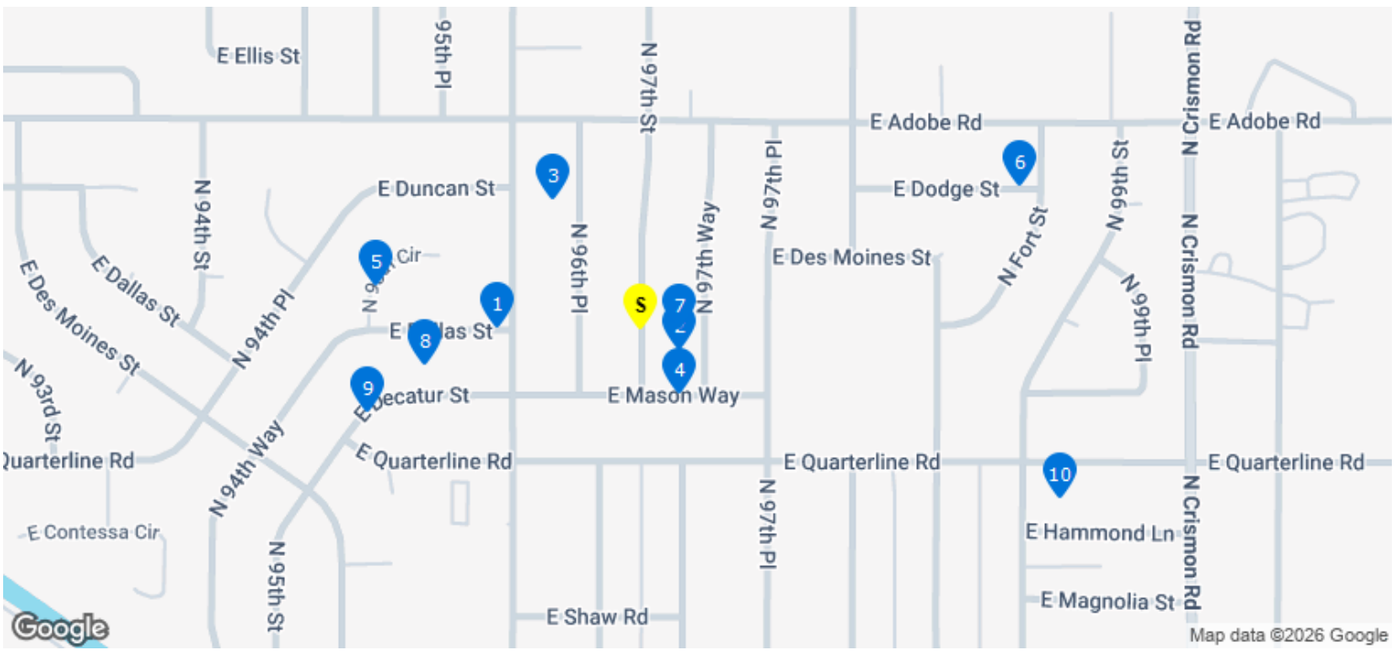
ICE SiteX Report

OrderID: 98768575

SiteX Property Information Report



Subject Property Location

654 N 97TH ST, MESA, AZ 85207-6206

County:	**MARICOPA AZ**	Census Tract:	4201.11
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	220-22-113	Thomas Bros Pg-Grid:	744-E4

Valuation

Value:	**$364,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$334,880 - $393,120	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2027	Market Value Year:	2027	Tax Rate Code Area:	040012
Assd Land Value:		Market Land Value:	$53,800	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$215,200	Total Taxable Value:	$800
Total Assessed Value:	$26,900	Total Assessor Market Value:	$269,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 90 Subdivision: DESERT AIR UNIT 4C Legal Unit: 4-C Map Ref: MB 20806 Sec/Twnship/Range: SEC 15 TWN 1N RNG 7E
Abbreviated Description: DESERT AIR UNIT 4-C MCR 208-6

Property Characteristics

Lot Size:	8,063 SF	Bedrooms:		Pool:	
Building Area:	1354 SF	Baths:	1	Fireplace:	
Year Built:	1983	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrigeration
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/19/2025	Sales Price:	N/A
Document #:	20250353803 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	04/11/2025	Sales Price:	N/A
Document #:	20250202342 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/21/2022	Loan Amount:	N/A
Document #:	20220064453 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/20/2022		
TD Due Date:	02/01/2052	Type Finance:	
Legal Description:			

Subdivision: DESERT AIR UNIT FOUR C Map Ref: MB 208 PG 6

Prior Transfer

Recording Date:	01/21/2022	Sales Price:	$360,000

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Document #:	20220064452 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/20/2022		
Document Type:	Deed		

Legal Description:
Subdivision: DESERT AIR UNIT FOUR C Map Ref: MB 208 PG 6

Mortgage Record

Recording Date:	09/08/2021	Loan Amount:	N/A
Document #:	20210972004 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	09/03/2021		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: DESERT AIR UNIT FOUR C Map Ref: MB 208 PG 6

Prior Transfer

Recording Date:	09/08/2021	Sales Price:	$315,000
Document #:	20210972003 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/03/2021		
Document Type:	Deed		

Legal Description:
Subdivision: DESERT AIR UNIT FOUR C Map Ref: MB 208 PG 6

Mortgage Record

Recording Date:	04/26/2021	Loan Amount:	N/A
Document #:	20210460613 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/21/2021		
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Subdivision: DESERT AIR UNIT FOUR C Map Ref: 0

Prior Transfer

Recording Date:	07/12/2019	Sales Price:	$186,558
Document #:	2019-0528958 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/08/2019	Loan Amount:	N/A
Document #:	20190514237 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/01/2019		
TD Due Date:	07/01/2049	Type Finance:	

Legal Description:
Subdivision: DESERT AIR UNIT FOUR C Map Ref: 0

Mortgage Record

Recording Date:	07/31/2017	Loan Amount:	N/A
Document #:	2017-0562323 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/19/2017		
TD Due Date:	08/01/2047	Type Finance:	

Legal Description:
Subdivision: DESERT AIR Legal Unit: 4C Map Ref: MB 208 PG 6

Prior Transfer

Recording Date:	07/31/2017	Sales Price:	$190,000
Document #:	2017-0562322 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/19/2017		
Document Type:	Deed		

Legal Description:
Subdivision: DESERT AIR Legal Unit: 4C Map Ref: MB 208 PG 6

Prior Transfer

Recording Date:	03/03/2017	Sales Price:	$110,000
Document #:	2017-0154679 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/01/2017		
Document Type:	Deed		

Legal Description:
Subdivision: DESERT AIR Legal Unit: 4-C Map Ref: MAP208 PG6

Prior Transfer

Recording Date:	01/27/2017	Sales Price:	$44,456
Document #:	2017-0067721 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	01/06/2017	Sales Price:	$80,000
Document #:	2017-0013976 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/03/2017		
Document Type:	Deed		

Legal Description:
Subdivision: DESERT AIR UNIT FOUR C Map Ref: MAP208 PG6

Mortgage Record

Recording Date:	08/26/2003	Loan Amount:	N/A
Document #:	2003-1183521 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	07/31/2003		
TD Due Date:	08/01/2033	Type Finance:	

ICE SiteX Report

OrderID: 98768575

Legal Description:
Subdivision: DESERT AIR UNIT C Map Ref: 0

Area Sales Analysis

Total Area Sales	$3,817,400	Median # of Bedrooms	
Median Lot Size	8,192 SF	Median # of Baths	2
Median Living Area	1,337 SF	Median Year Built	1978
Price Range - 2 Yrs	$343,000 to $429,900	Age Range	43 years to 56 years
Median Value	$368,750	Median Age	48.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**9523 E DALLAS ST** **MESA, AZ 85207-6129**	09/22/2026	$370,000	$308	1200	5//2	1976	8,198 SF	
		APN: 220-21-088 Document #: 20260553830 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 82 Subdivision: DESERT SAGUARO ESTATES MapRef: MB 179 PG 7 Abbreviated Description: Lot:82 Subdivision:DESERT SAGUARO ESTATES Map Ref:MB 179 PG 7								
2	.16Mi.	**528 N 97TH ST** **MESA, AZ 85207-7104**	06/25/2026	$439,999	$232	1896	5//1	1962	11,565 SF	P
		APN: 220-23-087 Document #: 20260381464 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: DESERT AIR NO 2 MapRef: MB 83 PG 21 Abbreviated Description: Lot:7 Block:3 Subdivision:DESERT AIR NO 2 Map Ref:MB 83 PG 21								
3	.2Mi.	**716 N 95TH CIR** **MESA, AZ 85207-6123**	07/29/2026	$367,500	$277	1326	6//2	1976	8,185 SF	
		APN: 220-21-070 Document #: 20260448974 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 64 Subdivision: DESERT SAGUARO ESTATES-UNIT ONE MapRef: MB 179 PG 7 Abbreviated Description: Lot:64 Subdivision:DESERT SAGUARO ESTATES-UNIT ONE Map Ref:MB 179 PG 7								
4	.23Mi.	**9813 E ADOBE RD** **MESA, AZ 85207-5316**	09/25/2026	$421,900	$301	1400	5//2	1979	7,980 SF	
		APN: 220-22-081 Document #: 20260561525 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 28 Subdivision: DESERT AIR GRANDE MapRef: MB 178 PG 26 Abbreviated Description: Lot:28 Subdivision:DESERT AIR GRANDE Map Ref:MB 178 PG 26								
5	.24Mi.	**9832 E DES MOINES ST** **MESA, AZ 85207-6222**	09/30/2026	$245,000	$157	1560	//2	1976	10,119 SF	P
		APN: 220-22-061 Document #: 20260571605 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Subdivision: DESERT AIR GRANDE MapRef: MB 178 PG 26 Abbreviated Description: Lot:8 Subdivision:DESERT AIR GRANDE Map Ref:MB 178 PG 26								
6	.24Mi.	**636 N 94TH WAY** **MESA, AZ 85207-6106**	07/24/2026	$263,000	$253	1040	4//1	1978	8,015 SF	
		APN: 220-21-075 Document #: 20260440718 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 69 Subdivision: DESERT SAGUARO ESTATES MapRef: MB 179 PG 7 Abbreviated Description: Lot:69 Subdivision:DESERT SAGUARO ESTATES Map Ref:MB 179 PG 7								
7	.25Mi.	**658 N FORT ST** **MESA, AZ 85207-6215**	08/06/2026	$420,000	$253	1662	5//2	1976	19,624 SF	
		APN: 220-22-059 Document #: 20260465629 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: DESERT AIR GRANDE MapRef: MB 178 PG 26 Abbreviated Description: Lot:6 Subdivision:DESERT AIR GRANDE Map Ref:MB 178 PG 26								
8	.25Mi.	**850 N 97TH ST** **MESA, AZ 85207-5306**	06/12/2026	$385,000	$212	1816	5//2	1972	8,525 SF	
		APN: 220-20-079 Document #: 20260357002 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 123 Subdivision: SUPERSTITION VILLAGE MapRef: MB 138 PG 21 Abbreviated Description: Lot:123 Subdivision:SUPERSTITION VILLAGE Map Ref:MB 138 PG 21								
9	.26Mi.	**832 N 98TH ST** **MESA, AZ 85207-5320**	10/15/2026	$644,000	$354	1817	6//2.3	1999	46,130 SF	
		APN: 220-20-026H Document #: 20260599339 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SE4SW4NE4 S15T01NR07E GSRBM Abbreviated Description: Sec/Twnship/Range:NE4SE4SW4NE4 S15T01NR07E GSRBM								
10	.26Mi.	**857 N 96TH PL** **MESA, AZ 85207-5301**	06/08/2026	$400,000	$195	2048	6//2	1973	9,054 SF	
		APN: 220-20-056 Document #: 20260344433 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 100 Subdivision: SUPERSTITION VILLAGE MapRef: MB 138 PG 21 Abbreviated Description: Lot:100 Subdivision:SUPERSTITION VILLAGE Map Ref:MB 138 PG 21								
11	.28Mi.	**501 N 98TH ST** **MESA, AZ 85207-7111**	07/02/2026	$450,000	$361	1248	5//1.7	1971	11,892 SF	
		APN: 220-24-052 Document #: 20260399063 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: DESERT AIR NO 3 MapRef: MB 76 PG 4 Abbreviated Description: Lot:16 Block:2 Subdivision:DESERT AIR NO 3 Map Ref:MB 76 PG 4								
12	.29Mi.	**857 N 95TH PL** **MESA, AZ 85207-5206**	09/15/2026	$195,000	$203	960	4//2	1973	8,298 SF	
		APN: 220-19-101 Document #: 20260542414 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 63 Subdivision: SUPERSTITION VILLAGE MapRef: MB 138 PG 21 Abbreviated Description: Lot:63 Subdivision:SUPERSTITION VILLAGE Map Ref:MB 138 PG 21

13	.29Mi.	**850 N 95TH PL** **MESA, AZ 85207-5207**	08/03/2026	$388,500	$268	1448	5//2	1974	8,477 SF	

APN: 220-19-087 Document #: 20260459329
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: SUPERSTITION VILLAGE MapRef: MB 138 PG 21 Abbreviated Description: Lot:49 Subdivision:SUPERSTITION VILLAGE Map Ref:MB 138 PG 21

14	.32Mi.	**715 N FORT ST** **MESA, AZ 85207-6216**	05/29/2026	$365,000	$326	1120	6//1.7	1979	9,300 SF	

APN: 220-22-093 Document #: 20260326588
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: DESERT AIR GRANDE MapRef: MB 178 PG 26 Abbreviated Description: Lot:40 Subdivision:DESERT AIR GRANDE Map Ref:MB 178 PG 26

15	.33Mi.	**9901 E QUARTERLINE RD** **MESA, AZ 85207-6235**	06/30/2026	$365,000	$247	1480	5//1	1970	9,396 SF	

APN: 220-24-073 Document #: 20260392820
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Subdivision: CHURCH ADDITION MapRef: MB 91 PG 2 Abbreviated Description: Lot:11 Block:1 Subdivision:CHURCH ADDITION Map Ref:MB 91 PG 2

16	.38Mi.	**9340 E DES MOINES ST** **MESA, AZ 85207-6155**	06/04/2026	$435,000	$228	1912	//1	1986	8,995 SF	P

APN: 220-21-350 Document #: 20260337495
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 121 Subdivision: SUPERSTITION VIEW PHASE II MapRef: MB 266 PG 45 Abbreviated Description: Lot:121 Subdivision:SUPERSTITION VIEW PHASE II Map Ref:MB 266 PG 45

17	.39Mi.	**933 N 95TH ST** **MESA, AZ 85207-5204**	07/17/2026	$215,000	$224	960	5//1	1974	8,612 SF	

APN: 220-19-066 Document #: 20260426834
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: SUPERSTITION VILLAGE MapRef: MB 138 PG 21 Abbreviated Description: Lot:28 Subdivision:SUPERSTITION VILLAGE Map Ref:MB 138 PG 21

18	.39Mi.	**9349 E QUARTERLINE RD** **MESA, AZ 85207-6147**	06/24/2026	$430,000	$260	1656	//3	1999	8,110 SF	

APN: 220-21-397 Document #: 20260377941
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: PARADISE VILLAGE II MapRef: MB 495 PG 3 Abbreviated Description: Lot:6 Subdivision:PARADISE VILLAGE II Map Ref:MB 495 PG 3

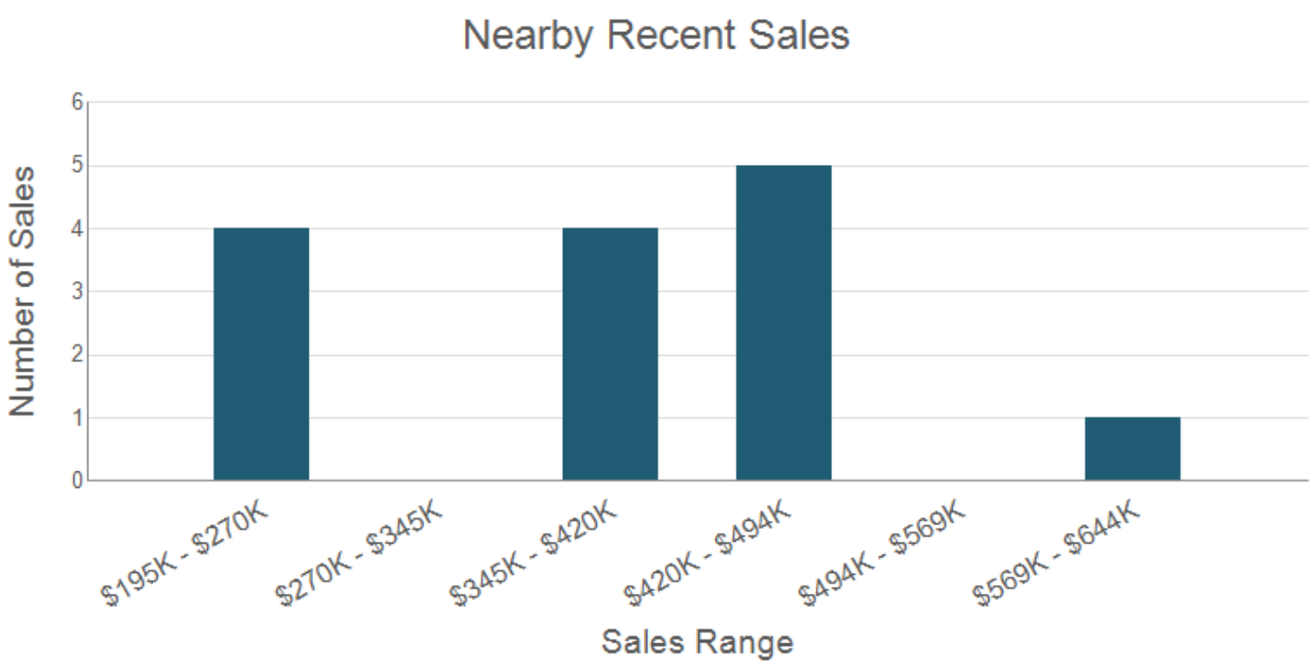
19	.43Mi.	**9315 E ADOBE RD** **MESA, AZ 85207-5219**	05/06/2026	$389,000	$275	1414	6//2	1986	7,989 SF	

APN: 220-21-307 Document #: 20260273819
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: SUPERSTITION VIEW PHASE II MapRef: MB 266 PG 45 Abbreviated Description: Lot:78 Subdivision:SUPERSTITION VIEW PHASE II Map Ref:MB 266 PG 45

20	.44Mi.	**639 N 93RD ST** **MESA, AZ 85207-6143**	10/15/2026	$355,000	$273	1299	//2	1984	9,797 SF	

APN: 220-21-247 Document #: 20260599526
Document Type: Warranty Deed Price Code: A
Land Use: Rural/Agricultural Residence
Legal: Lot: 18 Subdivision: SUPERSTITION VIEW PHASE ONE MapRef: MB 249 PG 19 Abbreviated Description: Lot:18 Subdivision:SUPERSTITION VIEW PHASE ONE Map Ref:MB 249 PG 19

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.

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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.	**654 N 97TH ST**	**01/21/2022**	$269,000	$26,900	1,354	5//1	1983	8,063 SF	
.02Mi.	**646 N 97TH ST**	**04/20/2020**	$301,000	$30,100	1,396	6//2	1983	8,072 SF	
.02Mi.	**702 N 97TH ST**	**09/05/1990**	$260,100	$26,010	1,008	5//1	1979	8,072 SF	
.02Mi.	**653 N 96TH PL**	**07/06/2022**	$284,300	$28,430	1,296	5//1	1979	8,089 SF	P
.02Mi.	**645 N 96TH PL**	**07/31/2006**	$303,700	$30,370	1,612	5//1	1976	8,093 SF	
.02Mi.	**705 N 96TH PL**	**01/30/2003**	$325,500	$32,550	1,994	5//1	1977	8,102 SF	
.03Mi.	**653 N 97TH ST**	**02/26/2025**	$287,300	$28,730	1,144	5//2	1980	8,120 SF	
.03Mi.	**638 N 97TH ST**	**05/11/2023**	$273,200	$27,320	1,040	5//1	1979	8,054 SF	
.03Mi.	**710 N 97TH ST**	**06/03/2011**	$279,100	$27,910	1,384	5//2	1980	8,067 SF	
.03Mi.	**645 N 97TH ST**	**04/04/2025**	$290,800	$29,080	1,394	5//2	1982	8,115 SF	
.03Mi.	**701 N 97TH ST**	**02/26/1980**	$293,800	$29,380	1,404	6//1	1980	8,120 SF	
.04Mi.	**637 N 96TH PL**	**03/18/2022**	$212,800	$21,280	1,652	5//1	1976	8,080 SF	
.04Mi.	**713 N 96TH PL**	**06/17/2014**	$244,200	$24,420	1,040	5//1	1975	8,098 SF	
.04Mi.	**637 N 97TH ST**	**03/29/2000**	$245,500	$24,550	1,008	5//1	1979	8,102 SF	
.04Mi.	**709 N 97TH ST**	**09/11/2009**	$267,600	$26,760	1,200	5//2	1980	8,120 SF	
.05Mi.	**654 N 96TH PL**	**03/07/2011**	$259,300	$25,930	1,080	5//2	1979	7,645 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	45.4 years old	Households:	20,212
Median Household Income:	$96,714	Households w/Family:	72%
Household Income Per Capita:	$46,593	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.54Mi.	**Smith Junior High School** Number of Students: 707 Student-Teacher Ratio: 16.83	C	Public	7 - 8
1.99Mi.	**Skyline High School** Number of Students: 1,995 Student-Teacher Ratio: 17.86 Advanced Placement: Yes	C+	Public	9 - 12
0.18Mi.	**Taft Elementary School** Number of Students: 491 Student-Teacher Ratio: 14.88	B	Public	PK - 6

Flood Report

The Subject Property of **654 N 97TH ST, MESA, AZ 85207-6206** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	83%	LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	68%	NOTABLY LOWER
OVERALL	78%	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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Data deemed reliable, but not guaranteed.

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