



PROPERTY REPORT

10738 E Terra Dr, Scottsdale, AZ 85258

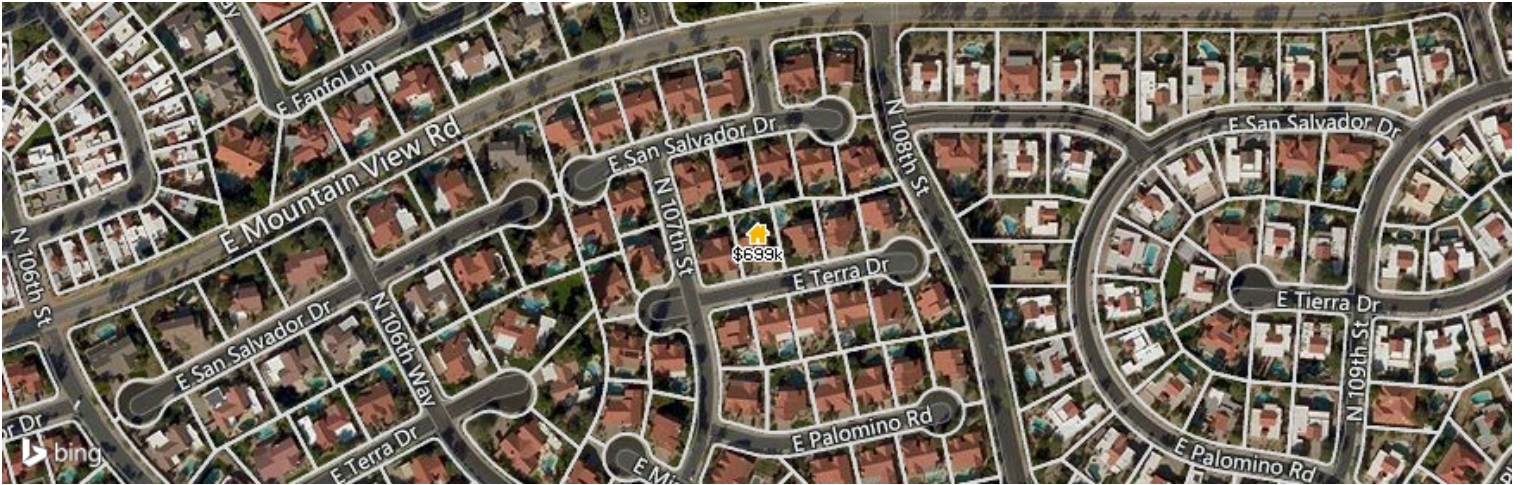


Presented by  
**John Smith**



RE/MAX Renaissance Realty  
9059 W. Lake Pleasant Parkway  
Suite B200  
Peoria, AZ 85382

# 10738 E Terra Dr, Scottsdale, AZ 85258



Legend: 🏠 Subject Property

**FOR SALE**

Active: 4/26/2015

## List Price

# \$699,000

List Date: 4/26/2015

Days in RPR: 695

Last Price Update: 7/15/2016

## Current Estimated Value

# \$676,860

Last RVM® Update: 2/28/2017

RVM® Est. Range: \$615,943 – \$737,777

RVM® Confidence: ★★★★★

*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

## Public Remarks

Top of the line/Gourmet kitchen Granite counter matching back splash bull nose finish/ Top of the line stove/ Dishwasher/Blanco Granite double sink/Trash compactor/Windows Shutters all rooms/Kitchen with Bay window/Kitchen opens to family room with gas fireplace and newer Tile floor/Full Remodeled Master Bathroom with jet Tub/All bathrooms have Granite counter tops/Balcony off Master Br with Mountain views/Lots of fans/Alarm/ Heated Pool and Spa/Roll up window shade on Patio/ Built in BBQ Grill/ Gazebo/Vaulted Ceilings/4 Bedrooms up stairs 1 Bedroom down stairs with full Bath/Laundry room full Granite counter top with Stainless tub. Washer Dryer/Built in iron board/New wall switch plates/Garage floor finis

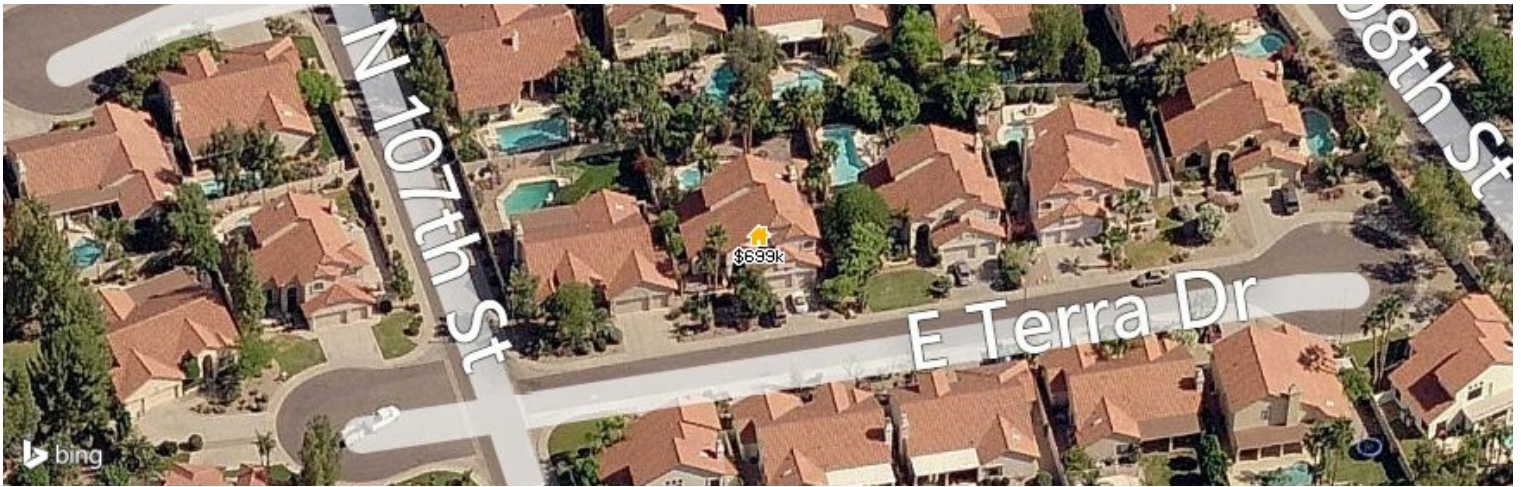
Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	-
Property Subtype	Single Family	Single Family - Detached	-
Bedrooms	-	5	-
Total Baths	4	3	-
Full Baths	4	3	-
Living Area (sq ft)	3,205	3,205	-
Lot Size	0.23 acres	0.23 acres	-
Lot Dimensions	10119 SF	-	-
Garage	Yes	-	-
Garage (spaces)	3	3	-
Pool	Yes	Diving Board, Pool Private, Heated Pool	-
Year Built	1989	1989	-
Roofing	Tile	Tile	-
Heating	Yes	Gas Heat	-
Cooling	Refrigeration	Other - See Remarks, Refrigeration, Programmable Thermostat	-
Fireplaces	-	1 Fireplace, Gas Fireplace, Fireplace Family Rm	-
Construction	Frame	Frame - Wood	-
Exterior Walls	Wood	-	-

## Homeowner Facts

Owner Name (Public)	Di Leo Michael C & Florence E
Owner Name (Listing)	Client
Mailing Address	10738 E Terra Dr Scottsdale AZ 85258-6144
Owner Occupied	Yes



# Extended Home Facts



Legend: 🏠 Subject Property

## Interior Features

<b>Appliance</b>	Other - See Remarks
<b>Bathroom</b>	Private Toilet
<b>Cooling</b>	Other - See Remarks, Refrigeration, Programmable Thermostat
<b>Dining</b>	Breakfast Bar, Other - See Remarks, Formal, Eat-In Kitchen
<b>Fireplace</b>	1 Fireplace, Gas Fireplace, Fireplace Family Rm
<b>Floor</b>	Carpet, Wood, Tile
<b>Heating</b>	Gas Heat
<b>Kitchen</b>	Built-In Microwave, Wall Oven, Reverse Osmosis, Refridgerator(S), Range/Oven-Electric, Pantry, Kitchen Island, Granite Countertops, Disposal, Dishwasher, Cooktop-Elec
<b>Laundry</b>	Dryer Included, Washer Included, Inside Laundry, Gas Dryer Hookup
<b>General</b>	Drink Wtr Filter Sys, Water Softener, Vaulted Ceiling(s), Skylights, Roller Shields, Other - See Remarks, Fire Sprinklers
<b>Plumbing</b>	Gas Hot Water Heater
<b>Window</b>	Dual Pane Windows, Sunscreen(S)
<b>Room Details</b>	Family Room

## Interior Details

<b>Number of Plumbing Fixtures</b>	12
------------------------------------	----

## Exterior Features

<b>Construction</b>	Frame - Wood
<b>Fence</b>	Block, View/Wrought Iron
<b>Roof</b>	Tile
<b>Spa</b>	Spa - Heated, Spa - Private
<b>Pool</b>	Diving Board, Pool Private, Heated Pool
<b>Parking</b>	Electric Door Opener
<b>Sewer</b>	Sewer - Public, Sewer In Street & Connected

## Exterior Details

<b>Lot Size - Square Feet</b>	10119 sq ft
<b>Lot Size - Acres</b>	0.232 ac
<b>Neighborhood Code</b>	019

<b>Utilities</b>	Aps, SW Gas
<b>Water</b>	City Water
<b>General</b>	Balcony/Deck, Pvt Yrd(S)/Crtyrd(S), Misting System, Gazebo, Covered Patio, Built-In Bbq
<b>Lot Size Range</b>	10,001 - 12,500

## Room Sizes

<b>Living Room</b>	19x15	<b>Bedroom</b>	13x12
<b>Master Bedroom</b>	22x14	<b>Dining Room</b>	15x12
<b>Bedroom</b>	15x12	<b>Kitchen</b>	13x12
<b>Bedroom</b>	13x11	<b>Family Room</b>	22x20
<b>Bedroom</b>	12x10		

## Location Details

<b>Builder Name</b>	Trammell Crow
<b>Model</b>	N
<b>Directions to Property</b>	Mountainview East to 107TH Way. Turn right on 107TH way to San Salvador right. To 107TH St left. To Terra Drive left on Terra Drive to home will be on the left.
<b>Subdivision</b>	Scottsdale Ranch
<b>Zoning</b>	R-10
<b>Location Features</b>	Mountain View, North/South Exposure
<b>Community Features</b>	Walking/Bike Trails, Tennis Court(S), Clubhouse/Rec. Facility
<b>Walkability Score</b> (out of 5)	Overall: 0.6   Amenity: 0.6   Leisure: 0.4

## Other Details

<b>Pool Size</b>	450
------------------	-----

## Homeowners Association Info

<b>Dues</b>	\$340
<b>Association Features</b>	Common Area Maintenance

## Schools (from Listing Data)

<b>Elementary School</b>	Laguna Elementary School
<b>Middle School</b>	Mountainside Middle School
<b>High School</b>	Desert Mountain School

(based on location)

<b>Elementary School</b>	Laguna Elementary School
<b>Middle School</b>	Mountainside Middle School
<b>High School</b>	Desert Mountain High School
<b>School District</b>	Scottsdale Unified District



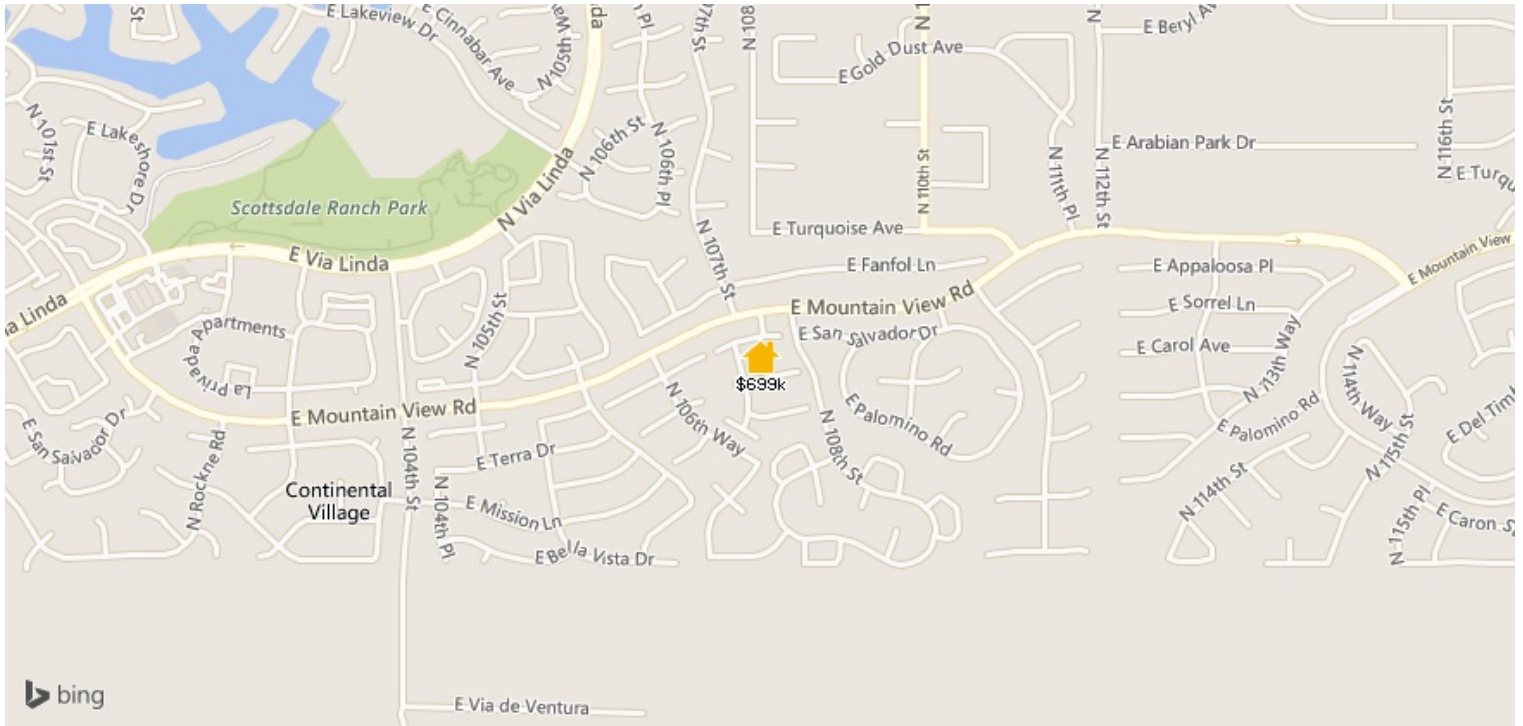
# Property Photos







# Comps and Adjustments



LEGEND: Subject Property Pending Active Distressed Recent Sale Off Market

## This Property



**FOR SALE**  
 10738 E Terra Dr  
 Scottsdale, AZ 85258

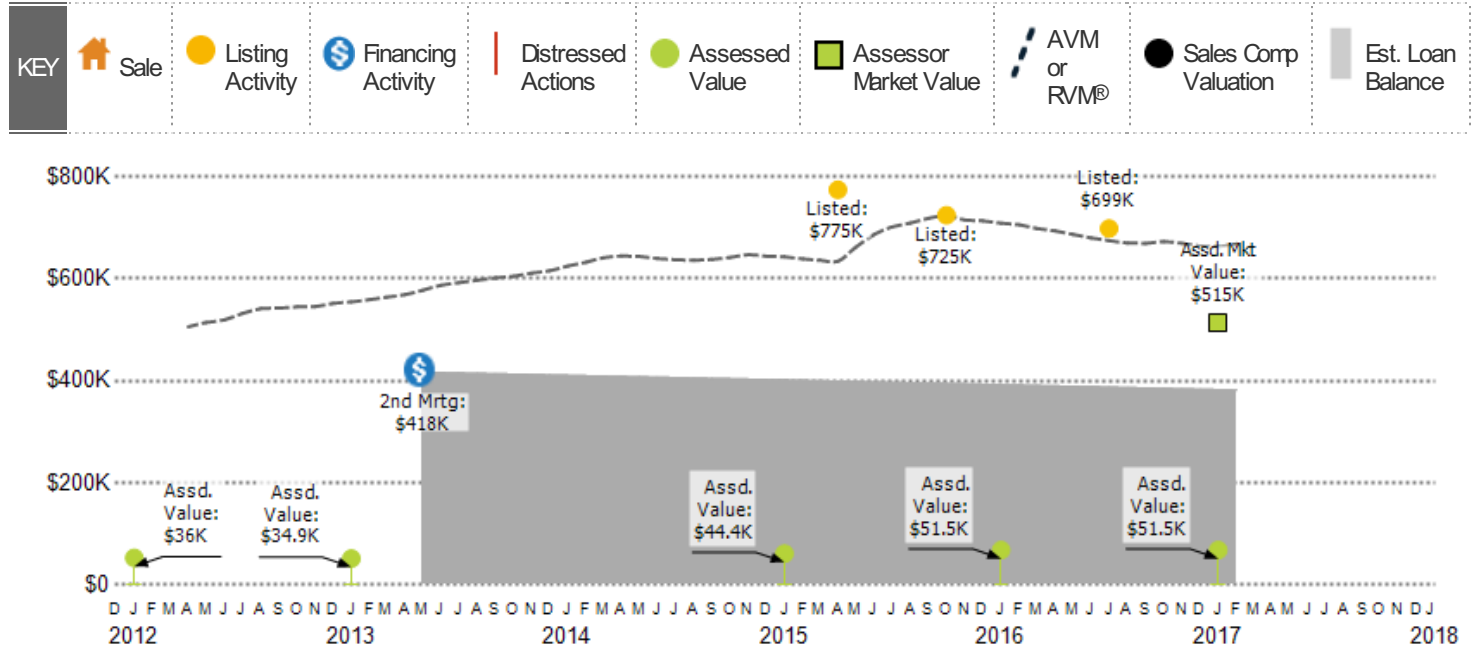
Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	695 days	4/26/2015	\$699,000	\$218	3,205 sq ft	0.23 acres	5	3	1989
		List Date	List Price						

No comps have been selected for this property.



## 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.



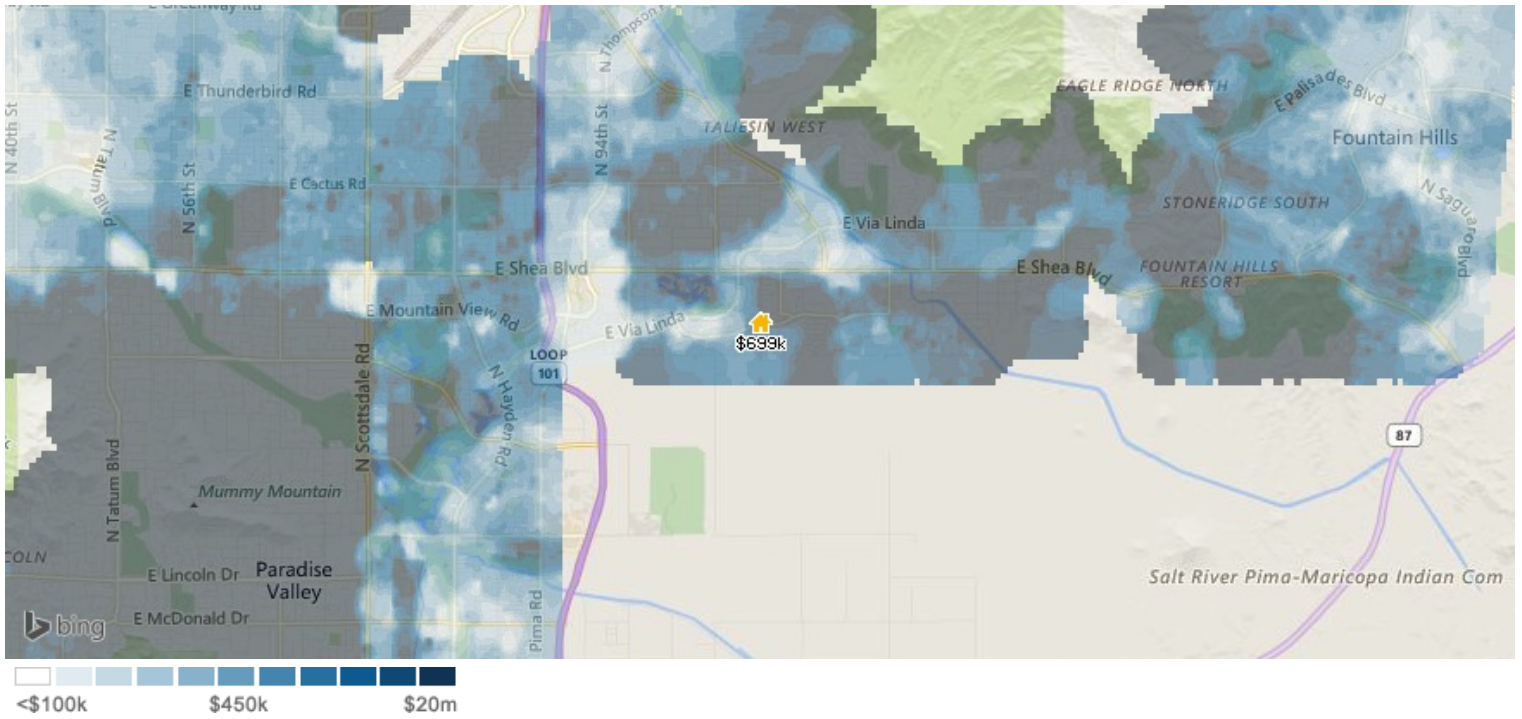
Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

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

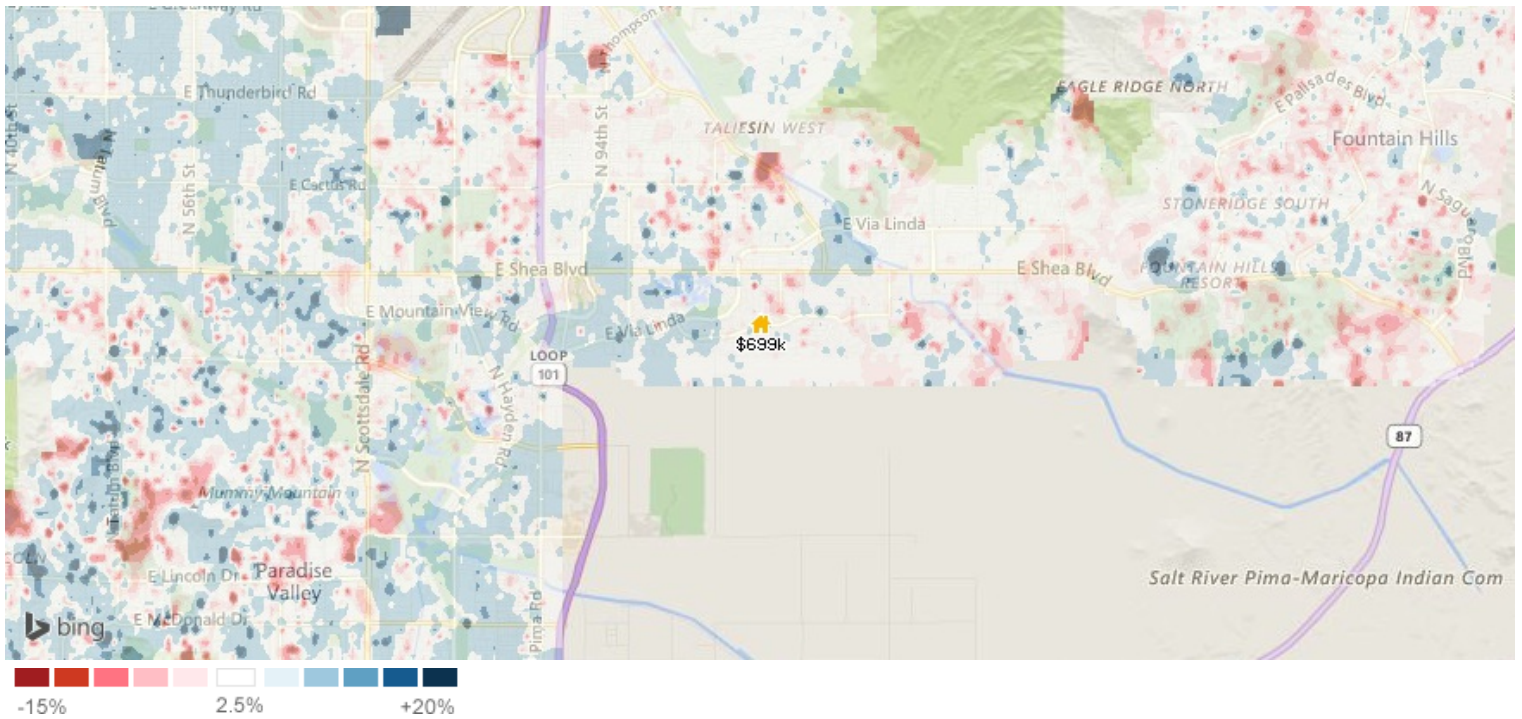
Change Date	Description	New List Price	% Change
7/15/2016	Active	\$699,000	-3.59%
10/16/2015	Active	\$725,000	-6.45%
4/28/2015	-	\$775,000	-

### Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

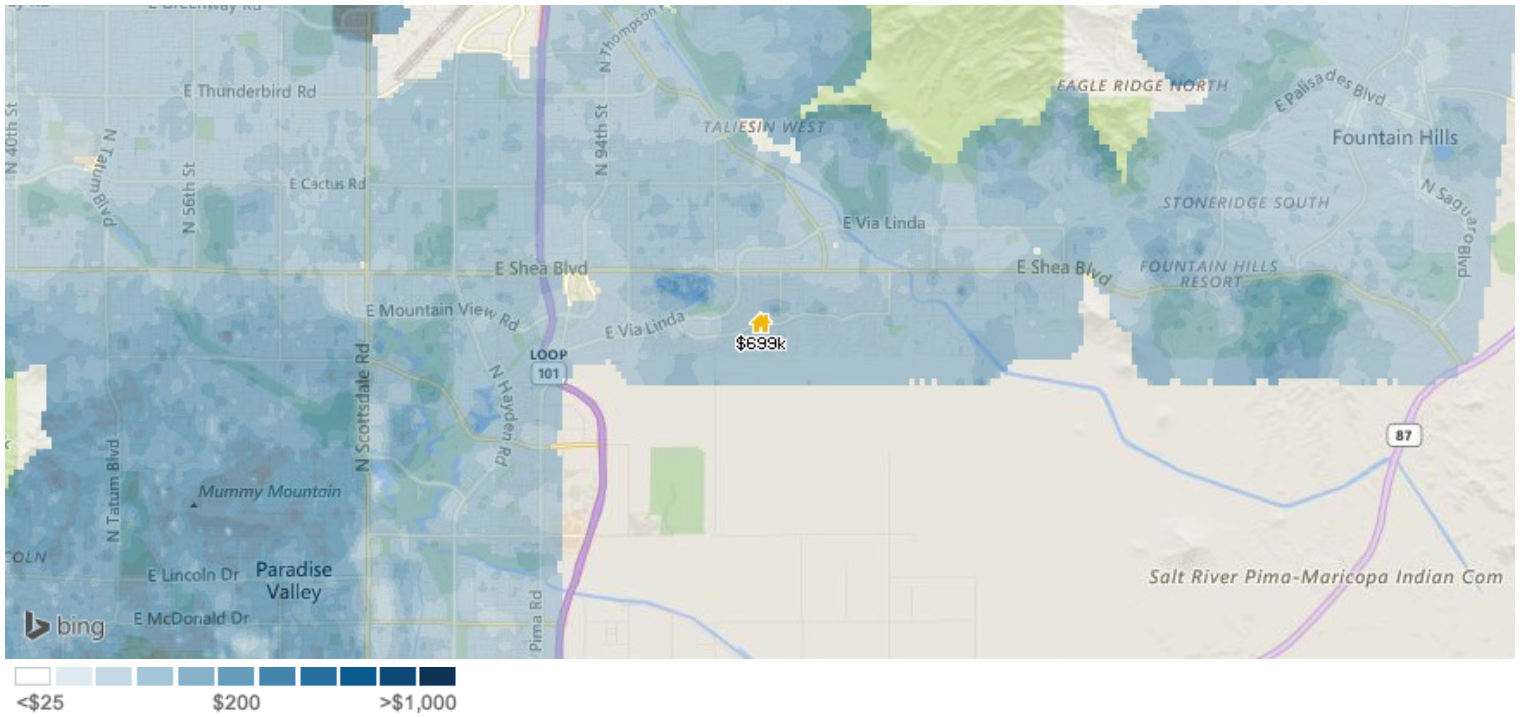
### 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.



## Estimated Value per Square Foot

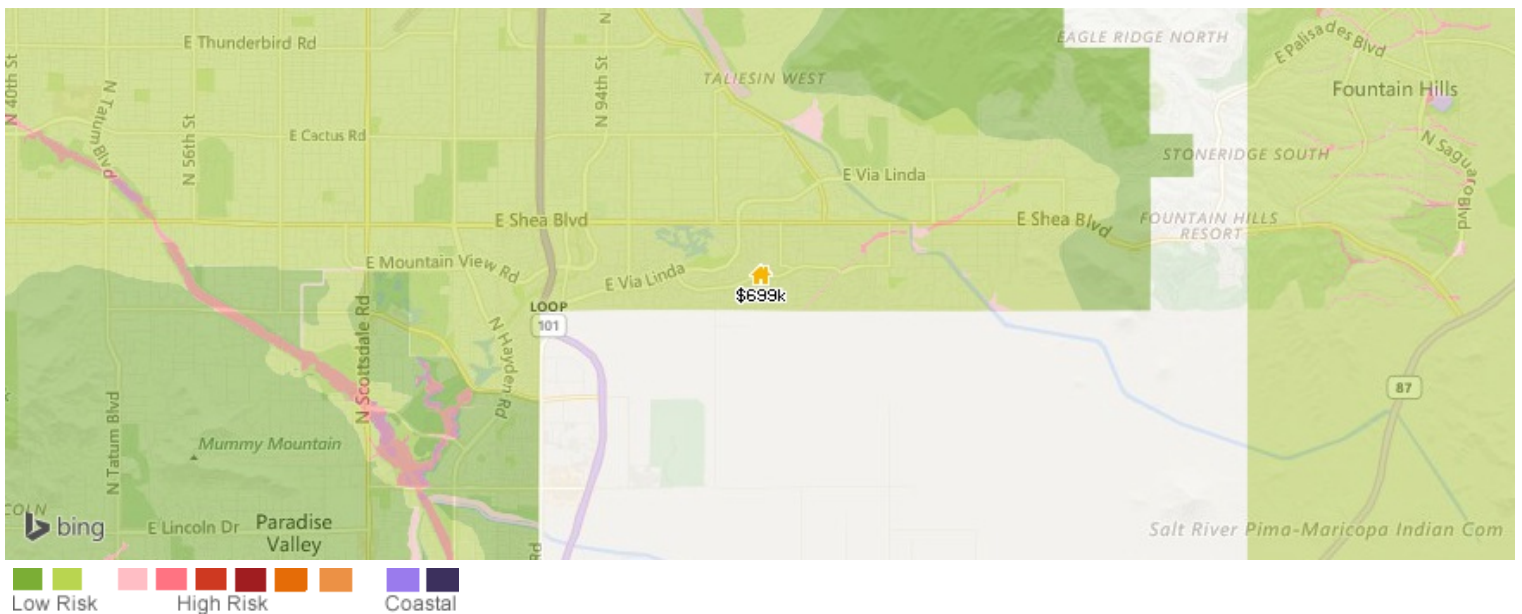


This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

## Flood Zone

**This property is in Flood Zone: X (shaded), Moderate Risk**

Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. Zone X (shaded) is used on new and revised maps in place of Zone B.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

# Neighborhood: Housing Stats and Charts

	85258	Scottsdale	Maricopa County	Arizona	USA
Median Estimated Home Value	\$439K	\$420K	\$242K	\$228K	\$225K
Estimated Home Value 12-Month Change	-1.1%	+1.5%	+6.4%	+6.5%	+9.5%
Median List Price	\$476K	\$569K	\$290K	\$243K	\$85.9K
List Price 1-Month Change	+1.3%	+3.4%	+0.3%	+1.5%	-2.4%
List Price 12-Month Change	+5.2%	+6.3%	+5.5%	+8%	+1.2%
Median Home Age	33	30	29	29	45
Own	72%	66%	61%	63%	64%
Rent	28%	34%	39%	37%	36%
\$ Value of All Buildings for which Permits Were Issued	-	-	\$1.46B	\$2.42B	\$102B
% Change in Permits for All Buildings	-	-	-12%	-16%	+2%
% Change in \$ Value for All Buildings	-	-	-10%	-11%	+7%

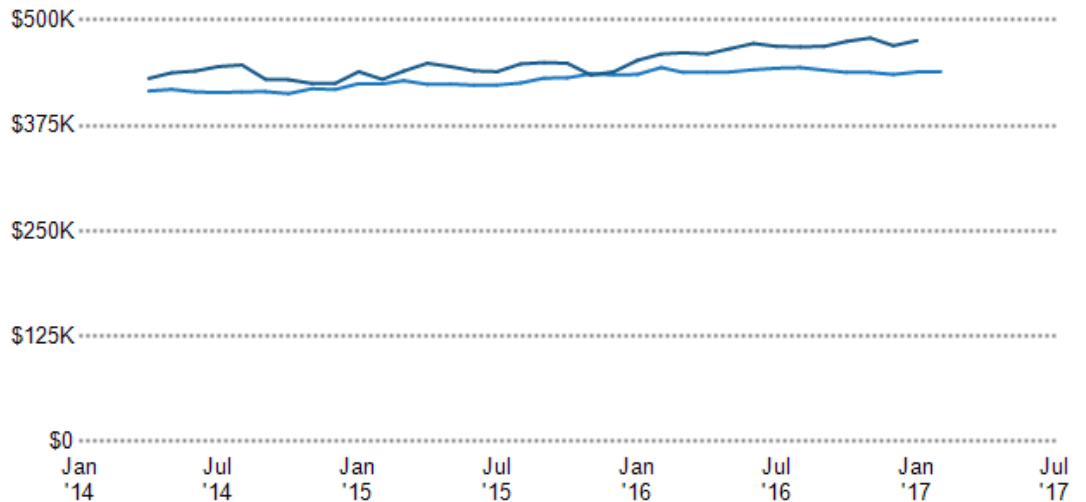
## Median Estimated Home Value vs. Median Listing Price

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

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price





## Median Sales Price vs. Sales Volume

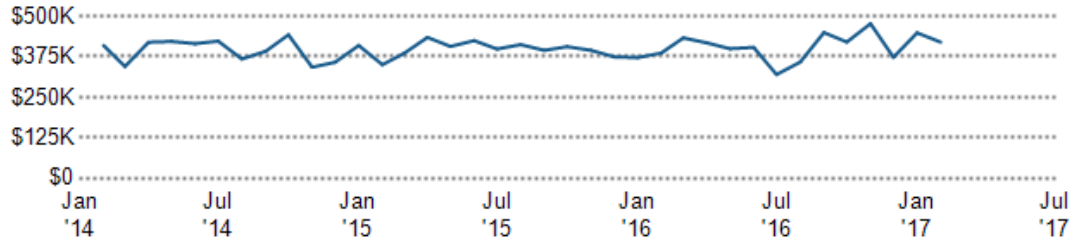
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

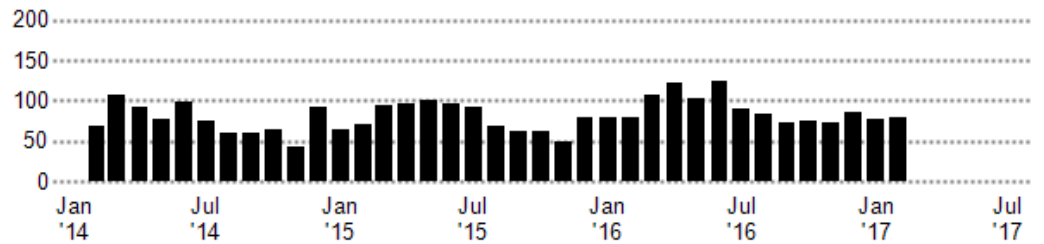
Update Frequency: Monthly

■ Median Sales Price  
■ Sales Volume

Median Sales Price



Sales Volume



## Median Listing Price vs. Listing Volume

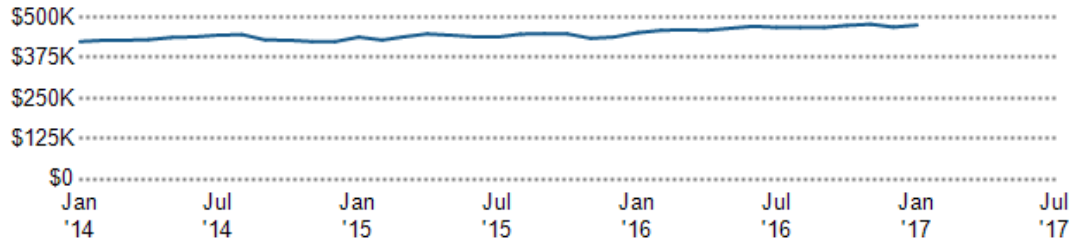
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

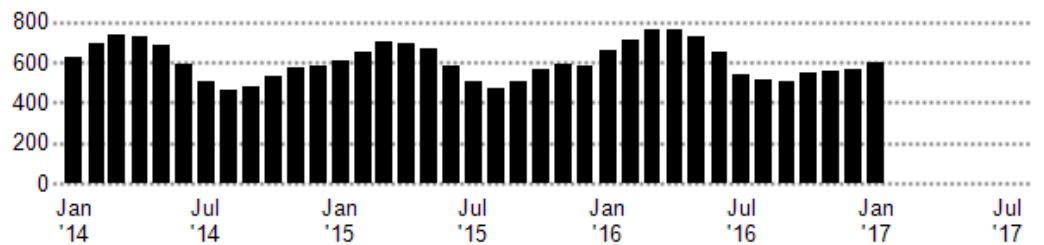
Update Frequency: Monthly

■ Median List Price  
■ Listing Volume

Median List Price



Listing Volume



## Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by Property Type



## Inventory of Distressed Listings



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

Data Source: Public records and 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 House  
Comps

## Price per Bedroom of Homes 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 House  
Comps

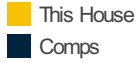


## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



### This House

\$211 **1**

### Comps



## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six 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 are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly



### This House

\$677K **1**

### Comps



## Age Range of Homes Sold

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

Data Source: Public records data

Update Frequency: Monthly



### This House

28 yrs **1**

### Comps



## Size of Homes Sold

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

Data Source: Public records data

Update Frequency: Monthly



# Neighborhood: People Stats and Charts

	85258	Scottsdale	Maricopa County	Arizona	USA
Population	21.1K	227K	4.02M	6.64M	317M
Population Density per Sq Mi	2.68K	1.24K	437	58.5	—
Population Change since 2010	+5.6%	+6.6%	+6.1%	+5.1%	+2.4%
Median Age	53	46	36	37	38
Male / Female Ratio	46%	48%	49%	50%	49%
High School Graduate	10%	13%	23%	24%	28%
2-Year Degree	28%	29%	33%	34%	29%
Bachelor Degree	36%	33%	19%	17%	19%
Post-graduate Degree	24%	21%	11%	10%	11%

## 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

85258



## 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

85258



## 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

85258





## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

85258



## Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



# Neighborhood: Economic Stats and Charts

	85258	Scottsdale	Maricopa County	Arizona	USA
Income Per Capita	\$57,654	\$52,220	\$27,832	\$25,848	\$28,930
Median Household Income	\$76,028	\$73,288	\$54,229	\$50,255	\$53,889
Unemployment Rate	–	3.7%	4.4%	5.1%	4.8%
Unemployment Number	–	5.05K	94K	168K	7.64M
Employment Number	–	130K	2.02M	3.11M	152M
Labor Force Number	–	135K	2.11M	3.28M	160M

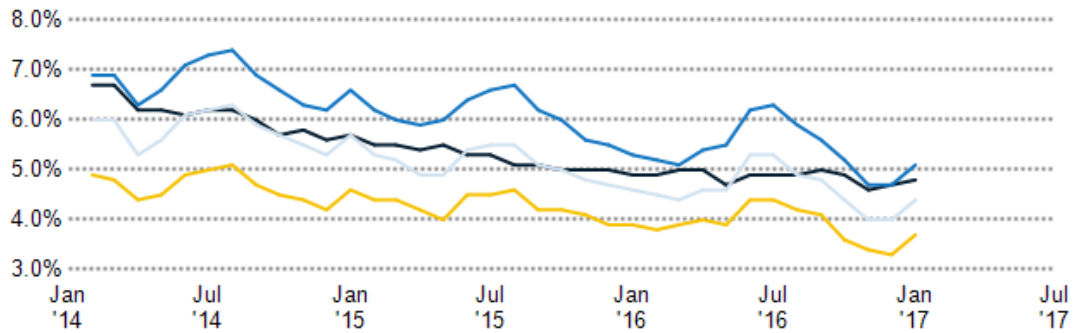
## Unemployment Rate

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

- Scottsdale
- Maricopa County
- Arizona
- USA



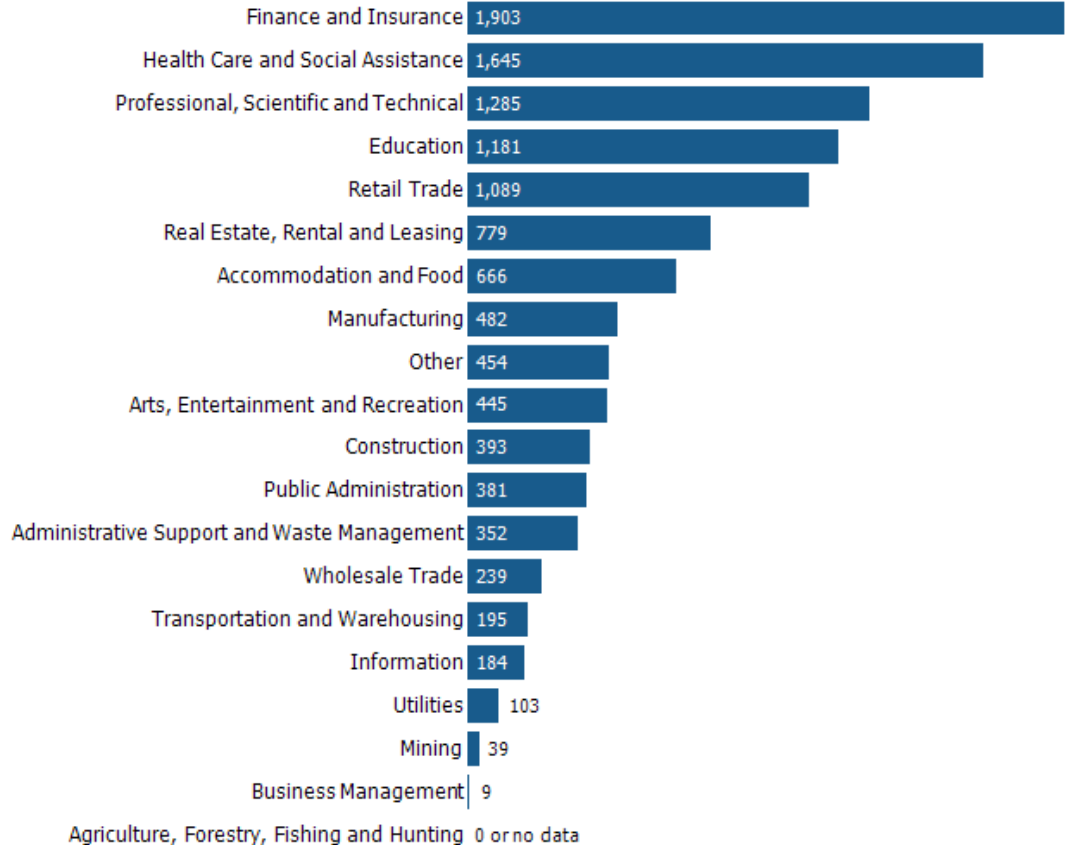
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

85258



# Neighborhood: Quality of Life Stats and Charts

## Quality of Life in 85258

	85258	Scottsdale	Maricopa County	Arizona	USA
Elevation (in feet)	1,413	2,116	1,635	4,192	–
Annual Rainfall (in inches)	8.5	13.15	10.08	13.12	–
Annual Snowfall (in inches)	0	0.93	0.76	13.11	–
Days of Full Sun (per year)	180	180	180	172	–
Travel Time to Work (in minutes)	–	22	25	25	26
Water Quality - Health Violations	–	–	0.6	–	–
Water Quality - Monitoring and Report Violations	–	–	2.19	–	–
Superfund Sites	0	1	11	19	2,315
Brownfield Sites	No	No	Yes	Yes	Yes

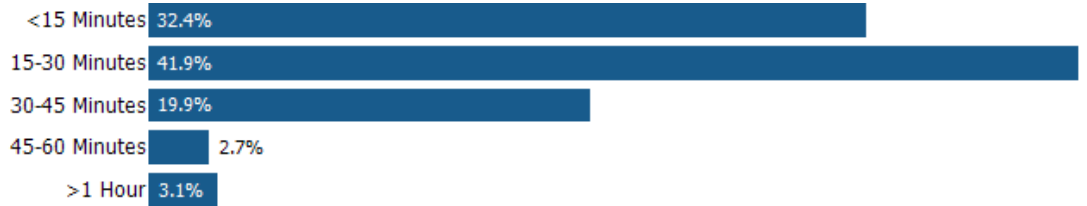
### Average Commute Time

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

85258



### 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

