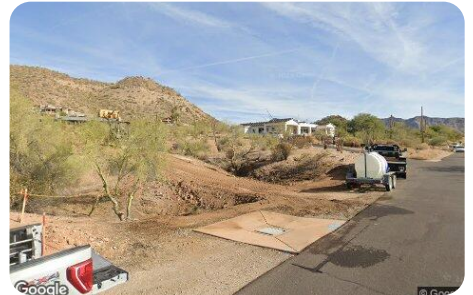


Residential - Vacant Land

RESIDENTIAL

8706 E RANGE RIDER TRL

MESA, AZ 85207



2.3 ac

LOT SIZE

VALUATION

Last Sale

\$593,000 · Jun 8, 2023

TAX & ASSESSMENT

Property Tax	\$2,361 (2025)
Assessed Value	\$23,934
Assessor Market Value	\$369,500

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	MARICOPA
Lot (acres)	2.30

Pool

No

CLIMATE RISK

25
FLOOD

85
WILDFIRE

86
HEAT

6
STORM

35
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 2, 2023	Resale	Warranty Deed	\$593,000		
Oct 6, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Las Sendas Elementary School	Elementary	KG–6	2.1 mi
Red Mountain High School	High	9–12	3.5 mi
Fremont Junior High School	Middle	7–8	4.0 mi

District: Mesa Unified District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 85207

79
CRIME INDEX

106
AIR POLLUTION

54,438
POPULATION

\$96K
MEDIAN IN-COME

70°F
AVG TEMP

86%
SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner