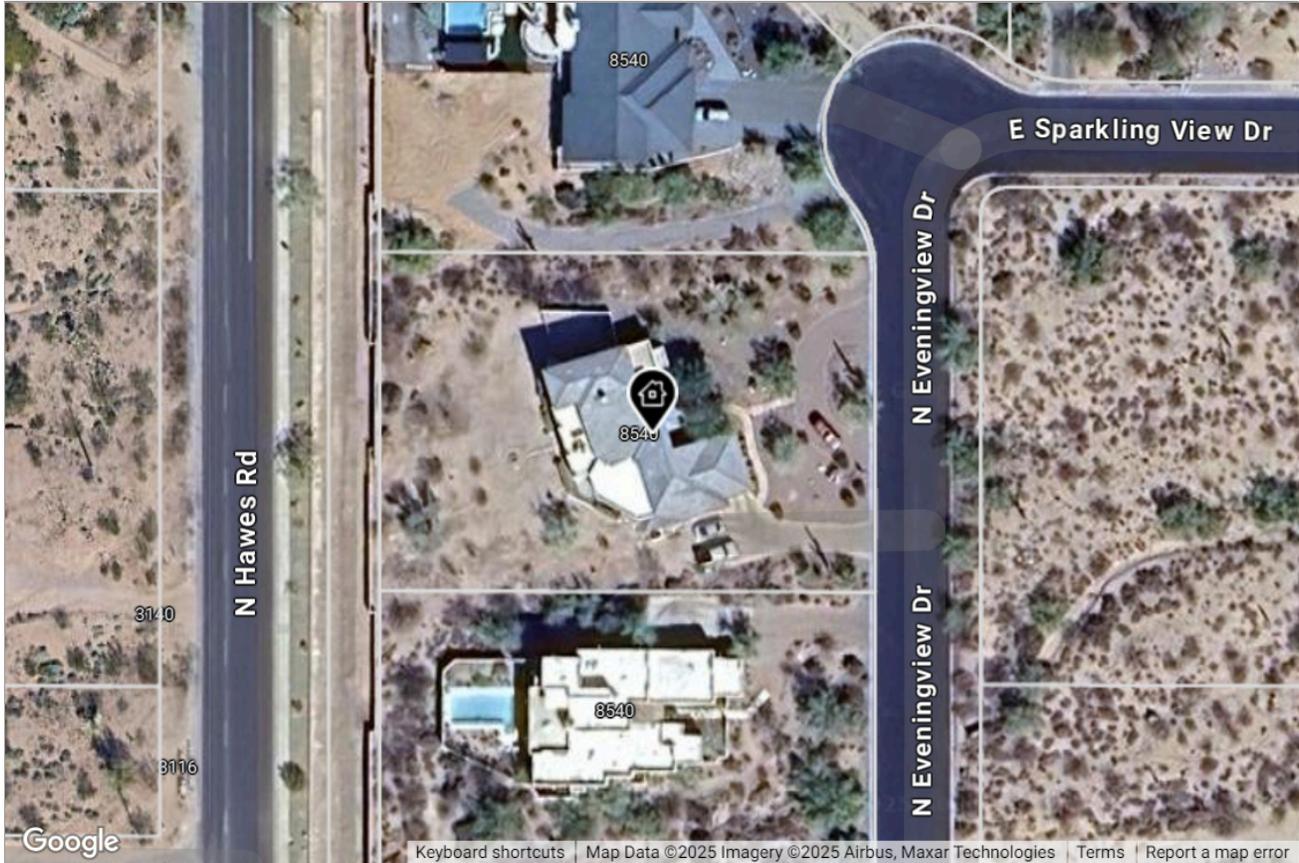


PROPERTY REPORT

8540 E Mcdowell Rd, Unit 6, Mesa, AZ 85207



Presented by

Bill Flinn

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Main: billflinn@me.com

Broker: <https://6-realestate.com/>

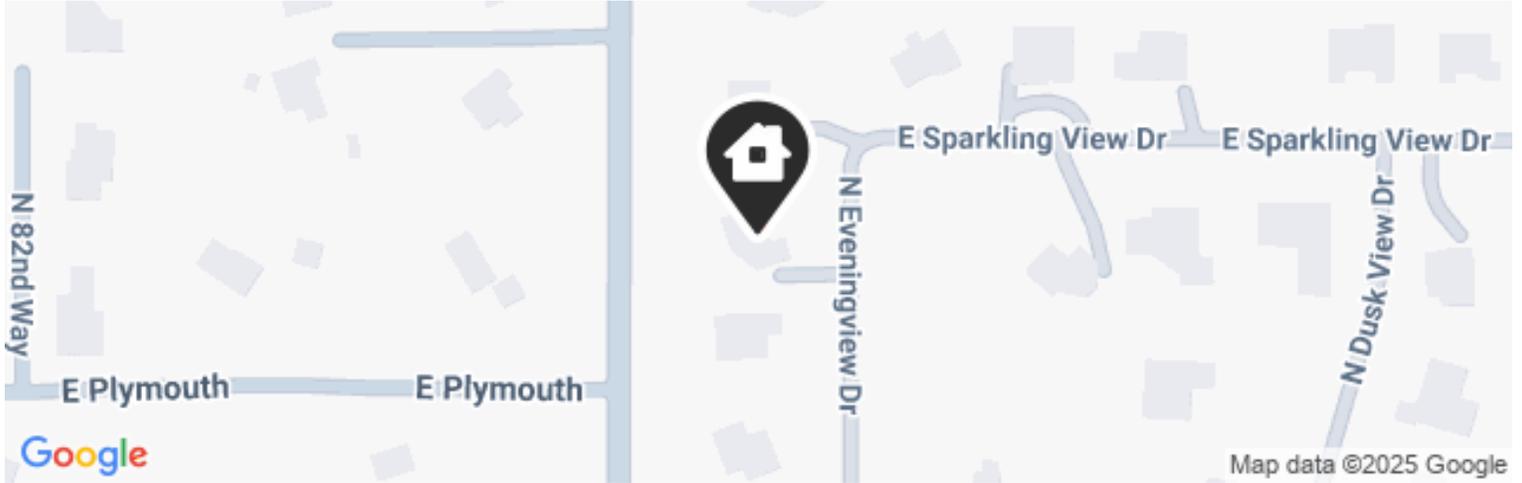
6 Real Estate

4981 S. Arizona Ave.

Suite 1

Chandler, AZ 85248

8540 E Mcdowell Rd, Unit 6, Mesa, AZ 85207



Legend:  Subject Property

■ Off Market • Sold Date: 3/3/2021, Public Record

Current Estimated Value

\$1,258,310

Last RVM® Update: 6/20/2025

RVM® Est. Range: \$1.17M – \$1.35M

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$530

↑ RVM® Change - Last 12 Months: 22.17%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	-	-	-
Total Baths	5	-	-
Full Baths	4	-	-
Partial Baths	1	-	-
Living Area (sq ft)	3,495	-	-
Building Area (sq ft)	3,495	-	-
Lot Size	0.87 acres	-	-
Lot Dimensions	37828 SF	-	-
Garage	Yes	-	-
Garage (spaces)	3	-	-
Year Built	1998	-	-
Roofing	Clay tile	-	-
Heating	Yes	-	-
Cooling	Refrigeration	-	-
Construction	Frame	-	-
Exterior Walls	Wood	-	-
Number of Units	0	-	-
Number of Stories	1	-	-

Homeowner Facts

Owner Name (Public)	Smith Richard & Juriko
Mailing Address	8540 E Mcdowell Rd UNIT 6 Mesa AZ 85207-1430
Owner Occupied	Yes

Extended Home Facts



Legend:  Subject Property

Interior Details

1st Floor	2328 sq ft
2nd Floor	1167 sq ft
Number of Plumbing Fixtures	14
Total Area	3495 sq ft

Exterior Details

Lot Size - Square Feet	37,828 sq ft
Lot Size - Acres	0.87 acres
Neighborhood Code	013

Location Details

Zoning	R-35
---------------	------

Other Details

Patio	384, 351
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Schools (based on location)

Elementary School	Las Sendas Elementary School
Middle School	Fremont Junior High School
High School	Red Mountain High School
School District	Mesa Public Schools

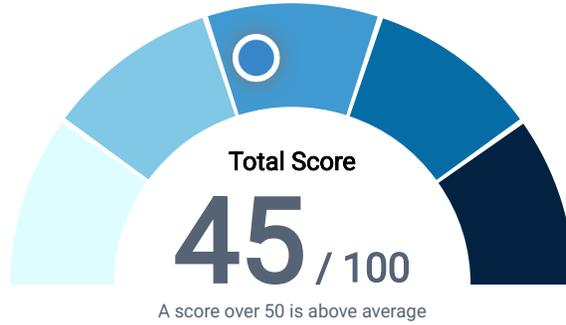
AARP Livability™ Index for 85207

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

0-19 20-39 40-59 60-79 80-100



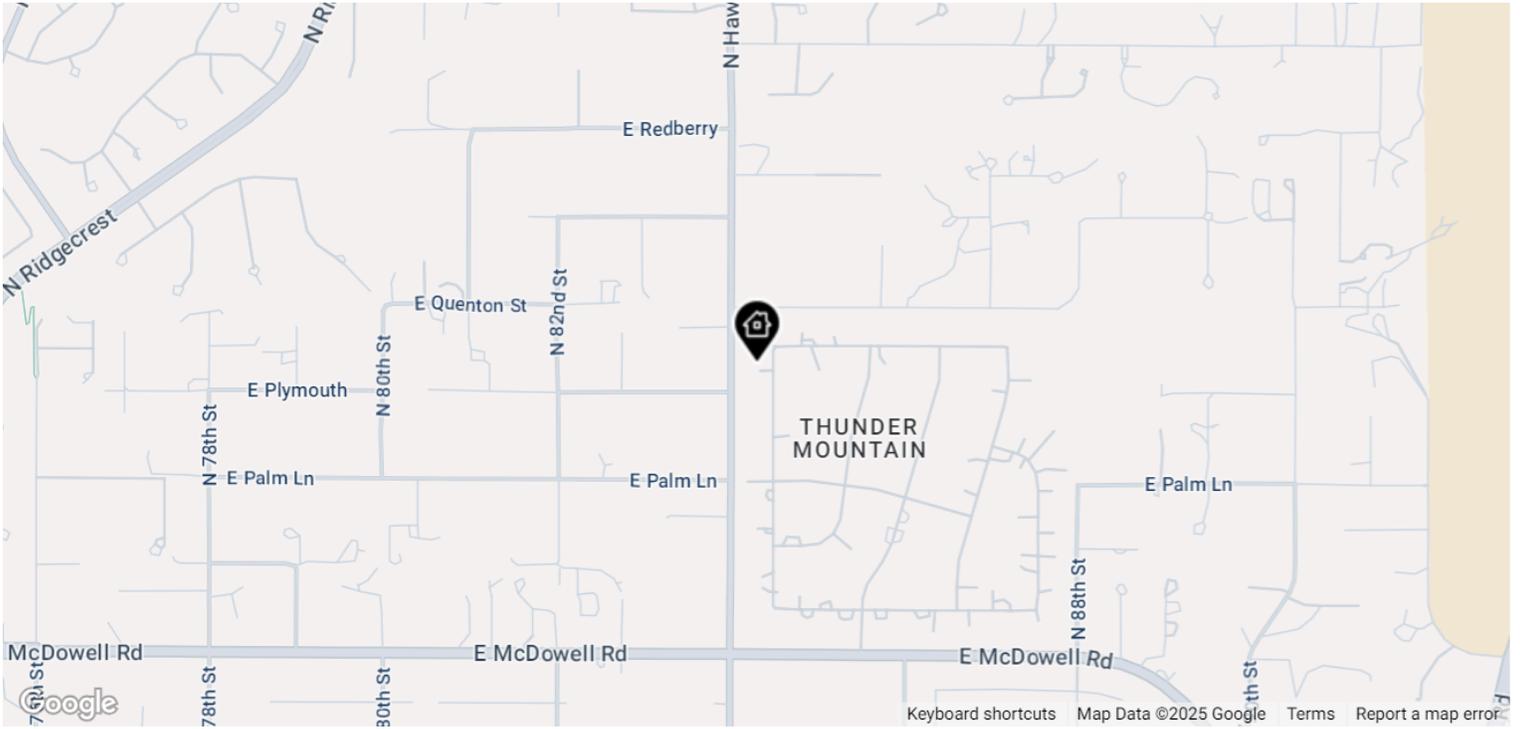
Housing	54
Affordability & Access	
Neighborhood	46
Access to Life, Work & Play	
Transportation	35
Safe & Convenient Options	
Environment	23
Clean Air & Water	
Health	61
Prevention, Access & Quality	
Engagement	47
Civic & Social Involvement	
Opportunity	46
Inclusion & Possibilities	

Historical Photos





Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



Closed

8540 E McDowell Rd, Unit 6
Mesa, AZ 85207

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$360	3,495 sq ft	0.87 acres	-	5	1998

No comps have been selected for this property.

Property History

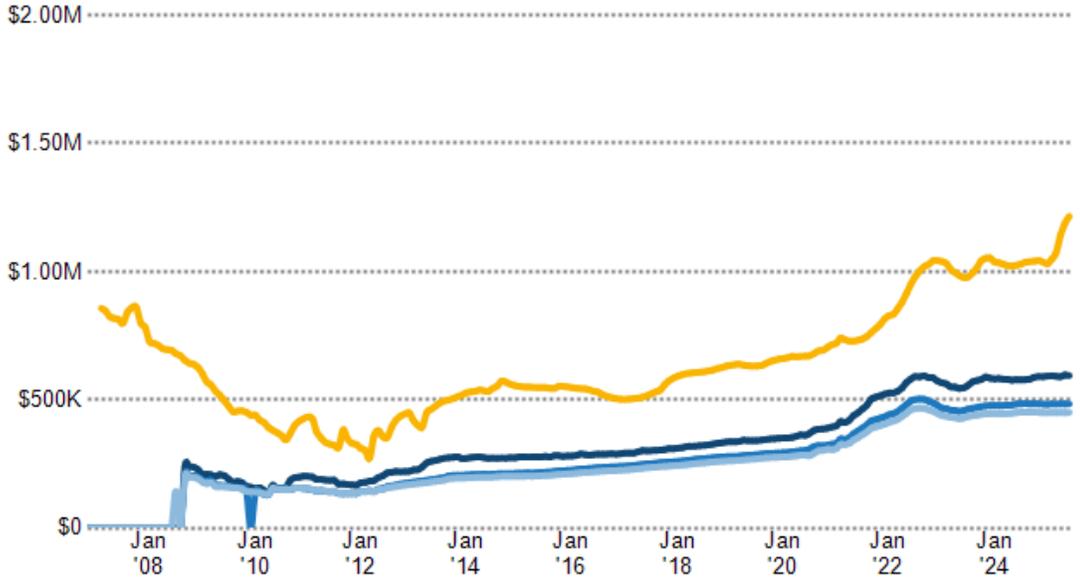
Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Mesa
- Maricopa County
- Arizona



Sales History

Sales Date	Sales Amount	Price per sq. ft.
3/3/2021	\$715,000	\$204
2/15/2017	\$499,000	\$142
6/18/1997	\$67,000	\$19
12/30/1996	\$67,000	\$19

Assessed Values

Date	Improvements	Land	Total	Tax
2025	—	—	\$72,260	—
2024	—	—	\$84,010	\$4,174
2023	\$59,760	\$14,940	\$74,700	\$4,237
2022	\$42,160	\$10,540	\$52,700	\$4,122
2021	\$40,010	\$10,000	\$50,010	\$4,110
2020	\$39,770	\$9,940	\$49,710	\$4,072
2019	\$38,630	\$9,650	\$48,280	\$3,729
2018	\$38,110	\$9,520	\$47,630	\$3,622
2017	\$38,430	\$9,600	\$48,030	\$3,475
2016	\$36,510	\$9,120	\$45,630	\$3,390
2015	\$36,330	\$9,080	\$45,410	\$3,127
2014	—	—	—	\$3,153
2013	\$22,560	\$5,640	\$28,200	\$2,699
2012	\$26,220	\$6,550	\$32,770	\$2,933
2011	—	—	—	\$3,084
2010	\$37,340	\$9,330	\$46,670	\$3,163
2009	\$48,610	\$12,150	\$60,760	—
2008	\$58,440	\$14,610	\$73,050	—
2007	\$48,240	\$12,060	\$60,300	—
2006	\$32,200	\$8,050	\$40,250	—

Legal Description

Parcel Number	219-24-017
County	Maricopa County
Zoning	R-35
Census Tract	040134201.081006
Carrier Route	R079
Abbreviated Description	LOT:6 SEC:TWN/RNG/MER:SEC 33 TWN 2N RNG 7E THUNDER MOUNTAIN MCR 285-44 MAP REF:MB 28544
Current Use	Single Family Residential

Mortgage Records

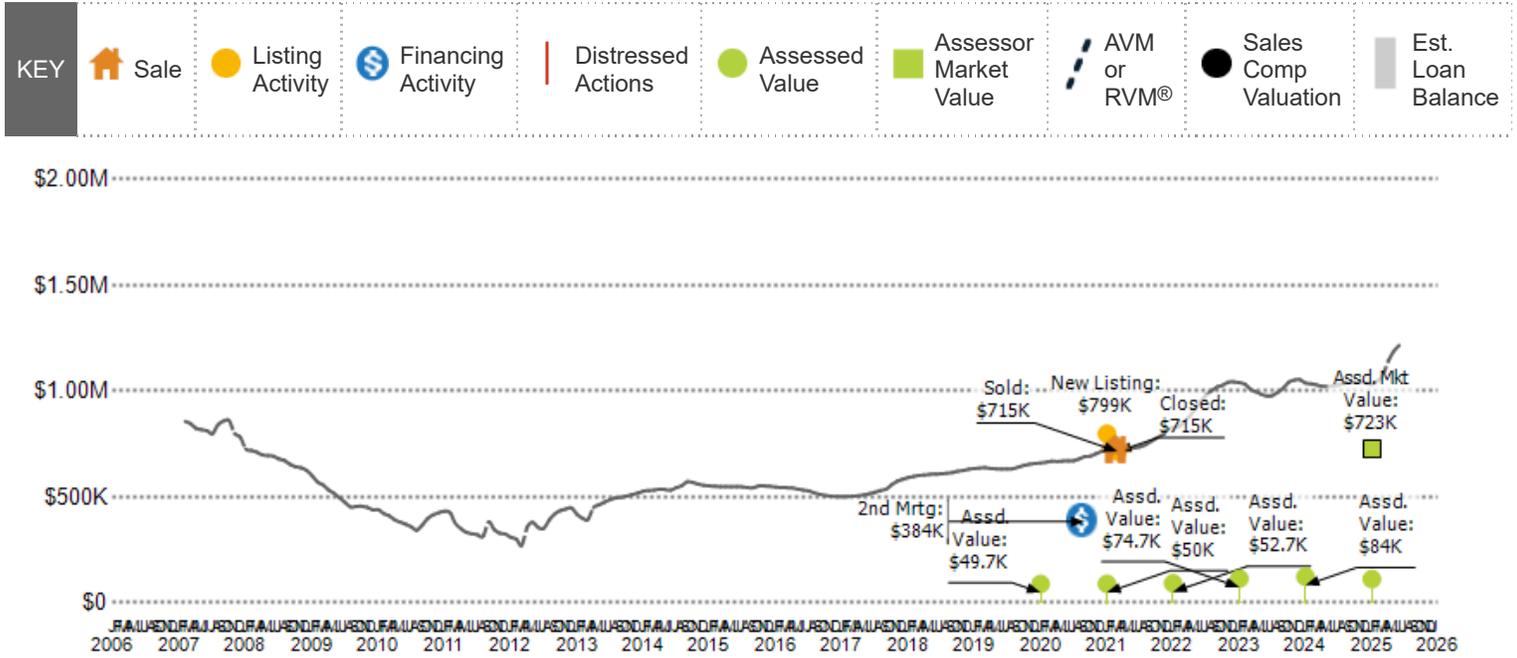
Recording Date	10/5/2020	3/27/2013	2/28/2005	2/16/2005
Borrower Name	JESSICA V CVETIC, GORAN CVETIC	DAVID A YOCHES, DEBORAH T YOCHES	DAVID A YOCHES, DEBORAH T YOCHES	DAVID A YOCHES, DEBORAH T YOCHES
Vesting Type	–	Community Property (Marital Community) with rights of survivorship	–	–
Lender Name	QUICKEN LOANS LLC	BANK OF AMERICA NA	BANK OF AMERICA NA	BANK OF AMERICA NA
Lender Type	Mortgage company	Bank	Bank	Bank
Loan Amount	\$383,600	\$280,300	\$200,000	\$314,150
Document Number	20200943653	2013-0276925	2005-0239424	2005-0192649
Loan Type	Conventional	Conventional	Credit Line (Revolving) / HELOC	Unknown
Contract Date	9/29/2020	3/20/2013	1/28/2005	1/28/2005
Due Date	10/1/2050	4/1/2043	1/28/2030	3/1/2035
Finance Type	–	–	Variable	–

Deed Records

Recording Date	3/3/2021
Document Type	Warranty Deed
Sales Price	\$715,000
Sales Price Code	From recorded Affidavit of Value or Verified
Buyer Name	RICHARD SMITH, JURIKO SMITH
Buyer ID	Husband and Wife
Seller Name	GORAN CVETIC, JESSICA V CVETIC
Seller ID	Husband and Wife
Document #	20210238370
Contract Date	2/22/2021

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Neighborhood: Housing Stats and Charts

	85207	Mesa	Maricopa County	Arizona	USA
Median Estimated Home Value	\$597K	\$461K	\$484K	\$450K	\$371K
Estimated Home Value 12-Month Change	+3.4%	+0.9%	+0.7%	+0.6%	+1.7%
Median List Price	\$720K	\$480K	\$539K	\$489K	–
List Price 1-Month Change	+3.2%	+1%	+1.7%	+1.9%	–
List Price 12-Month Change	+6%	-1.1%	-1.8%	+0.8%	–
Median Home Age	24	33	32	32	44
Own	84%	64%	65%	67%	65%
Rent	16%	36%	35%	33%	35%
\$ Value of All Buildings for which Permits Were Issued	–	–	\$9.08B	\$14.7B	\$385B
% Change in Permits for All Buildings	–	–	+18%	+20%	+6%
% Change in \$ Value for All Buildings	–	–	+4%	+9%	+5%

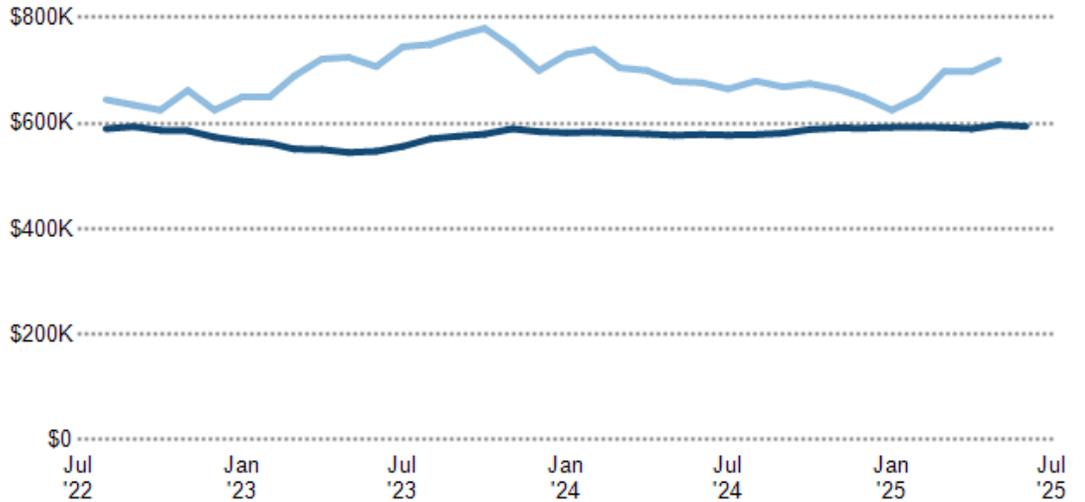
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

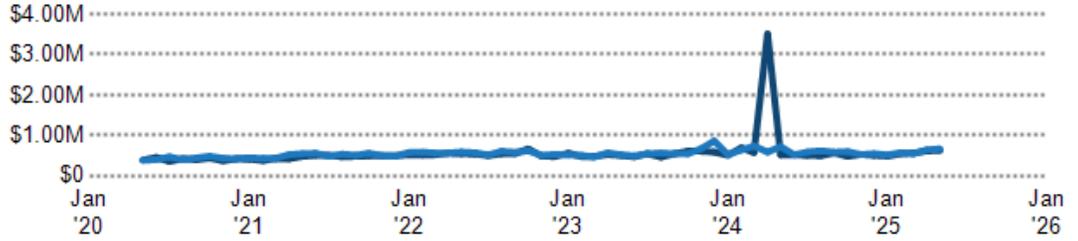
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

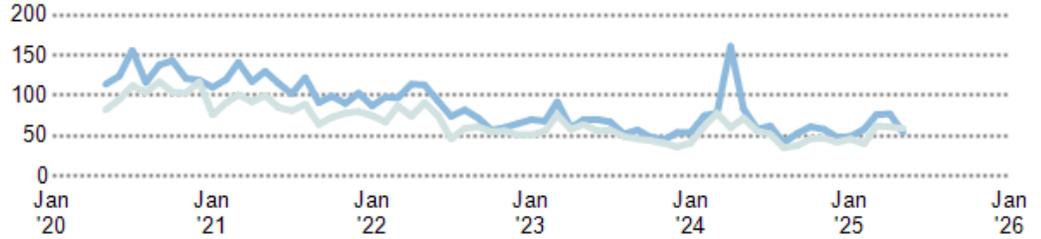
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

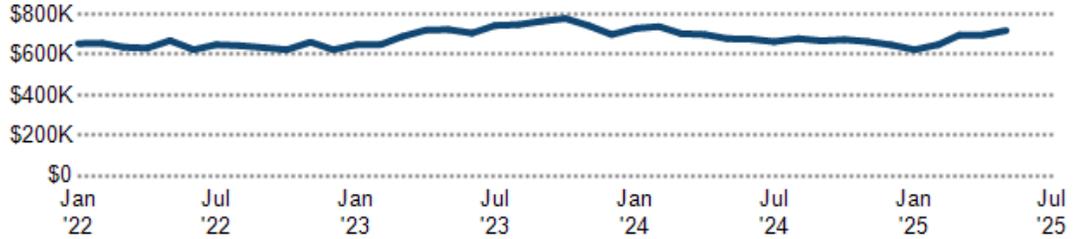
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

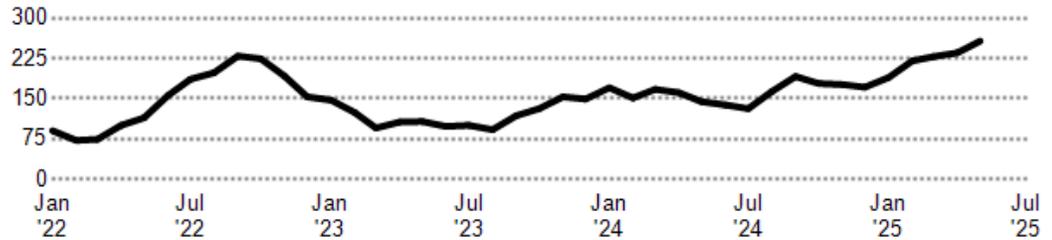
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Inventory of Distressed Listings

Foreclosure **2**

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Listings

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This Property

■ Comps

This Property

3,495 sq. ft. **\$1,258,310**

Comps

> 2,400 sq. ft. **\$1,283,333**

Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Comps

\$350K - \$400K **1**

\$300K - \$350K **3**

\$250K - \$300K **1**

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily



This Property



Comps



Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily



This Property



Comps



Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily



This Property



Comps



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily



Number of Bedrooms in Homes Sold

0 182

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

Neighborhood: People Stats and Charts

	85207	Mesa	Maricopa County	Arizona	USA
Population	47.4K	507K	4.49M	7.27M	332M
Population Density per Sq Mi	1.64K	3.59K	488	64	94
Population Change since 2020	+1.9%	+3.4%	+5.7%	+5.1%	+2.1%
Median Age	45	37	38	39	39
Male / Female Ratio	49%	50%	50%	50%	50%

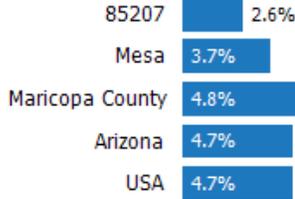
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

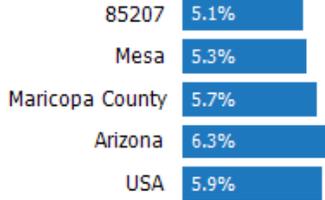
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



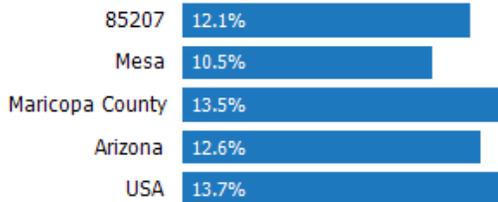
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

85207



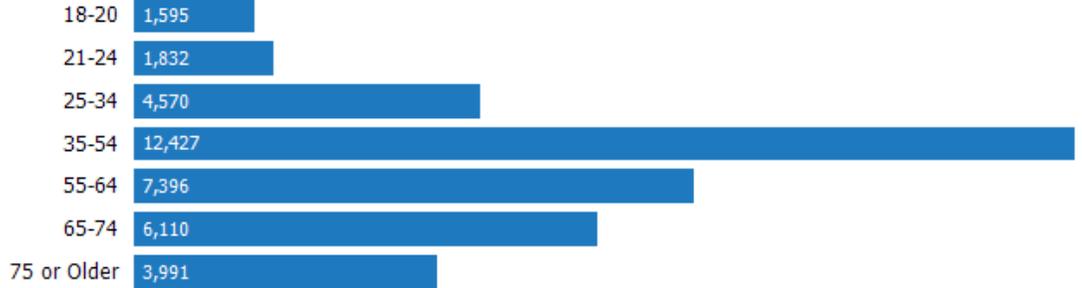
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

85207



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

85207



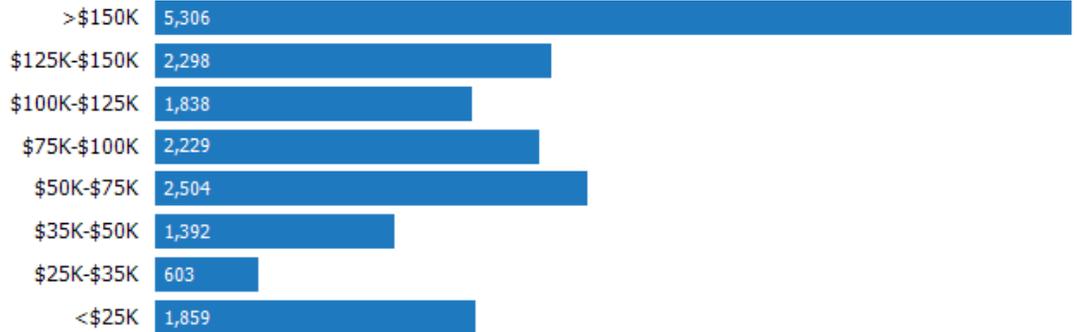
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

85207



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



■ 85207

Neighborhood: Economic Stats and Charts

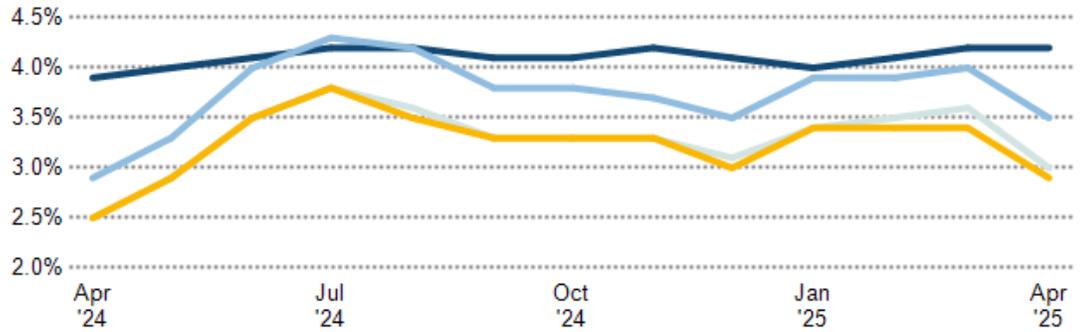
	85207	Mesa	Maricopa County	Arizona	USA
Income Per Capita	\$53,833	\$39,586	\$44,210	\$40,736	\$43,289
Median Household Income	\$105,815	\$78,779	\$85,518	\$76,872	\$78,538
Unemployment Rate	–	2.9%	3%	3.5%	4.2%
Unemployment Number	–	8.14K	76.2K	131K	7.17M
Employment Number	–	272K	2.43M	3.64M	164M
Labor Force Number	–	280K	2.51M	3.77M	171M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

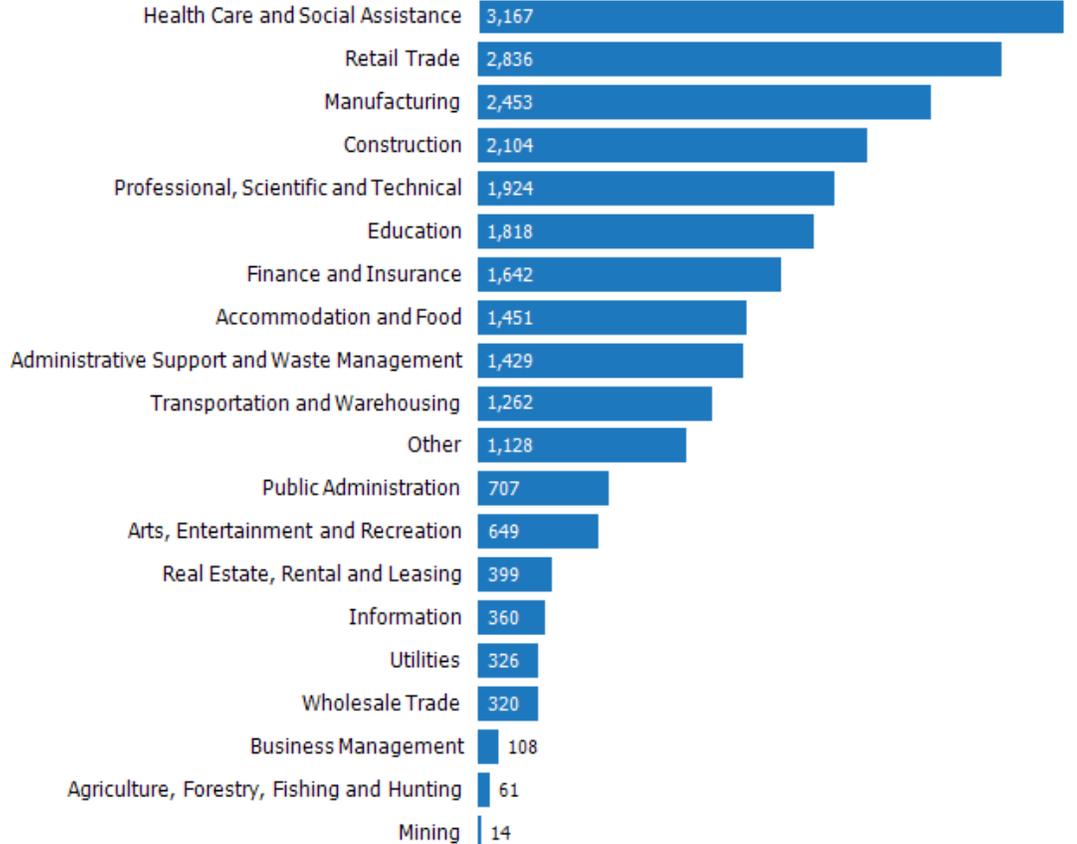


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 85207

	85207	Mesa	Maricopa County	Arizona	USA
Elevation (in feet)	1,626	1,396	1,634	4,214	–
Annual Rainfall (in inches)	10.22	8.58	10.08	13.11	–
Annual Snowfall (in inches)	0.55	0.01	0.76	13.11	–
Days of Full Sun (per year)	180	180	180	172	–
Travel Time to Work (in minutes)	–	25	26	25	27
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	11.37	–	–
Superfund Sites	0	2	12	22	2,466
Brownfield Sites	No	Yes	Yes	Yes	–

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



85207

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



85207

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



85207

School: Las Sendas Elementary School

School Details

Name
Las Sendas Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-6

School District
Mesa Unified School District

Address
3120 N Red Mtn, Mesa, AZ 85207

Phone
(480) 472-8725

School Facts

	Las Sendas Elementary School	Mesa Unified School District
Overall Grade	A-	A-
Total Enrollment	747	58,343
Students per Teacher	18:1	16:1
Students in Free Lunch Program	9%	59%
Academic Grade	A	B
Average GPA	-	3.36 (out of 8793 responses)
Math Proficiency	69%	33%
Reading Proficiency	68%	38%
Gifted Students	13%	-
AP Enrollments	-	-
Graduation Rate	-	77%
Average ACT Score	-	25 (out of 1183 responses)
Average SAT Score	-	1,190 (out of 1420 responses)
Teacher Grade	A	A-
Average Teacher Salary	\$58,897	\$58,897
Teachers in 1st or 2nd Year	-	5%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Fremont Junior High School

School Details

Name
Fremont Junior High School

Level
Middle

Type
Public

Grades Served
7-8

School District
Mesa Unified School District

Address
1001 N Power Rd, Mesa, AZ 85205

Phone
(480) 472-8300

School Facts

	Fremont Junior High School	Mesa Unified School District
Overall Grade	A-	A-
Total Enrollment	984	58,343
Students per Teacher	18:1	16:1
Students in Free Lunch Program	45%	59%
Academic Grade	B+	B
Average GPA	-	3.36 (out of 8793 responses)
Math Proficiency	38%	33%
Reading Proficiency	40%	38%
Gifted Students	-	-
AP Enrollments	-	-
Graduation Rate	-	77%
Average ACT Score	-	25 (out of 1183 responses)
Average SAT Score	-	1,190 (out of 1420 responses)
Teacher Grade	A-	A-
Average Teacher Salary	\$58,897	\$58,897
Teachers in 1st or 2nd Year	4%	5%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Red Mountain High School

School Details

Name
Red Mountain High School

Level
High

Type
Public

Grades Served
9-12

School District
Mesa Unified School District

Address
7301 E Brown Rd, Mesa, AZ 85207

Phone
(480) 472-8000

School Facts

Overall Grade

A

Total Enrollment

3,448

Students per Teacher

21:1

Students in Free Lunch Program

27%

Academic Grade

A-

Average GPA

3.41 (out of 1927 responses)

Math Proficiency

64%

Reading Proficiency

65%

Gifted Students

-

AP Enrollments

-

Graduation Rate

92%

Average ACT Score

27 (out of 278 responses)

Average SAT Score

1,230 (out of 411 responses)

Teacher Grade

A-

Average Teacher Salary

\$58,897

Teachers in 1st or 2nd Year

4%

Mesa Unified School District

A-

58,343

16:1

59%

B

3.36 (out of 8793 responses)

33%

38%

-

-

77%

25 (out of 1183 responses)

1,190 (out of 1420 responses)

A-

\$58,897

5%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 2/27/2025 by Senior

I have had a wonderful experience as a student at Red Mountain High School. The teachers have all been so kind and personable. My school counselor, Cathy, was amazing. She really took the time to know me, ask questions, and helped me to succeed. I even graduated early because of how great everyone was. There is not anything I would change.

Posted: 1/26/2025 by Sophomore

The programs offered at this school set students, like myself, up for everything that follows high school. From the advanced classes to the internship opportunities, students will truly be able to find out who they are and where their desires are. The AP and DE opportunities are endless and the teachers genuinely want to be there to help students grow to be their best selves. I'm am so grateful to attend Red Mountain High School.

Posted: 1/14/2025 by Sophomore

Red Mountain is great with college preparation. There are so many different courses offered at Red Mountain, as well as a ton of AP and CTE options.

Posted: 1/6/2025 by Alum

Overall, Red Mountain is a good school but the administration is bias to student of conservative beliefs, repeatedly shutting down event by conservative clubs on campus.

Posted: 12/13/2024 by Junior

Both my siblings have gone here and have had different experiences than mine. My experience at this school hasn't been terrible. I have been able to meet new friends and some of my classes have been really fun. Sometimes the environment can be a little depressing depending on what's going on. Teenage drama is usually the case, but it mostly blows over quickly. Junior year so far has been my best year so far, though people say it's the hardest year- which so far it is- I have had fun and there are a lot of opportunities here to plan for my future. Something I'd like to see change is the managing over facilities, especially bathrooms. Nowadays it seems nearly impossible to find an open bathroom, and while I understand that it's mainly because of people who loiter around in there doing stuff they're not supposed to or that it's simply broken, It sucks for the rest of us who have to walk around the whole school trying to find an open bathroom. Despite this, I've had a good experience.

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