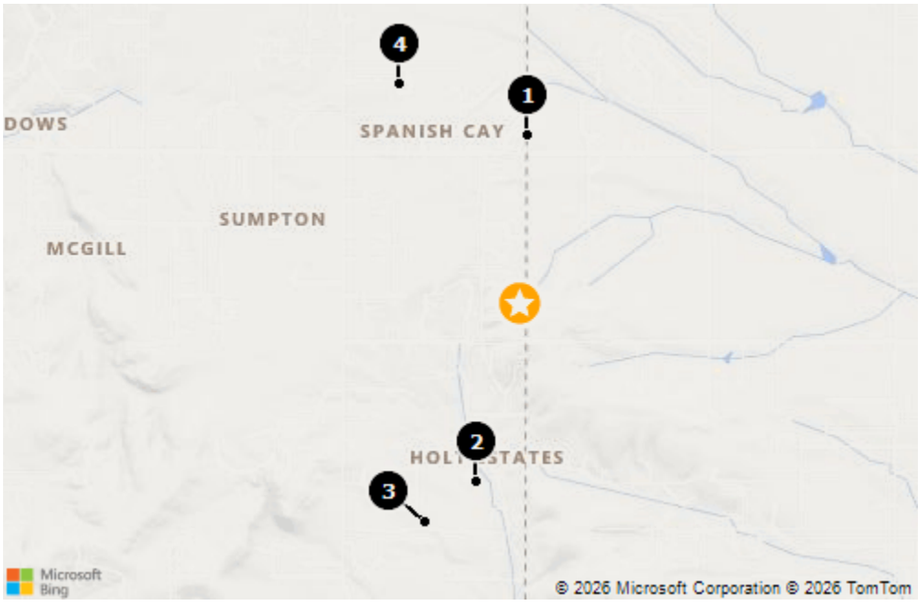
ICE SiteX Report

OrderID: 98345402

SiteX Property Information Report



Subject Property Location

79 HIGHVIEW LN, EDGEWOOD, NM 87015-8083

County:	**BERNALILLO NM**	Census Tract:	350010038.042001
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	1-036-061-497-112-4-01-52	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	X3E
Assd Land Value:	$24,767	Market Land Value:	$74,308	Tax Year:	2025
Assd Improvement:	$37,093	Market Improvment Value:	$111,289	Total Taxable Value:	$1,711
Total Assessed Value:	$61,860	Total Assessor Market Value:	$185,597	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: LOTS A-D LANDS OF LOUISE B WRIGHT
Abbreviated Description: LT B PLAT OF LTS A, B, C & D LANDS OF LOUISE B WRIGHT CONT 4 .9445 AC M/L OR 215,382 SQ FT M/L

Property Characteristics

Lot Size:	4.940 AC	Bedrooms:	3	Pool:	
Building Area:	1232 SF	Baths:	2	Fireplace:	
Year Built:	1995	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Prefab	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/13/2016	Sales Price:	N/A
Document #:	2016097197 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/29/2016	Sales Price:	N/A
Document #:	2016092215 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/25/2016		
Document Type:			

Legal Description:
Lot: B Map Ref: VOL94C PG187 Sec/Twnship/Range: N2SE4SE4 S36T11NR06E N M P M

Prior Transfer

Recording Date:	09/25/2016	Sales Price:	N/A
Document #:	2016092215 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: LOTS A-D LANDS OF LOUISE B WRIGHT
Abbreviated Description: LT B PLAT OF LTS A, B, C & D LANDS OF LOUISE B WRIGHT CONT 4 .9445 AC M/L OR 215,382 SQ FT M/L

Prior Transfer

Recording Date:	10/25/2011	Sales Price:	N/A

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Document #:	2011096636 BK-PG A135-0088	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/30/2011	Loan Amount:	N/A
Document #:	2011088706 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2041	Type Finance:	

Legal Description:
Lot: B Subdivision: PLAT OF LOTS A B C & D LANDS OF LOUISE B WRIGHT Sec/Twnship/Range: N2SE4SE4 S36T11NR06E NMPM
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED

Prior Transfer

Recording Date:	05/02/2007	Sales Price:	N/A
Document #:	2007064799 BK-PG 0A85-1325	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/03/2007	Sales Price:	N/A
Document #:	2007050184 BK-PG A135-0087	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/30/2007		
Document Type:			

Legal Description:
Lot: B Map Ref: MB94C FO187 Sec/Twnship/Range: N2SE4SE4 S36T11NR06E NMPM
Abbreviated Description: LOTS A-D

Prior Transfer

Recording Date:	10/07/2004	Sales Price:	N/A
Document #:	2004141717 BK-PG 0A85-1324	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/06/2004		
Document Type:			

Legal Description:
Lot: B Map Ref: MB94C FO187 Sec/Twnship/Range: N2SE4SE4 S36T11NR06E NMPM

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3.5
Median Lot Size	112,821 SF	Median # of Baths	2
Median Living Area	2,177 SF	Median Year Built	1993
Price Range - 2 Yrs		Age Range	30 years to 60 years
Median Value		Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.89Mi.	**655 FROST RD E** **EDGEWOOD, NM 87015-6831**	02/03/2026			1296	5/3/1	1991	87,120 SF	
2	.96Mi.	**19 SAGE CT** **EDGEWOOD, NM 87015-8035**	09/04/2025			3136	6/4/3	1996	87,120 SF	
3	1.26Mi.	**42 BERTA DR** **EDGEWOOD, NM 87015-8002**	08/01/2025			2296	7/4/2	1966	138,521 SF	
4	1.27Mi.	**32 MAHON RD** **EDGEWOOD, NM 87015-9765**	07/09/2025			2058	5/3/2	1996	415,564 SF	

1 .89Mi. **655 FROST RD E** **EDGEWOOD, NM 87015-6831** 02/03/2026 1296 5/3/1 1991 87,120 SF
APN: 1-036-062-507-054-4-02-51 Document #: 2026008359
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: A&B Subdivision: LANDS OF STONER NO 1 MapRef: MB C36 FO 197 Sec/Twnship/Range: E2SE4SE4SE4 S25T11NR06E NMPM Abbreviated Description: Lot:A&B Subdivision:LANDS OF STONER NO 1 Map Ref:MB C36 FO 197Sec/Twnship/Range:E2SE4SE4SE4 S25T11NR06E NMPM

2 .96Mi. **19 SAGE CT** **EDGEWOOD, NM 87015-8035** 09/04/2025 3136 6/4/3 1996 87,120 SF
APN: 1-036-060-379-147-4-01-48 Document #: 2025071608
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Subdivision: DOBBS LAND DIVISION Tract No: 3 MapRef: MB C17 PG 153 Sec/Twnship/Range: SE4NW4SE4 S01T10NR06E NMPM Abbreviated Description: Subdivision:DOBBS LAND DIVISION Tract No:3 Map Ref:MB C17 PG 153Sec/Twnship/Range:SE4NW4SE4 S01T10NR06E NMPM

3 1.26Mi. **42 BERTA DR** **EDGEWOOD, NM 87015-8002** 08/01/2025 2296 7/4/2 1966 138,521 SF
APN: 1-036-060-230-028-3-01-05 Document #: 2025062085
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 15&16 Subdivision: MOUNTAIN VALLEY MapRef: MB D9 PG 165 Sec/Twnship/Range: S01T10NR06E Abbreviated Description: Lot:15&16 Subdivision:MOUNTAIN VALLEY Map Ref:MB D9 PG 165Sec/Twnship/Range:S01T10NR06E

4 1.27Mi. **32 MAHON RD** **EDGEWOOD, NM 87015-9765** 07/09/2025 2058 5/3/2 1996 415,564 SF
APN: 1-036-062-162-156-3-02-27 Document #: 2025055243
Document Type: Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Lot: 6 Subdivision: VISTA DEL VALLE SUBDIVISION MapRef: MB B11 FO 193 Abbreviated Description: Lot:6 Subdivision:VISTA DEL VALLE SUBDIVISION Map Ref:MB B11 FO 193

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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.	**79 HIGHVIEW LN**	**09/25/2016**	$185,597	$61,860	1,232	5/3/2	1995	5 SF	
.13Mi.	**104 CRESTVIEW**	**11/21/2014**	$231,945	$77,307	1,586	5/2/2	1985	2 SF	
.13Mi.	**59 EASTRIDGE RD**	**02/24/2023**	$637,467	$212,467	3,054	5/3/2	1995	5 SF	
.15Mi.	**110 PRIVATE RD**	**10/27/2004**	$364,046	$121,337	2,057	/2/3	1970	5 SF	
.21Mi.	**88 CRESTVIEW LN**	**09/03/2004**	$195,935	$65,305	1,457	/1/2	1982	3 SF	
.24Mi.	**49 EASTRIDGE RD**	**11/18/2024**	$110,594	$36,861	2,935		1987	7 SF	
.24Mi.	**63 CRESTVIEV**		$230,461	$76,813	2,224	/3/2	1983	3 SF	
.25Mi.	**81 CRESTVIEW LN**	**04/07/2018**	$419,227	$139,728	2,913	6/3/2	2008	3 SF	
.26Mi.	**71 CRESTVIEW RD**	**01/02/2008**	$283,559	$94,511	2,378	/3/3	1987	3 SF	
.29Mi.	**77 CRESTVIEW LN**	**10/31/2012**	$302,126	$100,698	2,886	/3/3	1981	3 SF	
.3Mi.	**50 CRESTVIEW RD**	**10/22/2003**	$322,886	$107,618	3,310	6/3/2	1984	3 SF	
.31Mi.	**58 CRESTVIEW RD**	**11/17/2018**	$276,967	$92,313	2,052	7/4/3	1987	3 SF	
.33Mi.	**64 CRESTVIEW RD**		$310,084	$103,351	2,334	/3/2	1995	4 SF	
.33Mi.	**74 CRESTVIEW RD**	**11/15/2018**	$275,326	$91,766	2,101	/3/2	1993	3 SF	
.34Mi.	**43 EASTRIDGE RD**	**02/27/2020**	$382,016	$127,326	1,486	5/3/3	1991	5 SF	
.38Mi.	**52 EASTRIDGE RD**	**02/21/2013**	$501,277	$167,076	4,148		2015	10 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	48.6 years old	Households:	4,872
Median Household Income:	$73,200	Households w/Family:	73%
Household Income Per Capita:	$39,019	Households w/Family Married:	62%
Most Common Education Level:	Some College	Households w/Family Children:	26%

School District

School District Zone:	Moriarty-Edgewood School District	Students:	2,365
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.64Mi.	**Edgewood Middle School** Number of Students: 281 Student-Teacher Ratio: 13.52	B	Public	6 - 8
14.84Mi.	**Moriarty High School** Number of Students: 671 Student-Teacher Ratio: 15.31 Advanced Placement: Yes	C	Public	9 - 12
3.05Mi.	**South Mountain Elementary School** Number of Students: 303 Student-Teacher Ratio: 11.34	A+	Public	KG - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	50%	SIGNIFICANTLY LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	59%	NOTABLY LOWER
FORCIBLE ROBBERY	148%	NOTABLY HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	97%	SIMILAR
OVERALL	90%	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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