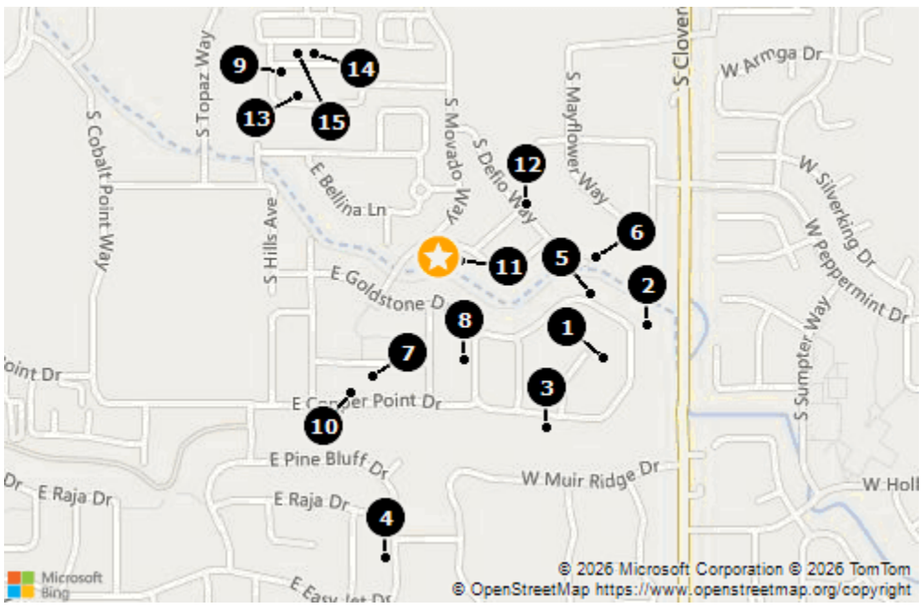
ICE SiteX Report

OrderID: 97524360

SiteX Property Information Report



Subject Property Location

4349 E SPORTIVO DR, MERIDIAN, ID 83642-5722

County:	**ADA ID**	Census Tract:	160010103.432013
Property Use:	Single Family Residential	Zoning:	R-15
Parcel Number:	R5862071240	Thomas Bros Pg-Grid:	

Valuation

Value:	**$469,000**	FSD:	6	Common Confidence Score:	83
Value Range:	$440,860 - $497,140	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	03-8
Assd Land Value:	$127,000	Market Land Value:	$127,000	Tax Year:	2024
Assd Improvement:	$321,000	Market Improvment Value:	$321,000	Total Taxable Value:	$1,522
Total Assessed Value:	$448,000	Total Assessor Market Value:	$448,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 Block: 14 Subdivision: MOVADO SUB NO 07 Sec/Twnship/Range: SEC 21 TWN 03N RNG 01E
Abbreviated Description: LOT 03 BLK 14 MOVADO SUB NO 07

Property Characteristics

Lot Size:	4,530 SF	Bedrooms:	4	Pool:	
Building Area:	1977 SF	Baths:	2.5	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/08/2025	Sales Price:	N/A
Document #:	2025-065916 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/17/2023	Loan Amount:	N/A
Document #:	2023-022078 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 3 Block: 14 Subdivision: MOVADO SUBDIVISIJON NO 7
Abbreviated Description: PRIOR REF 2022-081357

Prior Transfer

Recording Date:	09/22/2022	Sales Price:	N/A
Document #:	2022-081356 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/20/2022		
Document Type:			

Legal Description:
Lot: 3 Block: 14 Subdivision: MOVADO SUBDIVISION NO 7 Map Ref: MB119 PG18469-18473

Prior Transfer

Recording Date:		Sales Price:	N/A

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Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 14 Subdivision: MOVADO SUB NO 07 Sec/Twnship/Range: SEC 21 TWN 03N RNG 01E
Abbreviated Description: LOT 03 BLK 14 MOVADO SUB NO 07

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	7,187 SF	Median # of Baths	2.5
Median Living Area	2,177 SF	Median Year Built	2021
Price Range - 2 Yrs		Age Range	4 years to 20 years
Median Value		Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**2332 S GRINBERG PL** **MERIDIAN, ID 83642-5738**	04/23/2026			2649	/4/3.5	2022	18,034 SF	
		APN: R5862080980 Document #: 2026-028455 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 10 Subdivision: MOVADO SUBDIVISION NO 8 MapRef: MB 120 PG 18700-1870 Abbreviated Description: Lot:25 Block:10 Subdivision:MOVADO SUBDIVISION NO 8 Map Ref:MB 120 PG 18700-1870								
2	.26Mi.	**2250 S STEICHEN WAY** **MERIDIAN, ID 83642-4828**	04/14/2026			2379	/4/3	2021	10,977 SF	
		APN: R5862080340 Document #: 2026-026058 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 65 Block: 7 Subdivision: MOVADO SUBDIVISION NO 8 MapRef: MB 120 PG 18700-1870 Abbreviated Description: Lot:65 Block:7 Subdivision:MOVADO SUBDIVISION NO 8 Map Ref:MB 120 PG 18700-1870								
3	.24Mi.	**4535 E COPPER POINT DR** **MERIDIAN, ID 83642-5653**	01/30/2026			2544	/3/2.5	2021	7,797 SF	
		APN: R5862080020 Document #: 2026-006624 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 49 Block: 7 Subdivision: MOVADO SUBDIVISION NO 8 MapRef: MB 120 PG 18700-1870 Abbreviated Description: Lot:49 Block:7 Subdivision:MOVADO SUBDIVISION NO 8 Map Ref:MB 120 PG 18700-1870								
4	.36Mi.	**2679 S TRISTRAM WAY** **MERIDIAN, ID 83642-7935**	12/12/2025			3092	/4/3.5	2006	10,542 SF	
		APN: R8230060270 Document #: 2025-082644 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 17 Subdivision: SUTHERLAND FARM SUBDIVISION NO 5 MapRef: MB 94 PG 11433-11435 Abbreviated Description: Lot:3 Block:17 Subdivision:SUTHERLAND FARM SUBDIVISION NO 5 Map Ref:MB 94 PG 11433-11435								
5	.19Mi.	**4630 E GOLDSTONE DR** **MERIDIAN, ID 83642-5735**	11/07/2025			2727	/3/2.5	2021	11,326 SF	
		APN: R5862080460 Document #: 2025-074000 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 71 Block: 7 Subdivision: MOVADO SUBDIVISION NO 8 MapRef: MB 120 PG 18700 Abbreviated Description: Lot:71 Block:7 Subdivision:MOVADO SUBDIVISION NO 8 Map Ref:MB 120 PG 18700								
6	0Mi.	**2150 S DEFIO PL** **MERIDIAN, ID 83642-5764**	10/10/2025			1858	/4/2.5	2021	3,877 SF	
		APN: R5862090260 Document #: 2025-066626 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 41 Block: 11 Subdivision: MOVADO SUBDIVISION NO 9 MapRef: MB 121 PG 19004 Abbreviated Description: Lot:41 Block:11 Subdivision:MOVADO SUBDIVISION NO 9 Map Ref:MB 121 PG 19004								
7	.16Mi.	**4213 E DIVIDE PASS ST** **MERIDIAN, ID 83642-5315**	10/09/2025			2177	/3/2.5	2018	7,187 SF	
		APN: R5862030430 Document #: 2025-066104 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 6 Subdivision: MOVADO SUBDIVISION NO 3 MapRef: MB 112 PG 16387 Abbreviated Description: Lot:6 Block:6 Subdivision:MOVADO SUBDIVISION NO 3 Map Ref:MB 112 PG 16387								
8	.12Mi.	**2313 S ABURGE AVE** **MERIDIAN, ID 83642-5740**	09/12/2025			2674	/3/2.5	2021	8,756 SF	
		APN: R5862060080 Document #: 2025-059320 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 36 Block: 7 Subdivision: MOVADO SUBDIVISION NO 6 MapRef: MB 117 PG 17780 Abbreviated Description: Lot:36 Block:7 Subdivision:MOVADO SUBDIVISION NO 6 Map Ref:MB 117 PG 17780								
9	.28Mi.	**4049 E ESPERANTO ST** **MERIDIAN, ID 83642-5424**	09/11/2025			1878	/4/2.5	2019	3,441 SF	
		APN: R5861950920 Document #: 2025-059028 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: MOVADO GREENS SUBDIVISION NO 1 MapRef: MB 114 PG 17017 Abbreviated Description: Lot:16 Block:2 Subdivision:MOVADO GREENS SUBDIVISION NO 1 Map Ref:MB 114 PG 17017								
10	.19Mi.	**4170 E COPPER POINT DR** **MERIDIAN, ID 83642-5331**	08/21/2025			2443	/4/2.5	2019	7,754 SF	
		APN: R5862040680 Document #: 2025-054093 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 6 Subdivision: MOVADO SUBDIVISION NO 4 MapRef: MB 115 PG 17224 Abbreviated Description: Lot:19 Block:6 Subdivision:MOVADO SUBDIVISION NO 4 Map Ref:MB 115 PG 17224								
11	.03Mi.	**4381 E SPORTIVO DR** **MERIDIAN, ID 83642-5722**	07/31/2025			1882	/4/2.5	2021	4,095 SF	
		APN: R5862071320 Document #: 2025-048500 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 14 Subdivision: MOVADO SUBDIVISION NO 7 MapRef: MB 119 PG 18469-1847 Abbreviated Description: Lot:7 Block:14 Subdivision:MOVADO SUBDIVISION NO 7 Map Ref:MB 119 PG 18469-1847								
12	.13Mi.	**2022 S DEFIO WAY** **MERIDIAN, ID 83642-5721**	07/18/2025			1823	/3/2.5	2021	3,180 SF	

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APN: R5862070460 Document #: 2025-045258
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 11 Subdivision: MOVADO SUBDIVISION NO 7 MapRef: MB 119 PG 18469-1847 Abbreviated Description: Lot:23 Block:11
Subdivision:MOVADO SUBDIVISION NO 7 Map Ref:MB 119 PG 18469-1847

13	.25Mi.	**4084 E BLUEBERRY ST** **MERIDIAN, ID 83642-8261**	07/17/2025	1822	/3/2.5	2020	3,180 SF

APN: R5861960660 Document #: 2025-044804
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 2 Subdivision: MOVADO GREENS SUBDIVISION NO 2 MapRef: MB 116 PG 17667 Abbreviated Description: Lot:21 Block:2
Subdivision:MOVADO GREENS SUBDIVISION NO 2 Map Ref:MB 116 PG 17667

14	.28Mi.	**4120 E ESPERANTO ST** **MERIDIAN, ID 83642-5425**	07/03/2025	1968	/4/2.5	2019	3,790 SF

APN: R5861950460 Document #: 2025-041856
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 1 Subdivision: MOVADO GREENS SUBDIVISION NO 1 MapRef: MB 114 PG 17017 Abbreviated Description: Lot:23 Block:1
Subdivision:MOVADO GREENS SUBDIVISION NO 1 Map Ref:MB 114 PG 17017

15	.29Mi.	**4084 E ESPERANTO ST** **MERIDIAN, ID 83642-5424**	06/30/2025	1878	/4/2.5	2019	3,180 SF

APN: R5861950520 Document #: 2025-040571
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 1 Subdivision: MOVADO GREENS SUBDIVISION NO 1 MapRef: MB 114 PG 17017 Abbreviated Description: Lot:26 Block:1
Subdivision:MOVADO GREENS SUBDIVISION NO 1 Map Ref:MB 114 PG 17017

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.	**4349 E SPORTIVO DR**		$448,000	$448,000	1,977	/4/2.5	2021	4,530 SF	
.01Mi.	**4357 E SPORTIVO DR**		$439,800	$439,800	1,880	/4/2.5	2021	4,051 SF	
.01Mi.	**4341 E SPORTIVO DR**		$408,500	$408,500	1,399	/2/2	2021	7,492 SF	
.01Mi.	**4365 E SPORTIVO DR**		$435,600	$435,600	1,895	/4/2.5	2021	3,877 SF	
.02Mi.	**4373 E SPORTIVO DR**		$430,800	$430,800	1,823	/3/2.5	2021	3,920 SF	
.03Mi.	**4381 E SPORTIVO DR**		$437,000	$437,000	1,882	/4/2.5	2021	4,095 SF	
.03Mi.	**4389 E SPORTIVO DR**		$451,200	$451,200	1,972	/4/2.5	2021	4,530 SF	
.04Mi.	**4397 E SPORTIVO DR**		$450,200	$450,200	1,928	/4/2.5	2021	4,792 SF	
.04Mi.	**4342 E GOLDSTONE DR**		$848,400	$848,400	2,651	/3/2.5	2018	12,545 SF	
.04Mi.	**4316 E GOLDSTONE DR**		$767,900	$767,900	2,508	/3/2.5	2018	9,365 SF	
.05Mi.	**4405 E SPORTIVO DR**		$439,600	$439,600	1,876	/4/2.5	2021	4,661 SF	
.05Mi.	**4368 E GOLDSTONE DR**		$891,900	$891,900	2,646	/3/2.5	2018	11,195 SF	
.05Mi.	**4413 E SPORTIVO DR**		$437,200	$437,200	1,815	/3/2.5	2021	4,400 SF	
.05Mi.	**4290 E GOLDSTONE DR**		$766,000	$766,000	2,321	/3/2.5	2018	8,930 SF	
.06Mi.	**4421 E SPORTIVO DR**		$438,600	$438,600	1,898	/4/2.5	2023	4,095 SF	
.06Mi.	**4390 E GOLDSTONE DR**		$786,000	$786,000	2,499	/3/2.5	2021	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	38.4 years old	Households:	23,527
Median Household Income:	$96,946	Households w/Family:	74%
Household Income Per Capita:	$45,043	Households w/Family Married:	61%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	35%

School District

School District Zone:	Meridian Joint School District 2	Students:	38,740
Number of Schools:	62	Rating:	A

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.76Mi.	**Lewis & Clark Middle School** Number of Students: 898 Student-Teacher Ratio: 21.24	B+	Public	6 - 8
1.40Mi.	**Mountain View High School** Number of Students: 2,463 Student-Teacher Ratio: 21.68 Advanced Placement: Yes	A-	Public	9 - 12
0.55Mi.	**Pepper Ridge Elementary School** Number of Students: 472 Student-Teacher Ratio: 17.81	A	Public	PK - 5

Flood Report

The Subject Property of **4349 E SPORTIVO DR, MERIDIAN, ID 83642-5722** 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	74%	NOTABLY LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	100%	SIMILAR
MURDER	51%	NOTABLY LOWER
OVERALL	67%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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