 19 Abbreviated Description: Lot:68
Subdivision:BURDEN WEST AT PIONEER CROSSING AMENDED Map Ref:MB 1868 PG 19

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.

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.	**3415 E RIVERDALE ST**	**05/22/2020**	$449,100	$44,910	2,294	//3	2016	5,000 SF	
.01Mi.	**3419 E RIVERDALE ST**	**06/03/2016**	$449,100	$44,910	2,294	//3	2016	5,000 SF	
.01Mi.	**3411 E RIVERDALE ST**	**11/27/2013**	$415,700	$41,570	1,695	//2.33	2016	5,000 SF	
.02Mi.	**3407 E RIVERDALE ST**	**08/01/2023**	$449,100	$44,910	2,294	//3	2016	5,000 SF	
.02Mi.	**3423 E RIVERDALE ST**	**03/16/2023**	$404,600	$40,460	1,496	//2.33	2016	5,952 SF	
.03Mi.	**3403 E RIVERDALE ST**	**11/27/2013**	$419,000	$41,900	1,695	//2.33	2016	5,000 SF	
.03Mi.	**3414 E RIVERDALE ST**	**09/29/2020**	$454,600	$45,460	2,294	//3	2016	5,262 SF	
.03Mi.	**3418 E RIVERDALE ST**	**11/27/2013**	$417,700	$41,770	1,695	//2.33	2016	5,260 SF	
.03Mi.	**3410 E RIVERDALE ST**	**11/27/2013**	$417,700	$41,770	1,695	//2.33	2016	5,263 SF	
.03Mi.	**3422 E RIVERDALE ST**	**09/23/2022**	$438,600	$43,860	2,105	//3	2016	5,258 SF	
.04Mi.	**3406 E RIVERDALE ST**	**12/31/2015**	$417,700	$41,770	1,695	//2.33	2016	5,264 SF	
.04Mi.	**3426 E RIVERDALE ST**	**10/15/2020**	$416,500	$41,650	1,695	//2.33	2015	5,257 SF	
.04Mi.	**3416 E RUSSELL ST**	**04/09/2021**	$419,000	$41,900	1,695	//2.33	2016	5,000 SF	
.04Mi.	**3420 E RUSSELL ST**	**04/19/2016**	$477,200	$47,720	2,105	//3	2016	5,000 SF	Yes
.04Mi.	**3412 E RUSSELL ST**	**02/05/2025**	$483,100	$48,310	2,294	//3	2016	5,000 SF	Yes
.04Mi.	**3408 E RUSSELL ST**	**10/15/2021**	$445,300	$44,530	1,695	//2.33	2016	5,000 SF	Yes

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	39.6 years old	Households:	13,653
Median Household Income:	$97,119	Households w/Family:	73%
Household Income Per Capita:	$42,959	Households w/Family Married:	58%
Most Common Education Level:	Some College	Households w/Family Children:	31%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.92Mi.	**Mountain View High School**	B	Public	9 - 12
Number of Students: 3,421				
Student-Teacher Ratio: 22.24				
Advanced Placement: Yes				
1.08Mi.	**Ishikawa Elementary School**	A+	Public	KG - 6
Number of Students: 786				
Student-Teacher Ratio: 18.71				
1.28Mi.	**Stapley Junior High School**	B-	Public	7 - 8
Number of Students: 899				

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Student-Teacher Ratio: 19.46

Flood Report

The Subject Property of **3415 E RIVERDALE ST, MESA, AZ 85213-2083** 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	88%	LOWER
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	70%	NOTABLY LOWER
OVERALL	68%	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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