



PROPERTY REPORT

1417 E Rosebud Dr, San Tan Valley, AZ 85143



Presented by

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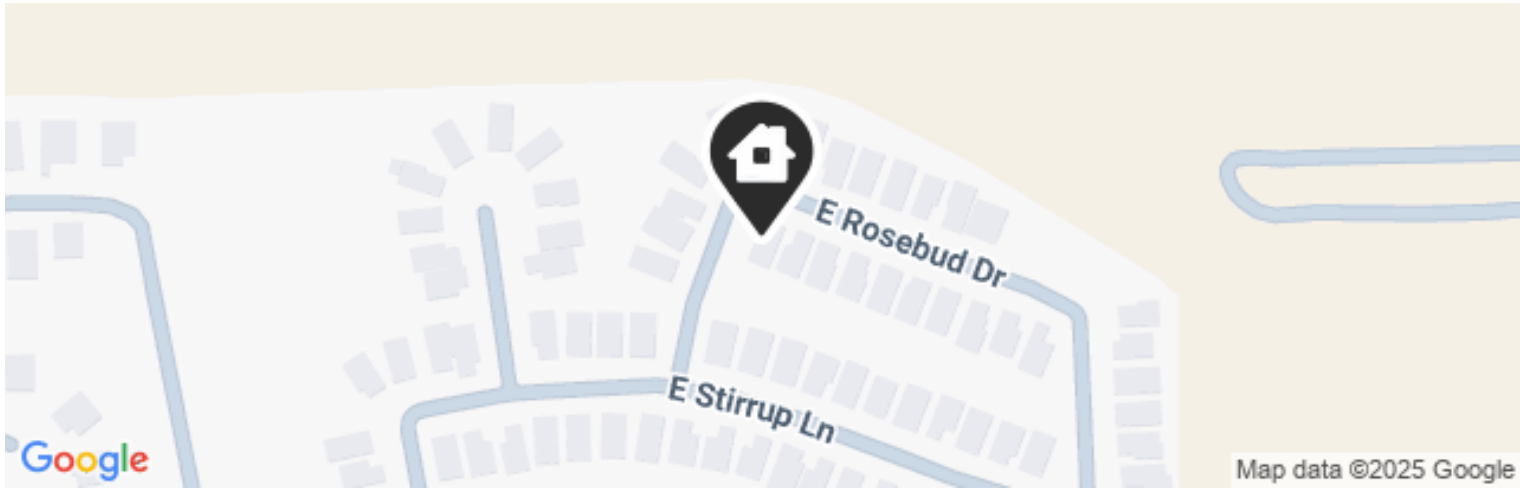
6 Real Estate

4981 S. Arizona Ave.

Suite 1

Chandler, AZ 85248

1417 E Rosebud Dr, San Tan Valley, AZ 85143



Legend:  Subject Property

● Active • Active: 4/28/2025

List Price

\$400,000

Active Date: 4/28/2025
Listing ID: 6858220

Current Estimated Value

\$403,770

Last RVM® Update: 6/20/2025

RVM® Est. Range: \$396K – \$412K

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$230

↓ RVM® Change - Last 12 Months: -4.8%

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Home Facts

Public Remarks

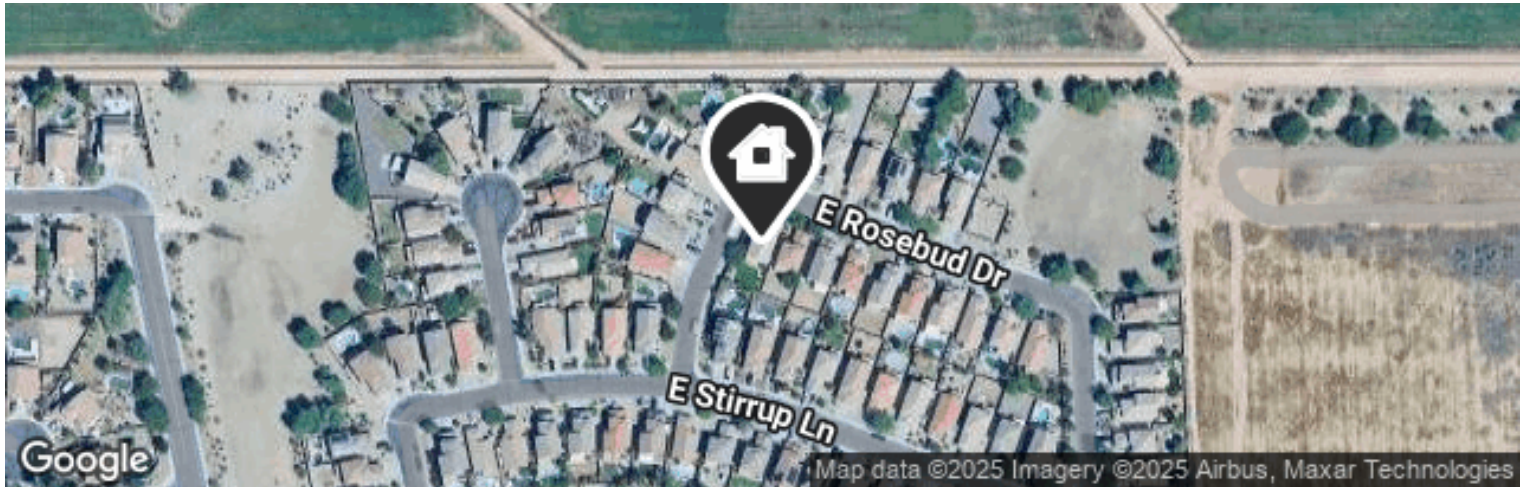
Nice Family home on a corner lot in the great Community of Rancho Bella Vista Come see this nicely upgraded 4 Bedroom plus Huge loft and 3 Bathroom Home. Upgrades through out such as Newer shaker cabinets, granite counters and stainless steel appliances, Tile in all the right places, Come see for yourself.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	—
Property Subtype	Single Family Residential	Residential	—
Bedrooms	—	4	—
Total Baths	—	3	—
Full Baths	—	3	—
Partial Baths	—	—	—
Living Area (sq ft)	2,336	2,337	—
Building Area (sq ft)	2,336	2,337	—
Lot Size	5,663 sq ft	5,766 sq ft	—
Lot Dimensions	5663 SF	—	—
Garage	Yes	Yes	—
Garage (spaces)	2	2	—
Pool	—	None	—
Year Built	2006	2006	—
Roofing	Tile	Tile	—
Heating	Yes	Electric	—
Cooling	Yes	Ceiling Fans	—
Fireplaces	—	None	—
Construction	—	Stucco	—
Exterior Walls	Other	—	—
Number of Units	0	—	—
Number of Stories	2	2	—

Homeowner Facts

Owner Name (Public)	Duran Vanessa Rebecca; Araque Shacely Alexis
Owner Name (Listing)	Vanessa R Duran Shacely A Araq
Mailing Address	1417 E Rosebud Dr San Tan Valley AZ 85143-3228
Owner Occupied	Yes

Extended Home Facts



Legend:  Subject Property

Interior Features

Cooling	Ceiling Fans
Fireplace	None
Floor	Carpet, Tile
Heating	Electric
General	Granite Counters, Eat-In Kitchen, Full Bth Master Bdrm, Pantry

Interior Details

Garage	460 sq ft
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Exterior Features

Construction	Stucco
Fence	Block
Roof	Tile
Spa	None
Pool	None
Parking	Rv Gate, RV Access/Parking
Parking Spaces	2
Sewer	Private Sewer
Water	Pvt Water Company

Exterior Details

Lot Size - Square Feet	5,663 sq ft
Lot Size - Acres	0.13 acres

Location Details

Builder Name	Unk
Directions to Property	Gantzel Rd & E Bella Vista Rd, W on E Bella Vista Rd, Turn right onto Stardust Rd, right onto N Sundown Dr, N Sundown Dr turns left and becomes E Rosebud Dr. Property will be on the left
Subdivision	Rancho Bella Vista Unit 2
Location Features	Stone

Other Details

Building Quality	C
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Homeowners Association Info

Association	Yes
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Phone	866-473-2573
Dues	\$200
Payments per Year	4
Payments Per Year	4
Features	Maintenance/Grounds

Schools (from Listing Data)

Elementary School	Skyline Ranch Elementary School
Middle School	Skyline Ranch Elementary School
School District	Florence Unified School District

(based on location)

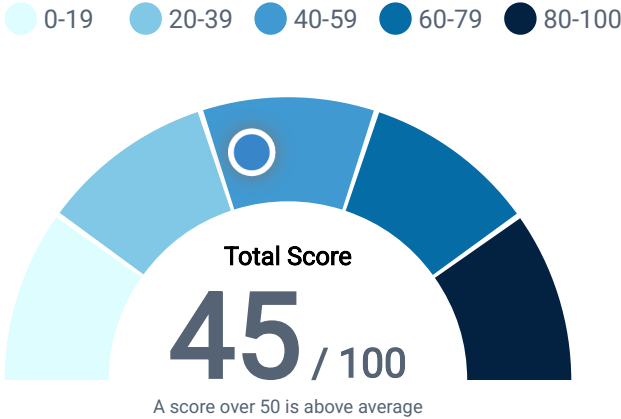
High School	Poston Butte High School
Elementary, Middle School	Skyline Ranch K-8
School District	Florence Unified School District

AARP Livability™ Index for 85143

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.

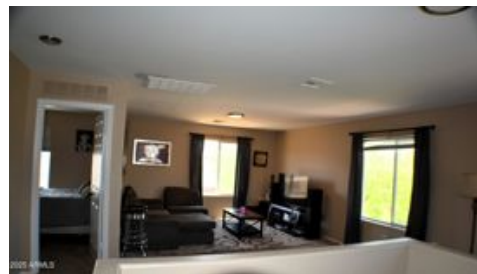
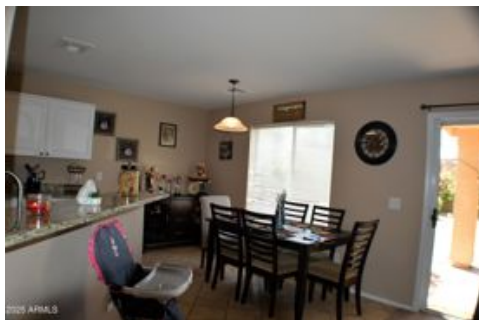
Data Source: [AARP](#)

Update Frequency: Annual

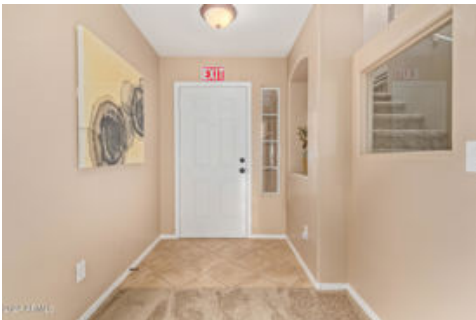


Housing	51
Affordability & Access	
Neighborhood	38
Access to Life, Work & Play	
Transportation	44
Safe & Convenient Options	
Environment	28
Clean Air & Water	
Health	43
Prevention, Access & Quality	
Engagement	41
Civic & Social Involvement	
Opportunity	66
Inclusion & Possibilities	

Property Photos

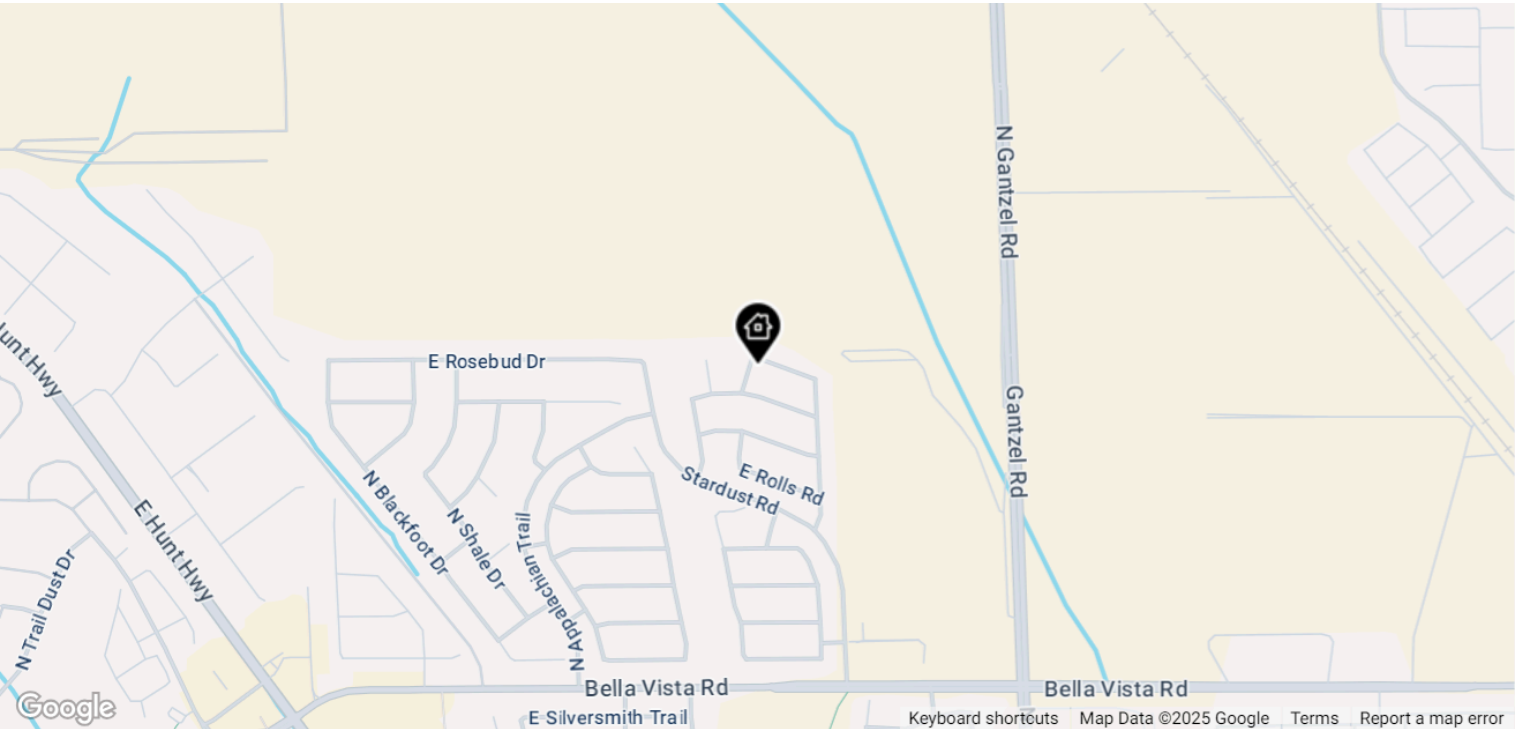


Historical Photos








Comps and Adjustments





LEGEND:


 Subject Property

 Pending

 For Sale or For Lease

 Distressed

 Recent Sale

 Off Market

This Property



● Active

1417 E Rosebud Dr

San Tan Valley, AZ 85143

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
–	65 days	–	–	\$171	2,337 sq ft	5,766 sq ft	4	3	2006

No comps have been selected for this property.

Property History

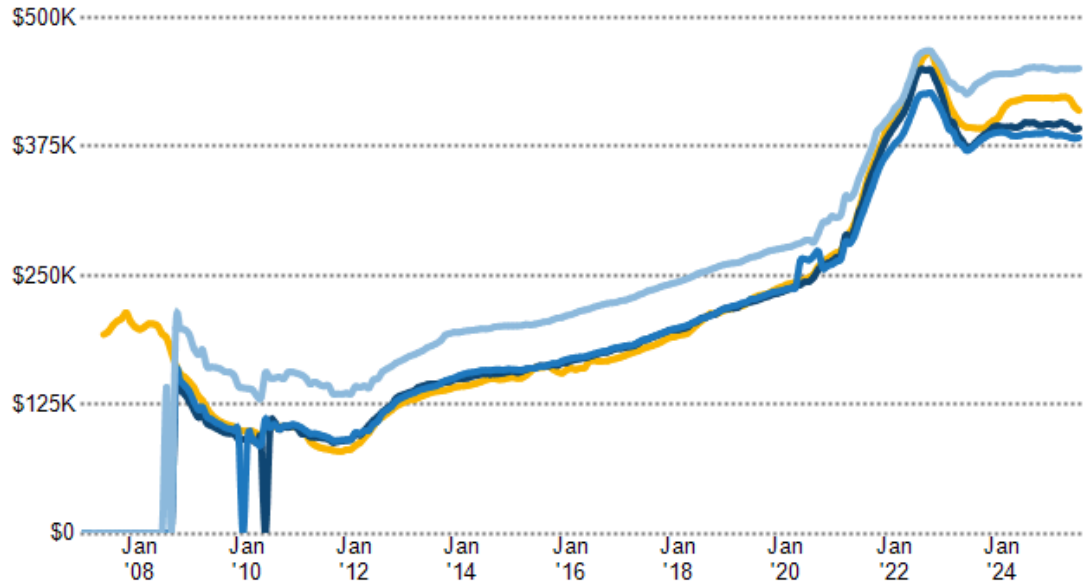
Median Estimated Home Value

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
■ San Tan Valley
■ Pinal County
■ Arizona



Sales History

Sales Date	Sales Amount	Price per sq. ft.
4/15/2024	\$427,000	\$182
1/10/2023	\$380,000	\$162
8/24/2022	\$423,000	\$181
3/1/2011	\$82,100	\$35
10/7/2010	\$88,130	\$37
8/29/2006	\$220,562	\$94
3/1/2006	\$720,625	\$308

Assessed Values

Date	Improvements	Land	Total	Tax
2026	\$24,062	\$6,795	\$30,857	—
2025	\$22,950	\$5,663	\$28,613	—
2024	\$31,456	\$5,663	\$37,119	\$1,275
2023	\$23,094	\$5,663	\$28,757	\$1,509
2022	\$17,444	\$1,250	\$18,694	\$1,484
2021	—	—	\$16,963	\$1,608
2020	—	—	\$16,324	\$1,466
2019	—	—	\$15,447	\$1,464
2018	—	—	\$13,463	\$1,408
2017	—	—	\$13,432	\$1,331
2016	\$12,100	\$1,250	\$13,350	\$1,309
2015	—	—	—	\$1,390
2014	\$8,306	\$1,000	\$9,306	\$1,291
2013	—	—	—	\$1,211
2012	—	—	—	\$1,036
2009	—	—	—	\$1,844

Legal Description

Parcel Number	210-71-9270
County	Pinal County
Census Tract	040210002.263015
Carrier Route	R026
Abbreviated Description	SEC/TWN/RNG/MER:SEC 17 TWN 03S RNG 08E RANCHO BELLA VISTA UNIT 2 SEC 17-03S-08E LOT 927 5771 SQ FT .13 AC MAP REF:PM-710
Current Use	Residential

Mortgage Records

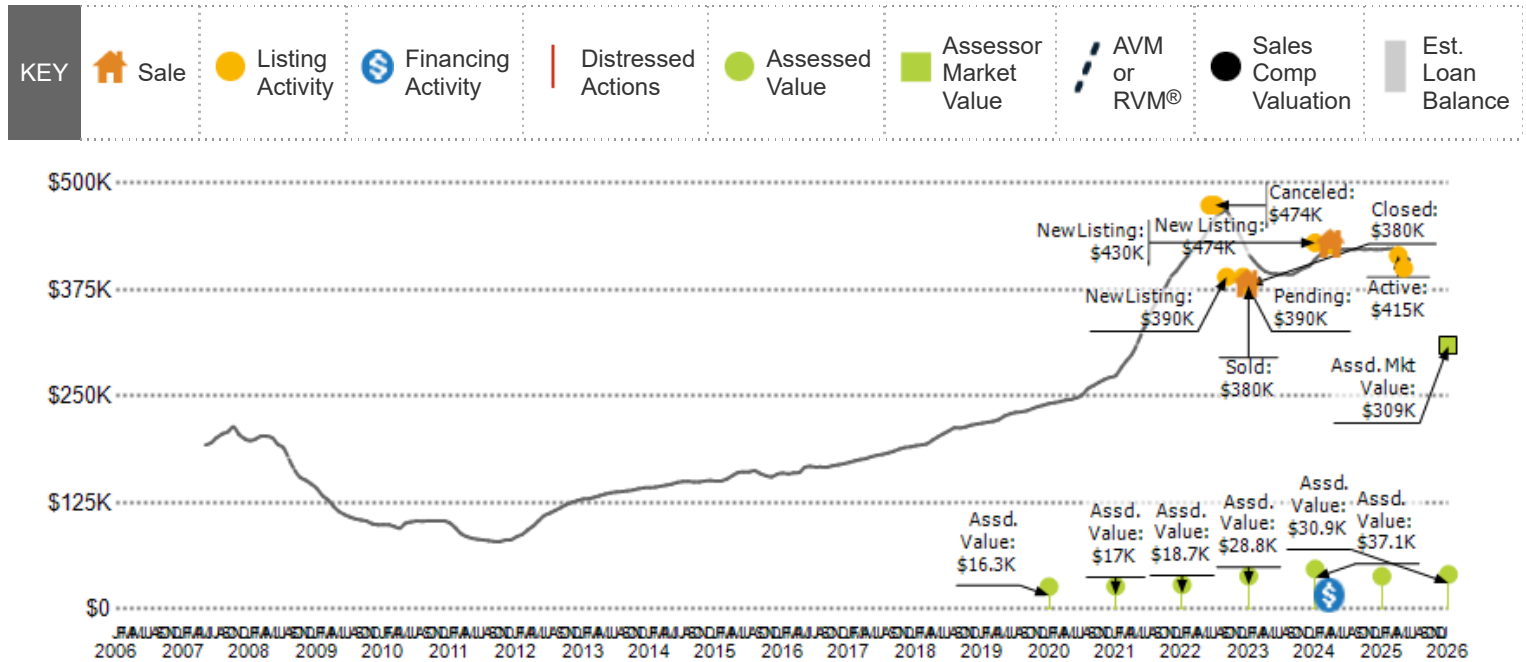
Recording Date	4/15/2024
Borrower Name	VANESSA REBECCA DURAN, SHACELY ALEXUS ARAQUE
Lender Name	CLICK N CLOSE INC
Lender Type	Mortgage company
Loan Amount	\$14,945
Document Number	2024-027302
Loan Type	Conventional
Contract Date	4/15/2024
Due Date	5/1/2054

Deed Records

Recording Date	4/15/2024
Document Type	Warranty Deed
Sales Price	\$427,000
Sales Price Code	From recorded Affidavit of Value or Verified
Buyer Name	VANESSA REBECCA DURAN, SHACELY ALEXUS ARAQUE
Buyer ID	Unmarried Woman
Seller Name	EVELYN ANDAL, GRIFFIN ANDAL
Seller ID	Husband and Wife
Document #	2024-027300
Contract Date	4/10/2024

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

Price Change History

Change Date	Description	Price	Change %
5/1/2025	\$400,000	\$400,000	-3.61%
4/30/2025	Active	\$415,000	—

Neighborhood: Housing Stats and Charts

	85143	San Tan Valley	Pinal County	Arizona	USA
Median Estimated Home Value	\$391K	\$402K	\$383K	\$450K	\$371K
Estimated Home Value 12-Month Change	-1%	-1.2%	-0.7%	+0.6%	+1.7%
Median List Price	\$420K	\$448K	\$400K	\$489K	—
List Price 1-Month Change	+2.3%	-0.1%	+0.2%	+1.9%	—
List Price 12-Month Change	+5%	+4.1%	+1.3%	+0.8%	—
Median Home Age	16	15	20	32	44
Own	80%	82%	81%	67%	65%
Rent	20%	18%	19%	33%	35%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$2.04B	\$14.7B	\$385B
% Change in Permits for All Buildings	—	—	+26%	+20%	+6%
% Change in \$ Value for All Buildings	—	—	+26%	+9%	+5%

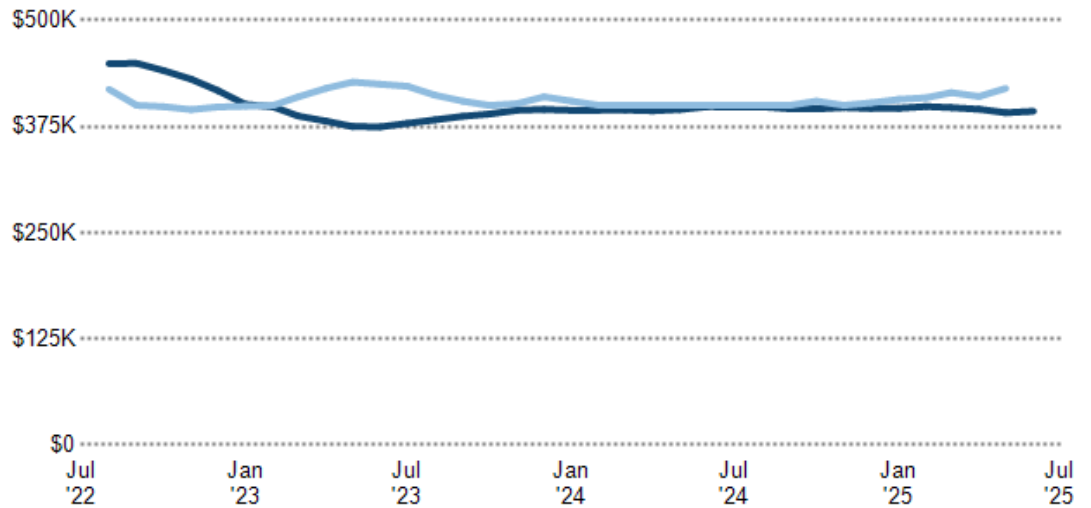
Median Estimated Home Value vs. Median Listing Price

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



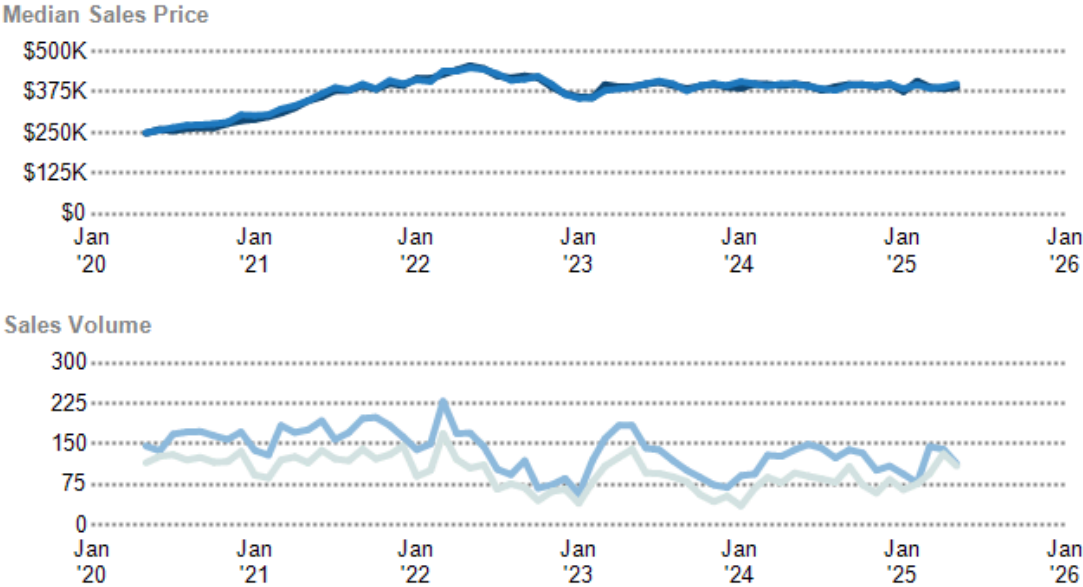
Median Sales Price vs. Sales Volume

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



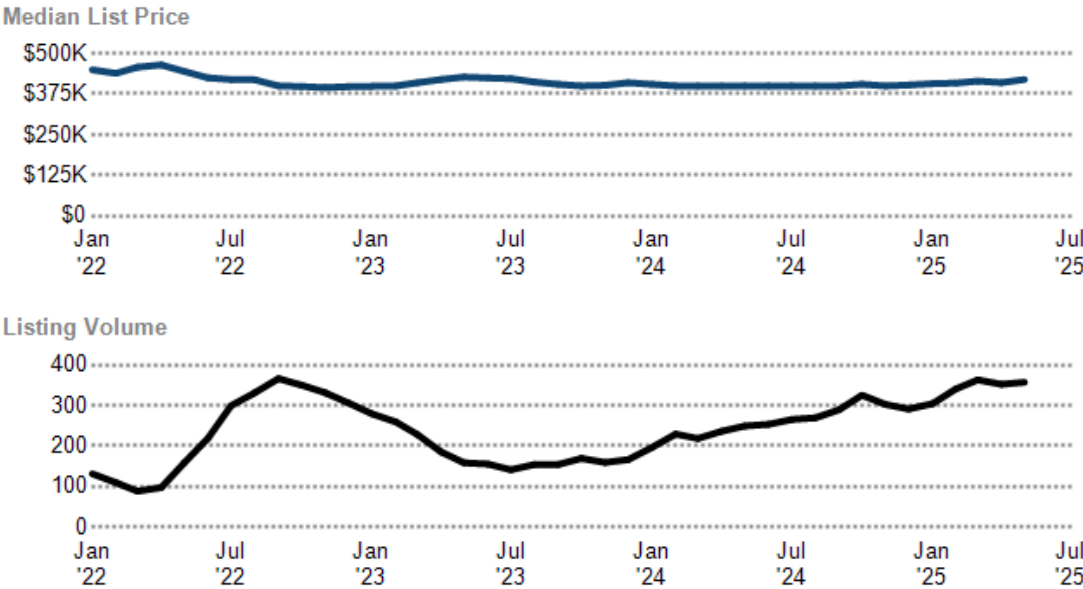
Median Listing Price vs. Listing Volume

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



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 6

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

2,337 sq. ft. \$403,770

Comps

2,200 - 2,400 sq. ft. \$390,000

1,600 - 1,800 sq. ft. \$372,300

1,400 - 1,600 sq. ft. \$330,000

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

This Property

Comps

This Property

\$101K 1

Comps

\$100K - \$110K 1

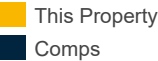
\$90K - \$100K 4

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

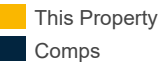


Price Range of Comps Sold

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

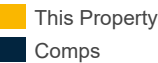


Age Range of Comps Sold

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

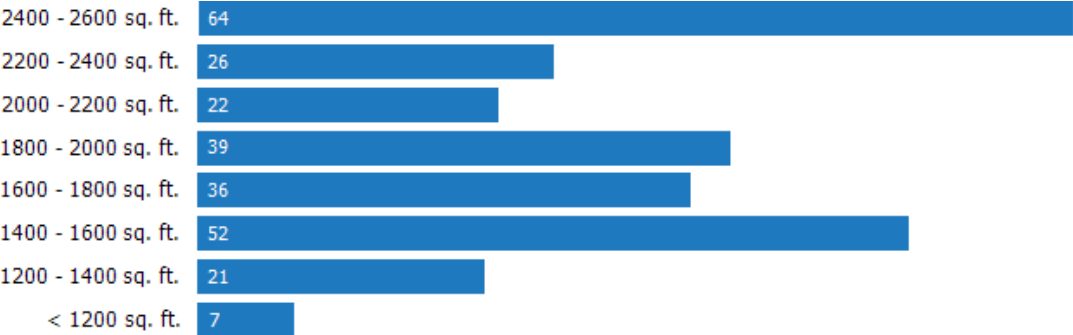


Size of Homes Sold

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






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

	85143	San Tan Valley	Pinal County	Arizona	USA
Population	39.4K	105K	449K	7.27M	332M
Population Density per Sq Mi	2.12K	1.39K	83.7	64	94
Population Change since 2020	+7.4%	+12.3%	+11.8%	+5.1%	+2.1%
Median Age	36	35	40	39	39
Male / Female Ratio	49%	50%	52%	50%	50%

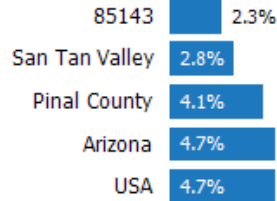
Education Levels of Population

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

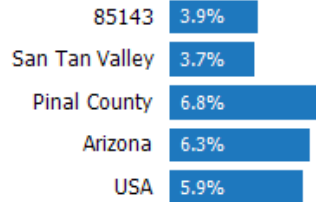
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



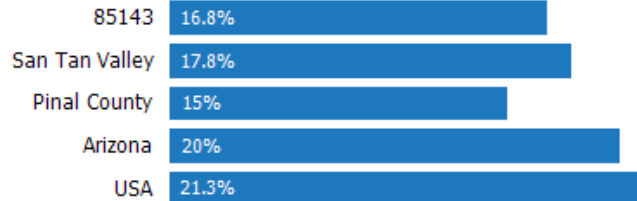
High School Graduate



Associate Degree



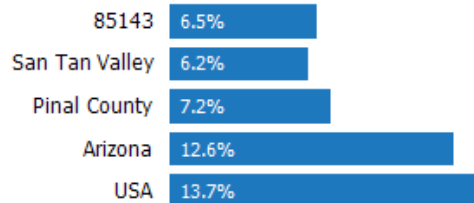
Bachelor's Degree



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

85143



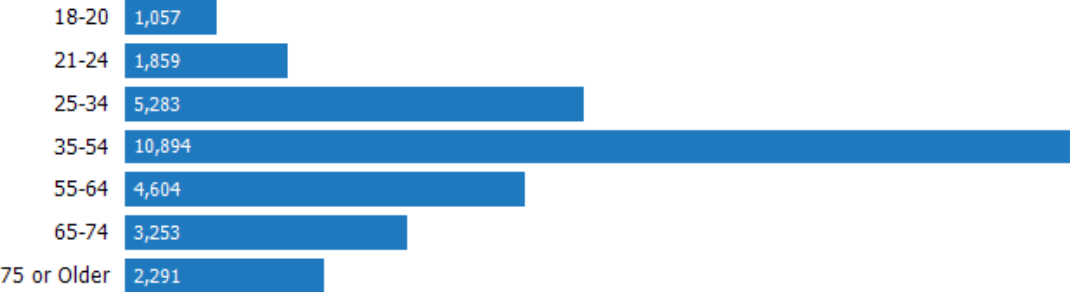
Population of Adults by Age Group

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

85143



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

85143



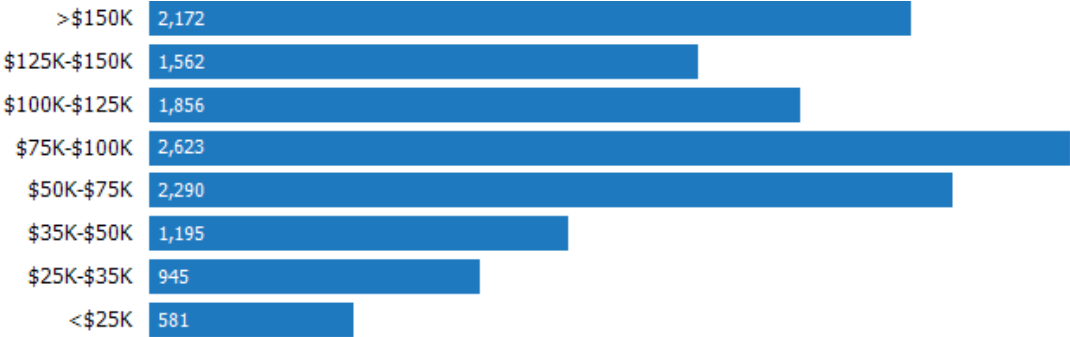
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

85143



Presidential Voting Pattern

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

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



85143

Neighborhood: Economic Stats and Charts

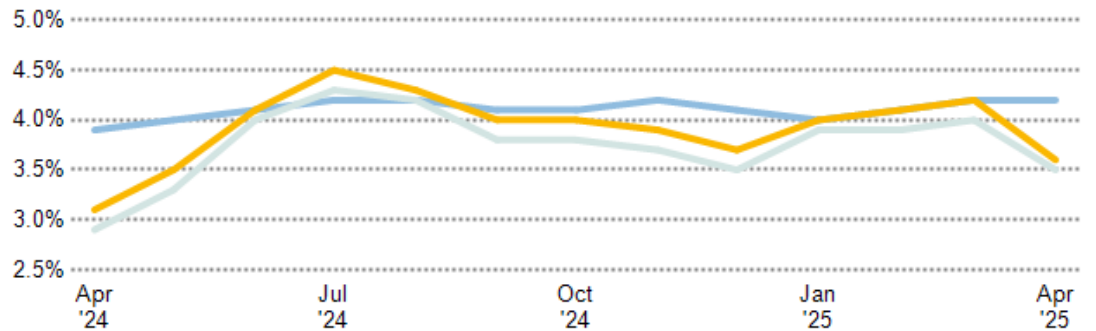
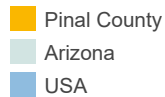
	85143	San Tan Valley	Pinal County	Arizona	USA
Income Per Capita	\$34,201	\$35,614	\$35,245	\$40,736	\$43,289
Median Household Income	\$90,259	\$93,642	\$77,588	\$76,872	\$78,538
Unemployment Rate	—	—	3.6%	3.5%	4.2%
Unemployment Number	—	—	7.97K	131K	7.17M
Employment Number	—	—	212K	3.64M	164M
Labor Force Number	—	—	220K	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

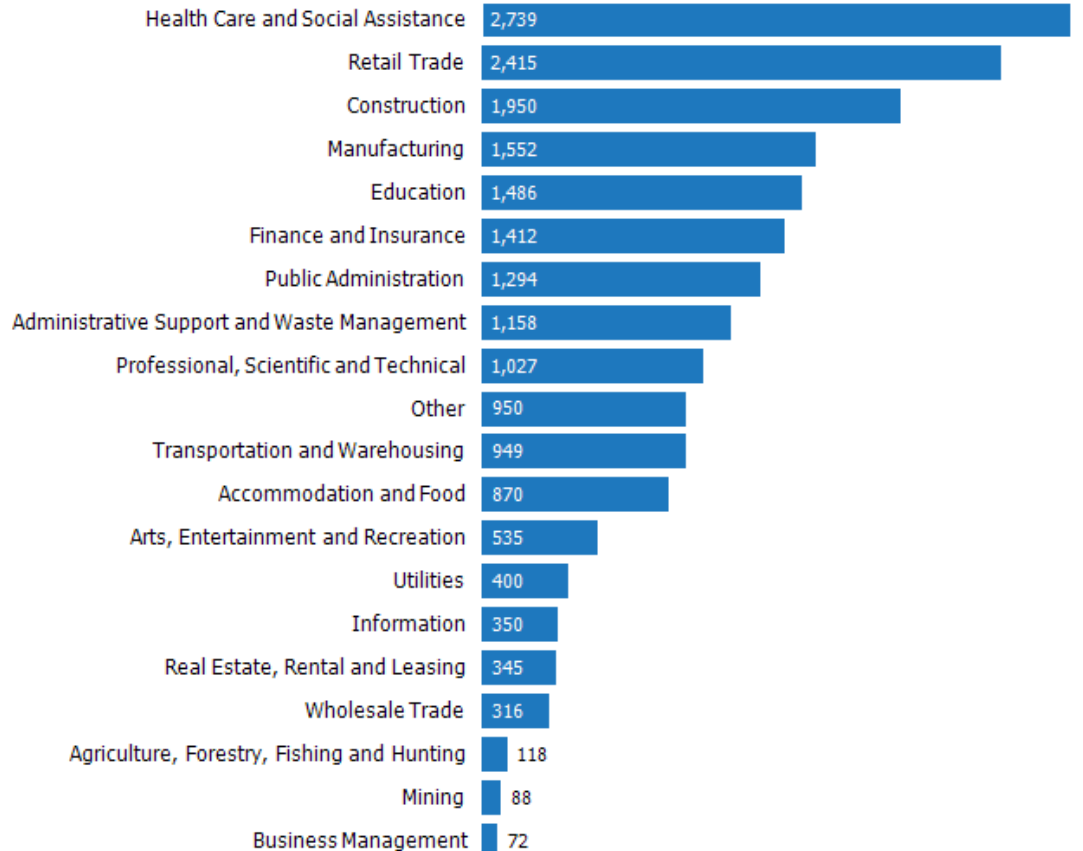


Occupational Categories

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 85143

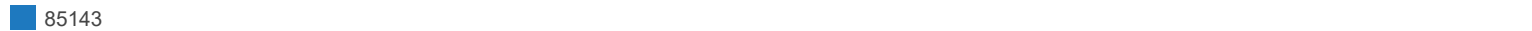
	85143	San Tan Valley	Pinal County	Arizona	USA
Elevation (in feet)	1,578	1,535	2,354	4,214	—
Annual Rainfall (in inches)	8.5	8.5	12.32	13.11	—
Annual Snowfall (in inches)	0.01	0	1.95	13.11	—
Days of Full Sun (per year)	180	180	180	172	—
Travel Time to Work (in minutes)	—	36	32	25	27
Water Quality - Health Violations	—	—	0	—	—
Water Quality - Monitoring and Report Violations	—	—	8.91	—	—
Superfund Sites	0	0	0	22	2,466
Brownfield Sites	No	No	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



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

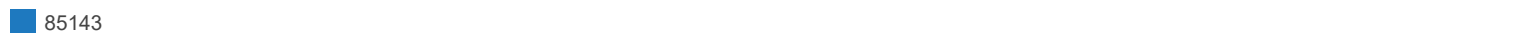


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Skyline Ranch Elementary School

School Details	School Facts	Skyline Ranch Elementary School	-
Name Skyline Ranch Elementary School	Overall Grade		
Level Elementary	Total Enrollment	-	-
Type -	Students per Teacher		
Grades Served -	Students in Free Lunch Program	-	-
School District -	Academic Grade		
Address Address not available	Average GPA	-	-
Phone	Math Proficiency	-	-
	Reading Proficiency	-	-
	Gifted Students	-	-
	AP Enrollments	-	-
	Graduation Rate	-	-
	Average ACT Score	-	-
	Average SAT Score	-	-
	Teacher Grade		
	Average Teacher Salary	-	-
	Teachers in 1st or 2nd Year	-	-

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: Skyline Ranch K-8

School Details

Name
Skyline Ranch K-8

Level
Elementary, Middle

Type
Public

Grades Served
K-8

School District
Florence Unified School District

Address
1084 W San Tan Hills Dr,
San Tan Valley, AZ 85143

Phone
(480) 888-7520

School Facts

Overall Grade

B-

Total Enrollment

584

Students per Teacher

14:1

Students in Free Lunch Program

49%

Academic Grade

B-

Average GPA

-

Math Proficiency

21%

Reading Proficiency

30%

Gifted Students

3%

AP Enrollments

-

Graduation Rate

-

Average ACT Score

-

Average SAT Score

-

Teacher Grade

B

Average Teacher Salary

\$52,990

Teachers in 1st or 2nd Year

12%

Florence Unified School District

B-**9,090****18:1****60%****B-****3.38 (out of 1488 responses)****21%****28%****-****-****87%****22 (out of 276 responses)****1,160 (out of 89 responses)****C+****\$52,990****26%**

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: Poston Butte High School

School Details

Name
Poston Butte High School

Level
High

Type
Public

Grades Served
9-12

School District
Florence Unified School District

Address
32375 N Gantzel Rd, San Tan Valley, AZ 85143

Phone
(480) 474-6100

School Facts

Poston Butte High School

Florence Unified School District

Overall Grade

B+**B-**

Total Enrollment

1,393**9,090**

Students per Teacher

19:1**18:1**

Students in Free Lunch Program

45%**60%**

Academic Grade

B**B-**

Average GPA

3.41 (out of 766 responses)**3.38 (out of 1488 responses)**

Math Proficiency

31%**21%**

Reading Proficiency

30%**28%**

Gifted Students

4%**—**

AP Enrollments

—**—**

Graduation Rate

92%**87%**

Average ACT Score

22 (out of 145 responses)**22 (out of 276 responses)**

Average SAT Score

1,160 (out of 60 responses)**1,160 (out of 89 responses)**

Teacher Grade

B**C+**

Average Teacher Salary

\$52,990**\$52,990**

Teachers in 1st or 2nd Year

7%**26%**

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: 2/26/2025 by Senior

Poston Butte High School is a loving and caring school that is unfortunately undermined by wild groups of kids that don't want to learn, teachers that are burdened by said kids, and an extremely clear overbudgeting towards sports and not much else. My school life here has been alright, I got my education without much issue, but resources in any fields such as sciences or fine arts.

Posted: 2/1/2025 by Junior

This school does have diversity ways with including all races but the school is very cliquy even with the teachers. The teachers make it easy for anyone to pass the classes with out any real effort. The staff nonchalant attitude towards the students fighting or dealing drug is also a problem. I would like to see change for future classes.

Posted: 12/25/2024 by Sophomore

One of the best things about Poston Butte is the connection of thr students to the events that are held around the school. Such as assemblies, dances, sport games and more, the student tend to be more involved with those. One thing that is the worst about Poston Butte is the college readiness. I feel as if some of the classes aren't going above and beyond to prepare students for what could be their future.

Posted: 10/17/2024 by Senior

The football games as a freshman were thrilling to be at. For the worst part, I'd consider the student community there. Some teachers are terrible as well, I have one in mind and she makes life kind of difficult. Overall that could be a change, but other than that, my experience from freshman to senior year was to me a wake up call if that makes sense. A wake up call to the people and environment that I may encounter more of in the future. I was shown to become better as a person through my outside environment and its obstacles.

Posted: 9/13/2024 by Alum

The best parts of my attendance revolved around the few teachers and staff who cared about the students and their jobs. I'd like for the school to continue offering STEM programs, but they are currently fading it out.

Estimated Property Equity



- 
4 Beds
- 
3 Baths
- 
2,337 Sq Ft
- 
5,766 Sq Ft

Estimated Property Equity

Property Value \$400,000

Estimated Equity -

Updated: N/A

Estimated equity is a calculation of the property value minus the estimated loan(s) payoff amount, which is based on the loan term, loan interest rate, loan start date and using a standard amortization schedule. The payoff amount is not guaranteed to be accurate.

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About RPR's Data

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- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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