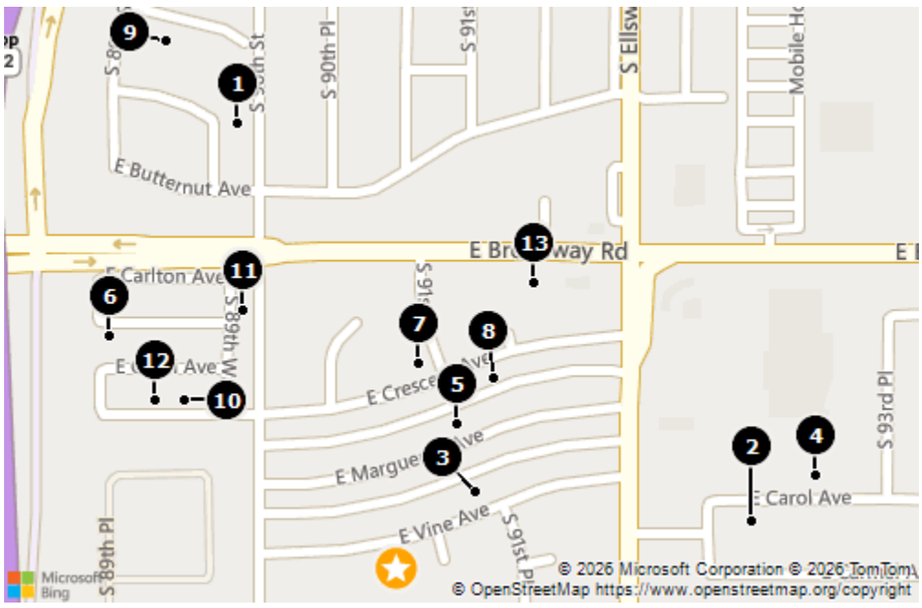
ICE SiteX Report

OrderID: 98264871

SiteX Property Information Report



Subject Property Location

9041 E VINE AVE, MESA, AZ 85208-2346

County:	**MARICOPA AZ**	Census Tract:	040134226.321008
Property Use:	Single Family Residential	Zoning:	R-8
Parcel Number:	218-45-138	Thomas Bros Pg-Grid:	744-7C

Valuation

Value:	**$325,000**	FSD:	12	Common Confidence Score:	58
Value Range:	$286,000 - $364,000	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	040012
Assd Land Value:		Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$240,000	Total Taxable Value:	$1,340
Total Assessed Value:	$30,000	Total Assessor Market Value:	$300,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 138 Subdivision: APACHE TRAILS Map Ref: MB 8250 Sec/Twnship/Range: SEC 28 TWN 1N RNG 7E
Abbreviated Description: APACHE TRAILS

Property Characteristics

Lot Size:	12,811 SF	Bedrooms:		Pool:	
Building Area:	1164 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Block
Number of Units:		Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:		Basement:		Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/22/2024	Loan Amount:	N/A
Document #:	20240446458 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2064	Type Finance:	

Legal Description:
Lot: 138 Subdivision: APACHE TRAILS

Mortgage Record

Recording Date:	03/22/2024	Loan Amount:	N/A
Document #:	20240149940 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:
Lot: 138 Subdivision: APACHE TRAILS
City/Muni/Twp: MESA

Mortgage Record

Recording Date:	03/13/2023	Loan Amount:	N/A
Document #:	20230123865 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2034	Type Finance:	

Legal Description:
Lot: 138 Subdivision: APACHE TRAILS

Prior Transfer

Recording Date:	08/18/2015	Sales Price:	$35,000

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Document #:	2015-0598548 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/25/2013	Sales Price:	N/A
Document #:	2013-0081746 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/07/2012		
Document Type:			

Legal Description:
Lot: 138 Subdivision: APACHE TRAILS Map Ref: MAP82 PG50

Prior Transfer

Recording Date:	01/25/2013	Sales Price:	N/A
Document #:	20130081746 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 138 Subdivision: APACHE TRAILS Map Ref: MB 8250 Sec/Twnship/Range: SEC 28 TWN 1N RNG 7E
Abbreviated Description: APACHE TRAILS

Prior Transfer

Recording Date:	03/20/2012	Sales Price:	$104,812
Document #:	2012-0226736 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/16/2006	Loan Amount:	N/A
Document #:	2006-1503207 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/20/2031	Type Finance:	

Legal Description:
Lot: 138 Subdivision: APACHE TRAILS

Prior Transfer

Recording Date:	12/11/2003	Sales Price:	$105,750
Document #:	2003-1681762 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/04/2003		
Document Type:			

Legal Description:
Lot: 138 Subdivision: APACHE TRAILS Map Ref: MAP82 PG50

Prior Transfer

Recording Date:	04/06/1999	Sales Price:	N/A
Document #:	99-0325404 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/31/1999		
Document Type:			

Legal Description:
Lot: 138 Subdivision: APACHE TRAILS Map Ref: MAP82 PG50

Area Sales Analysis

Total Area Sales	$4,957,900	Median # of Bedrooms	
Median Lot Size	6,000 SF	Median # of Baths	2
Median Living Area	1,429 SF	Median Year Built	1997
Price Range - 2 Yrs	$340,000 to $420,000	Age Range	27 years to 67 years
Median Value	$380,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**321 S 89TH PL** **MESA, AZ 85208-2387**	06/25/2026	$419,000	$277	1512	6//2	1998	7,776 SF	Yes
		APN: 218-41-328 Document #: 20260380686 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 48 Subdivision: BROADWAY MANOR MapRef: MB 449 PG 34 Abbreviated Description: Lot:48 Subdivision:BROADWAY MANOR Map Ref:MB 449 PG 34								
2	.24Mi.	**9235 E CAROL AVE** **MESA, AZ 85208-2497**	06/11/2026	$420,000	$287	1462	7//2	1997	5,502 SF	
		APN: 220-84-194 Document #: 20260352703 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 95 Subdivision: WYNSTONE II MapRef: MB 435 PG 1 Abbreviated Description: Lot:95 Subdivision:WYNSTONE II Map Ref:MB 435 PG 1								
3	.07Mi.	**9112 E VINE AVE** **MESA, AZ 85208-2349**	05/06/2026	$380,000	$202	1877	4//2	1960	8,054 SF	
		APN: 218-45-098 Document #: 20260273133 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 98 Subdivision: APACHE TRAILS MapRef: MB 82 PG 50 Abbreviated Description: Lot:98 Subdivision:APACHE TRAILS Map Ref:MB 82 PG 50								
4	.29Mi.	**9300 E CAROL AVE** **MESA, AZ 85208-5831**	04/13/2026	$380,000	$347	1095	5//2	1997	5,506 SF	
		APN: 220-84-183 Document #: 20260217569 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 84 Subdivision: WYNSTONE II MapRef: MB 441 PG 1 Abbreviated Description: Lot:84 Subdivision:WYNSTONE II Map Ref:MB 441 PG 1								
5	.11Mi.	**9102 E MARGUERITE AVE** **MESA, AZ 85208-2344**	03/05/2026	$340,000	$292	1161	5//2	1970	7,680 SF	
		APN: 218-45-065 Document #: 20260127327 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Subdivision: MESA VISTA MapRef: MB 487 PG 8 Abbreviated Description: Lot:11 Subdivision:MESA VISTA Map Ref:MB 487 PG 8								

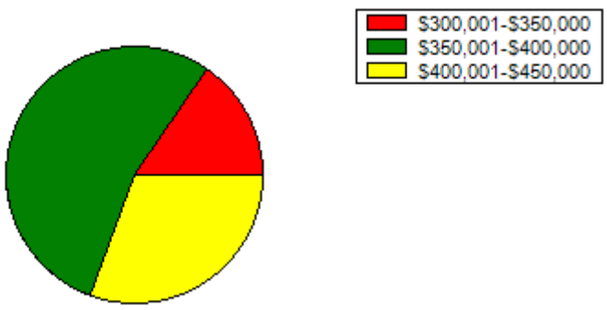
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6	.25Mi.	**8913 E CALYPSO AVE** **MESA, AZ 85208-2393**	01/16/2026	$384,900	$200	1922	//3.33	1999	3,575 SF	
	APN: 218-46-088 Document #: 20260030886 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 34 Subdivision: MESA VISTA MapRef: MB 487 PG 8 Abbreviated Description: Lot:34 Subdivision:MESA VISTA Map Ref:MB 487 PG 8									
7	.14Mi.	**9054 E CRESCENT AVE** **MESA, AZ 85208-2338**	12/05/2025	$403,000	$244	1645	5//1	1959	7,802 SF	
	APN: 218-45-038 Document #: 20250702303 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 38 Subdivision: APACHE TRAILS MapRef: MB 82 PG 50 Abbreviated Description: Lot:38 Subdivision:APACHE TRAILS Map Ref:MB 82 PG 50									
8	.15Mi.	**9111 E CRESCENT AVE** **MESA, AZ 85208-2339**	11/03/2025	$374,000	$305	1224	4//2	1971	7,893 SF	
	APN: 218-45-046 Document #: 20250637240 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 46 Subdivision: APACHE TRAILS MapRef: MB 82 PG 50 Abbreviated Description: Lot:46 Subdivision:APACHE TRAILS Map Ref:MB 82 PG 50									
9	.39Mi.	**8931 E BIRCHWOOD CIR** **MESA, AZ 85208-2327**	09/30/2025	$385,000	$316	1218	5//2	1998	6,000 SF	Yes
	APN: 218-41-339 Document #: 20250565453 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 59 Subdivision: BROADWAY MANOR MapRef: MB 449 MAP 34 Abbreviated Description: Lot:59 Subdivision:BROADWAY MANOR Map Ref:MB 449 MAP 34									
10	.18Mi.	**8940 E CRESCENT AVE** **MESA, AZ 85208-2394**	09/30/2025	$370,000	$258	1429	//2	1999	3,465 SF	
	APN: 218-46-057 Document #: 20250565237 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Subdivision: MESA VISTA MapRef: MB 487 PG 8 Abbreviated Description: Lot:3 Subdivision:MESA VISTA Map Ref:MB 487 PG 8									
11	.2Mi.	**417 S 89TH WAY** **MESA, AZ 85208-2398**	07/15/2025	$345,000	$342	1007	5//2	1999	3,285 SF	
	APN: 218-46-077 Document #: 20250403817 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: MESA VISTA Abbreviated Description: Lot:23 Subdivision:MESA VISTA									
12	.2Mi.	**8928 E CRESCENT AVE** **MESA, AZ 85208-2394**	07/09/2025	$402,000	$209	1921	//3.33	1999	4,025 SF	
	APN: 218-46-059 Document #: 20250394481 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 5 Subdivision: MESA VISTA MapRef: MB 487 PG 8 Abbreviated Description: Lot:5 Subdivision:MESA VISTA Map Ref:MB 487 PG 8									
13	.21Mi.	**9127 E BROADWAY RD** **MESA, AZ 85208-2331**	06/20/2025	$355,000	$279	1271	4//1	1959	9,988 SF	
	APN: 218-45-004 Document #: 20250357988 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 4 Subdivision: APACHE TRAILS Abbreviated Description: Lot:4 Subdivision:APACHE TRAILS									

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.

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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.	**9041 E VINE AVE**	**01/25/2013**	$300,000	$30,000	1,164	4//1	1960	12,811 SF	
.02Mi.	**9033 E VINE AVE**	**04/26/2019**	$280,000	$28,000	1,088	5//1	1960	11,069 SF	
.02Mi.	**9049 E VINE AVE**	**05/01/2023**	$337,500	$33,750	1,762	4//2	1960	11,470 SF	
.02Mi.	**9042 E WIER AVE**	**06/17/2016**	$247,600	$24,760	1,164	//1	1959	7,989 SF	
.03Mi.	**9050 E WIER AVE**	**07/24/2017**	$248,100	$24,810	1,164	//1	1959	7,989 SF	
.03Mi.	**9057 E VINE AVE**	**01/26/2015**	$278,800	$27,880	1,452	4//1	1960	11,800 SF	
.03Mi.	**9034 E WIER AVE**	**04/09/2018**	$287,000	$28,700	1,484	3//1	1959	7,989 SF	
.03Mi.	**9042 E VINE AVE**	**07/06/1999**	$264,700	$26,470	1,104	4//1.67	1960	8,163 SF	
.04Mi.	**9096 E WIER AVE**	**01/28/2020**	$242,500	$24,250	816	4//1	1959	7,989 SF	
.04Mi.	**9034 E VINE AVE**	**04/29/2024**	$268,100	$26,810	1,120	4//2	1960	7,871 SF	
.04Mi.	**9050 E VINE AVE**	**10/11/2019**	$256,800	$25,680	1,284	4//1	1960	7,845 SF	
.04Mi.	**9026 E WIER AVE**	**05/22/2023**	$254,100	$25,410	1,150	4//1	1959	7,993 SF	
.04Mi.	**9026 E VINE AVE**	**12/31/2012**	$276,800	$27,680	1,320	4//1	1960	8,181 SF	
.05Mi.	**9060 E VINE AVE**	**06/24/1985**	$293,800	$29,380	1,512	4//2	1960	8,137 SF	
.05Mi.	**9017 E VINE AVE**	**12/05/2011**	$313,200	$31,320	1,224	4//1	1960	9,078 SF	Yes
.05Mi.	**9102 E WIER AVE**	**10/19/1998**	$275,100	$27,510	1,475	//1	1959	7,985 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	46.4 years old	Households:	15,116
Median Household Income:	$63,310	Households w/Family:	61%
Household Income Per Capita:	$31,783	Households w/Family Married:	45%
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
2.17Mi.	**Smith Junior High School** Number of Students: 707 Student-Teacher Ratio: 16.83	D+	Public	7 - 8
1.31Mi.	**Skyline High School** Number of Students: 1,995 Student-Teacher Ratio: 17.86 Advanced Placement: Yes	C-	Public	9 - 12
0.61Mi.	**Stevenson Elementary School** Number of Students: 725 Student-Teacher Ratio: 19.08	D+	Public	PK - 6

Flood Report

The Subject Property of **9041 E VINE AVE, MESA, AZ 85208-2346** 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	114%	HIGHER
BURGLARY	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	64%	NOTABLY LOWER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	64%	NOTABLY LOWER
MURDER	102%	SIMILAR
OVERALL	135%	NOTABLY HIGHER

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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ICE SiteX Report

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