

Residential - Vacant Land **RESIDENTIAL**

3523 E ROLAND ST

MESA, AZ 85213

\$560,050 TopHap Estimate · confidence 94 · as of Jun 25, 2026



2,595 ft²
LOT SIZE

VALUATION

\$560K

\$528K low

\$592K high

Last Sale	\$560,050 · Jun 26, 2026
Est. Owner Equity	\$112,010
Loan-to-Value	80%

TAX & ASSESSMENT

Property Tax	\$183 (2025)
Assessed Value	\$43,134
Assessor Market Value	\$28,756

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	MARICOPA
Lot (acres)	0.06
Pool	No

CLIMATE RISK

25 FLOOD	79 WILDFIRE	82 HEAT	4 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
May 18, 2026	Non-arms-length	Special Warranty Deed	\$560,050		\$448K
Jan 7, 2026	Resale	Special Warranty Deed	\$487,384		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ishikawa Elementary School	Elementary	KG–6	1.1 mi
Stapley Junior High School	Middle	7–8	1.3 mi
Mountain View High School	High	9–12	3.0 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 85213

70 CRIME INDEX	107 AIR POLLUTION	40,153 POPULATION	\$95K MEDIAN IN-COME	70°F AVG TEMP	86% SUNSHINE
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Absentee owner
-----------	----------------