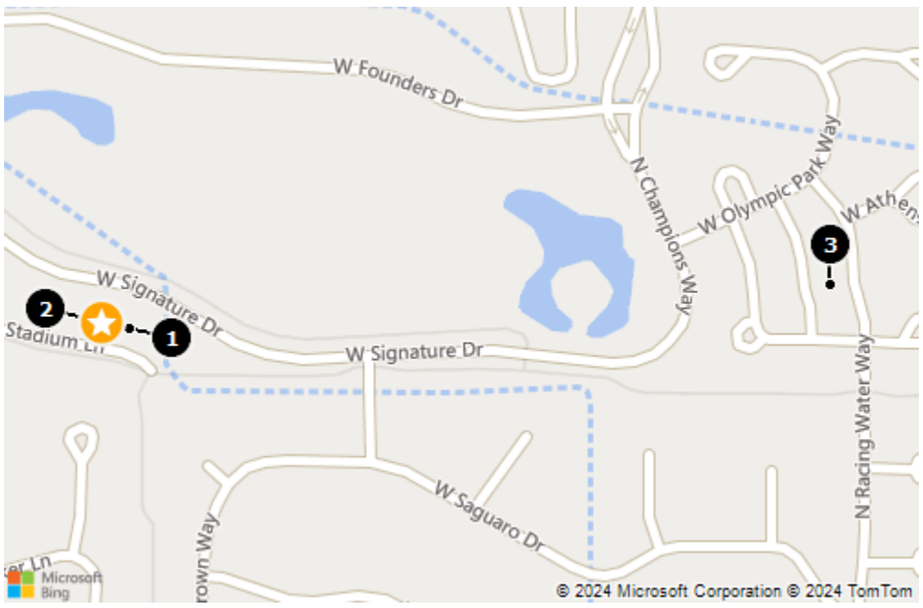
SiteX™ Report

OrderID: 92555439

SiteX Property Information Report



Subject Property Location

5646 W STADIUM LN, EAGLE, ID 83616-5820

County:	**ADA ID**	Census Tract:	160010102.291012
Property Use:	Single Family Residential (Assumed)	Zoning:	R-2-DA-P
Parcel Number:	R5855120120	Thomas Bros Pg-Grid:	

Valuation

Value:	**$420,000**	FSD:	8
Value Range:	$386,400 - $453,600	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	05-71
Assd Land Value:	$145,400	Market Land Value:	$145,400	Tax Year:	2023
Assd Improvement:	$262,300	Market Improvment Value:	$262,300	Total Taxable Value:	$1,763
Total Assessed Value:	$407,700	Total Assessor Market Value:	$407,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: 6 Subdivision: MOSCA SECA SUB NO 02 Sec/Twnship/Range: SEC 11 TWN 04N RNG 01W
Abbreviated Description: LOT 14 BLK 06 MOSCA SECA SUB NO 02

Property Characteristics

Lot Size:	3,833 SF	Bedrooms:	3	Pool:	
Building Area:	1690 SF	Baths:	2.5	Fireplace:	
Year Built:	2020	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:		Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/25/2023	Loan Amount:	N/A
Document #:	2023-049052 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2033	Type Finance:	

Legal Description:
Lot: 14 Block: 6 Subdivision: MOSCA SECA SUBDIVISION NO 2
City/Muni/Twp: EAGLE

Prior Transfer

Recording Date:	05/24/2021	Sales Price:	N/A
Document #:	2021-081431 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/19/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 14 Block: 6 Subdivision: MOSCA SECA SUBDIVISION NO 2
Abbreviated Description: MB 101 PG 13326-13333
City/Muni/Twp: EAGLE

Prior Transfer

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

Legal Description:
Lot: 14 Block: 6 Subdivision: MOSCA SECA SUB NO 02 Sec/Twnship/Range: SEC 11 TWN 04N RNG 01W
Abbreviated Description: LOT 14 BLK 06 MOSCA SECA SUB NO 02

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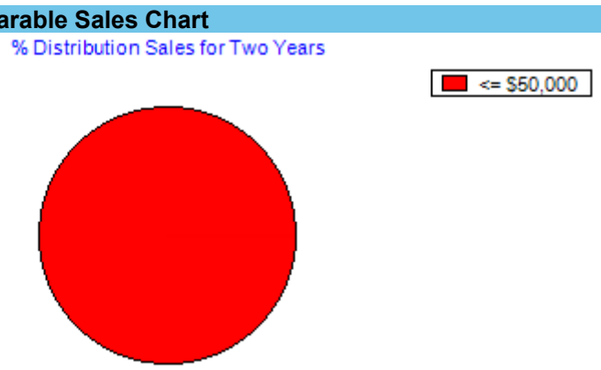
Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	3,833 SF	Median # of Baths	2.5
Median Living Area	1,690 SF	Median Year Built	2020
Price Range - 2 Yrs		Age Range	4 years to 5 years
Median Value		Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**5622 W STADIUM LN EAGLE, ID 83616-5820**	03/12/2024			1690	/3/2.5	2020	3,877 SF	
		APN: R5855120140 Document #: 2024-012667								
		Document Type: Warranty Deed Price Code:								
		Land Use: Single Family Residential (Assumed)								
		Legal: Lot: 16 Block: 6 Subdivision: MOSCA SECA SUBDIVISION NO 2 MapRef: MB101PG13328-13333 Abbreviated Description: Lot:16 Block:6 Subdivision:MOSCA SECA SUBDIVISION NO 2 Map Ref:MB101PG13328-13333								
2	.01Mi.	**5640 W STADIUM LN EAGLE, ID 83616-5820**	08/15/2023			1550	/3/2.5	2020	3,790 SF	
		APN: R5855120130 Document #: 2023-046669								
		Document Type: Warranty Deed Price Code:								
		Land Use: Single Family Residential (Assumed)								
		Legal: Lot: 15 Block: 6 Subdivision: MOSCA SECA SUBDIVISION NO 2 MapRef: MB101 PG13328-13833 Abbreviated Description: Lot:15 Block:6 Subdivision:MOSCA SECA SUBDIVISION NO 2 Map Ref:MB101 PG13328-13833								
3	.43Mi.	**1291 N RACING WATER WAY EAGLE, ID 83616-5090**	06/14/2023			1782	/3/2.5	2019	3,833 SF	
		APN: R5855110630 Document #: 2023-033852								
		Document Type: Warranty Deed Price Code:								
		Land Use: Single Family Residential (Assumed)								
		Legal: Lot: 11 Block: 2 Subdivision: MOSCA SECA SUBDIVISION NO 1 MapRef: DOC 113040922 Abbreviated Description: Lot:11 Block:2 Subdivision:MOSCA SECA SUBDIVISION NO 1 Map Ref:DOC 113040922City/Muni/Twp:EAGLE City/Muni/Twp: EAGLE								

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.	**5646 W STADIUM LN**		$407,700	$407,700	1,690	/3/2.5	2020	3,833 SF	
.01Mi.	**5640 W STADIUM LN**		$394,100	$394,100	1,550	/3/2.5	2020	3,790 SF	
.01Mi.	**5668 W STADIUM LN**		$393,000	$393,000	1,540	/3/2.5	2020	3,833 SF	
.02Mi.	**5682 W STADIUM LN**		$404,800	$404,800	1,650	/3/2.5	2020	4,008 SF	
.02Mi.	**5622 W STADIUM LN**		$407,200	$407,200	1,690	/3/2.5	2020	3,877 SF	
.02Mi.	**5694 W STADIUM LN**		$395,400	$395,400	1,537	/3/2.5	2020	3,833 SF	
.02Mi.	**5614 W STADIUM LN**		$397,300	$397,300	1,550	/3/2.5	2020	3,790 SF	
.03Mi.	**5700 W STADIUM LN**		$415,700	$415,700	1,651	/3/2.5	2020	3,790 SF	
.04Mi.	**5716 W STADIUM LN**		$394,100	$394,100	1,550	/3/2.5	2020	4,008 SF	
.04Mi.	**5728 W STADIUM LN**		$407,100	$407,100	1,689	/3/2.5	2020	3,833 SF	
.05Mi.	**5742 W STADIUM LN**		$395,400	$395,400	1,535	/3/2.5	2020	4,225 SF	
.06Mi.	**5750 W STADIUM LN**		$411,800	$411,800	1,743	/3/2.5	2020	3,311 SF	
.06Mi.	**5764 W STADIUM LN**		$191,600	$191,600	1,642	/3/2.5	2020	4,530 SF	
.14Mi.	**1139 N WORLD CUP LN**		$405,400	$405,400	1,660	/3/2.5	2022	3,920 SF	
.14Mi.	**5819 W HAMM LN**		$395,300	$395,300	1,534	/3/2.5	2020	4,008 SF	
.14Mi.	**1127 N WORLD CUP LN**		$396,500	$396,500	1,549	/3/2.5	2020	4,095 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	82%

SiteX™ Report

OrderID: 92555439

Demographics & Income

Median Age:	45.4 years old	Households:	12,817
Median Household Income:	$106,326	Households w/Family:	80%
Household Income Per Capita:	$52,235	Households w/Family Married:	69%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	35%

School District

School District Zone:	Meridian Joint School District 2	Students:	37,989
Number of Schools:	60	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.50Mi.	**Eagle Elementary School of the Arts** Number of Students: 279 Student-Teacher Ratio: 16.61	A	Public	KG - 5
2.53Mi.	**Star Middle School** Number of Students: 709 Student-Teacher Ratio: 21.49	B+	Public	6 - 8
1.17Mi.	**Eagle High School** Number of Students: 2,092 Student-Teacher Ratio: 23.2 Advanced Placement: Yes	A	Public	9 - 12

Flood Report

The Subject Property of **5646 W STADIUM LN, EAGLE, ID 83616-5820** 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	50%	SIGNIFICANTLY LOWER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	52%	NOTABLY LOWER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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