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CERTIFIED · INDEPENDENT · FAST

INDEPENDENT CERTIFIED DESKTOP APPRAISAL

6237 E Snowdon Street Mesa, AZ 85215

Independent fair market value opinion.

\$620,000

FINAL VALUE OPINION

06/07/2026

EFFECTIVE DATE

REPORT TYPE

Desktop Appraisal

REPORT DATE

06/07/2026

INTENDED USE

Listing price support



PRESENTED BY

Joseph Tropple

Licensed Real Estate Agent

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BROKERAGE

COMPASS

Scottsdale, AZ

This is an independent opinion of value prepared by the appraiser. Presentation branding was added at the requesting agent's request and does not affect the analysis, scope of work, or conclusions of the appraisal that follows.

6237 E SNOWDON Street

Mesa, AZ 85215

Bed
4Bath
3.0GLA
2,386 sfLot Size
9,091 sf

Disclaimer: 2026 ARMLS ALL Rights Reserved. Property information displayed is deemed reliable but is not guaranteed.

Key Details

Status	Sold	Year Built	1990				
Living Area	2,386 sf	Lot Size	9,091 sf	Lot Size(Acres)	.209 ac	Price/sf	\$118.82
MLS Name	ARMLS	Arch. Style	Santa Barbara/Tuscan		Parcel Number (APN)	141-70-138	
Property Type	SFR	# of Units	1	Stories	2	County	Maricopa
Rooms Total	8	Bedrooms	4	Bathrooms Full	3	Bathrooms Half	0
Garage YN			Y	Parking Space	2		
Parking Description	Garage Door Opener,Direct Access,Attached Gar Cabinets,Auto Door Opener						

Property Information**Listing Information**

Status	Sold	DOM	74	List Type	Sale
List Date	06/10/2015	List Price	\$299,000	Original List Date	06/10/2015
Sold Date	09/28/2015	Sold Price	\$283,500	Price/sf	\$118.82
MLS #		5292775	MLS Name	ARMLS	

Interior Features

Rooms Total	8	Bedrooms	4	Bathrooms Full	3	Bathrooms Half	0
Building Area		2,522 sf	Living Area	2,386 sf			
Fireplaces YN							Y
Basement			--	Stories	2		
Interior Features	High Speed Internet,Granite Counters,Double Vanity,Upstairs,Eat-in Kitchen,Central Vacuum,Vaulted Ceiling(s),Pantry,Separate Shwr & Tub,Water Softener Owned,Water Purifier						
Heating		Electric	Cooling	Central Air,Ceiling Fan(s),Programmable Thmstat			

Exterior Features

Roof Description	Tile	Patio & Porch Features	Covered Patio(s),Patio	Pool Private YN	Y
Pool Features		Private	Exterior Features	Covered Patio(s),Patio	

Property/Lot Details

Property Type	SFR	Architectural Style	Santa Barbara /Tuscan	Year Built	1990
Garage YN	Y	Garage Spaces	3.00	Parking Spaces	2
Lot Size (sf)	9,091	Lot Features	North/South Exposure,Gravel/Stone Front,Gravel/Stone Back,Irrigation Front,Irrigation Back		
Lot Size (acre)	.209	Subdivision Name	--	Senior Community YN	--
Association YN					Y
Construction Type					Frame

Utilities, Tax/Assessments, Location Details

Parcel Number (APN)	141-70-138	Zoning	R-9	Zoning Description	--
Legal Subdivision Name	RED MOUNTAIN ESTATES LOT 1-8 9-149 TR A-			Water YN	--
Tax Year		2025	Tax Amount	\$2,295	
Tax Legal Description	RED MOUNTAIN ESTATES MCR 302-6				
Assessed Value		\$27,644	Assessed Value Year	2025	
Market Value	\$492,000	Market Land Value	\$98,400	Market Impr. Value	\$393,600
Longitude				Latitude	33.48412600
					-111.69621200

Public record Details

Owner 1 Full Name	RAGNO FAMILY TRUST	Owner 2 Full Name	RAGNO
Last Sale Date	--	Last Sale Price	\$283,500

Neighborhood Description and Insights

Locality

Property Value Trend	stable	Demand/Supply	balance	Marketing Time	lessThan3Months	Exposure Time	days30To60
Location	suburban	Build-Up %	high				

Neighborhood Boundaries

The subject neighborhood is generally bounded by E McDowell Road to the north, E Thomas Road to the south, N Power Road to the east, and N Recker Road to the west.

Neighborhood Comments

The subject is located in the Red Mountain Ranch area of northeast Mesa, a stable, established suburban residential neighborhood consisting primarily of single-family residences. Development is predominantly built-up, with typical supporting commercial services, schools, parks, and recreational amenities located nearby. No adverse external influences were observed, and the subject conforms to the predominant residential use, appeal, and price range of the area.

Market Trends

Key Indicators

Median List Price	\$492,000	Asking price/sf	\$281.3	Avg. Days on Market (DOM)	74.43	New Homes listed for sale	44
Total Sold	38	Median House Size (sf)	1,773 sf	Median Number of Bedrooms	3	Median Number of Bathrooms	2

Market Condition Comments:

The subject market is generally stable and in balance, with typical exposure times under 3 months. Available data and market activity indicate values have remained stable over the past 12 months. No negative market condition adjustments are warranted.

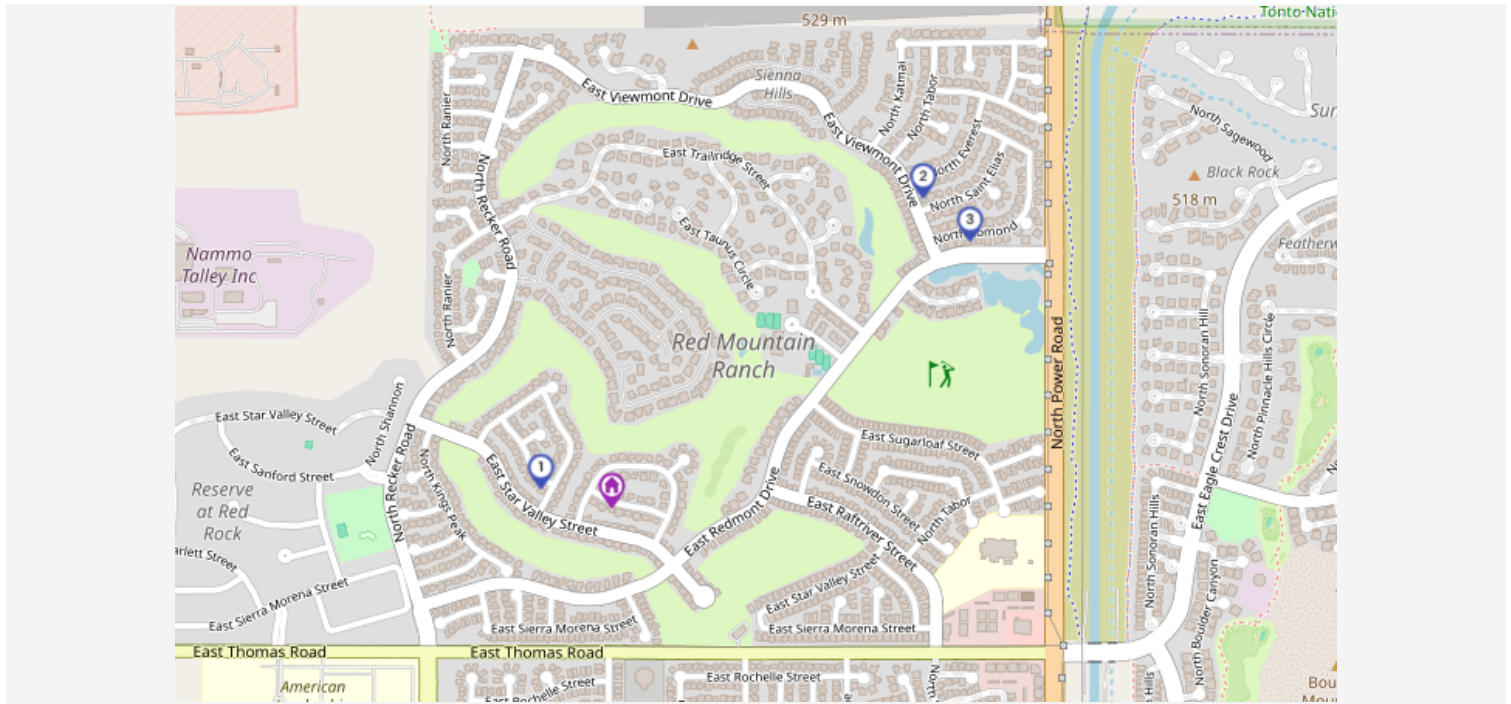
Summary of Comparables

Type	Low	Medium	High
All (107)	\$425,000	\$597,500	\$980,000
Listing (20)	\$500,000	\$629,950	\$799,999
Sold (75)	\$425,000	\$585,000	\$980,000

Inventory Analysis

Inventory Analysis	7 - 12	4 - 6	0 - 3	Trend
Total # of Comparables Sales(Settled)				—
Absorption Rate				—
Total # Comparable Active Listings				—
Months of housing supply				—
Median Comparable Sale Price	--	--	--	—
Median Comparable List Price	--	--	--	—
Median Comparable Listing Days on Market	--	--	--	—
Median Comparable Sales Days on Market	--	--	--	—
Median Sale Price as % of List Price	--	--	--	—





Comparable Properties



#	Dist. (mi)	Address	BR	BA	GLA (sf)	Lot (sf)	Sold Price	Sold Date	List Price	List Date	Adj. Value	Status
S	--	6237 E SNOWDON Street Mesa, AZ 85215	4	3	2,386	9,091	\$283,500	09/28/2015	\$299,000	06/10/2015	--	●
1	0.12	6145 E SNOWDON Street Mesa, AZ 85215	4	2	2,143	9,988	\$607,000	10/06/2025	\$624,000	05/29/2025	\$607,000	●
2	0.70	4106 N ST ELIAS -- Mesa, AZ 85215	4	3	2,545	8,690	\$642,500	04/15/2026	\$650,000	02/05/2026	\$642,500	●
3	0.71	4131 N LOMOND -- Mesa, AZ 85215	4	2	2,350	8,782	\$615,000	10/03/2025	\$629,000	08/08/2025	\$615,000	●

Legend: ● Active ● Sold ● Pending ● Active Under Contract

Comparable Property Grid

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Thumbnail				
Address:	6237 E SNOWDON Street Mesa, AZ 85215	6145 E SNOWDON Street Mesa, AZ 85215	4106 N ST ELIAS -- Mesa, AZ 85215	4131 N LOMOND -- Mesa, AZ 85215
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Status	Sold	Sold	Sold	Sold
Living Area (sf)	2,386	2,143	2,545	2,350
Date of Sale	09/28/2015	10/06/2025	04/15/2026	10/03/2025
Location	N;Res	N;Res	N;Res	N;Res
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Lot Size (sf)	9,091	9,988	8,690	8,782
View	N;Mtn	N;Mtn	N;Mtn	N;Mtn
Attachment Type	Detached	Detached	Detached	Detached
# of Stories	2	1	2	1
Architectural Style	Santa Barbara/Tuscan	Contemporary	Santa Barbara/Tuscan	Ranch
Quality of Construction	Q4	Q4	Q4	Q4
Age (Year Built)	36 (1990)	38 (1988)	34 (1992)	32 (1994)
Condition	C3	C3	C3	C3
Bedrooms	4	4	4	4
Bathrooms Full	3	2	3	2
Bathrooms Half	0	0	0	0
Heating	Other	Other	Other	Other
Cooling	Central	Central	Central	Central
Porch/Patio/Deck	Covered Patio(s),Patio	Covered Patio(s),Patio	Covered Patio(s),Patio	Covered Patio(s),Patio
Garage/Parking	2ga0gd3dw	2ga0gd3dw	3ga0gd3dw	3ga0gd3dw
Price/sf		\$283	\$252	\$262

Reconciliation

Estimated Market Value - As Is: **\$620,000**

Reconciliation Comments:

The sales comparison approach was given primary weight in developing the opinion of market value, as it best reflects the actions of typical buyers and sellers for owner-occupied single-family residences in the subject market. The comparable sales were selected based on similarity, proximity, recency, and overall market relevance, with adjustments applied for meaningful differences. The final opinion of value is reconciled near the indicated sales comparison result at \$620,000.

Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
9. I have not made a personal inspection of the property that is the subject of this report. The analysis was conducted as a desktop appraisal using the data sources identified in the Scope of Work.
10. No one provided significant real property appraisal assistance to the person signing this certification.

Name	Mark Ragno
Title	Certified Residential Appraiser
License Number	22283
State	Arizona
Company	Next Day Appraisal LLC
Email	info@nextdaydesktops.com
Effective Date of Value	06-07-2026
Date of Report	06/07/2026
Signature	

Scope of Work

This is a Desktop Appraisal Report. The appraiser has not personally inspected the interior or exterior of the subject property. The appraiser relied on the following data sources to develop this opinion of value:

- Multiple Listing Service (MLS) data for comparable sales and active/pending listings
- Public record data including tax records, deed records, and assessor information
- Geographic Information Systems (GIS) data including flood zone, plat, and aerial imagery
- Street-level photography from third-party sources (Google Street View, where available)

The appraiser has identified the subject property and a relevant geographic and competitive market area, analyzed comparable sales and listings within that market area, and applied appropriate adjustments based on observable differences between the subject and comparables. The Sales Comparison Approach was used as the primary valuation methodology. The Cost Approach and Income Approach were considered and excluded based on the property type and intended use of this report.

The scope of work is consistent with the intended use of the report stated below and is commensurate with the level of analysis required to produce credible assignment results in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Intended Use: Market Value

Intended User(s): Mark Ragno

Type of Value: Market Value, defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. (Source: Title XI of FIRREA, 12 CFR § 34.42(g))

Assumptions and Limiting Conditions

This appraisal report is subject to the following assumptions and limiting conditions:

1. The appraiser has not inspected the interior or exterior of the subject property. The opinion of value is based on the assumption that the property is in the condition reported by the data sources identified in the Scope of Work, and consistent with comparable properties in the market area.
2. If physical condition information was provided by the client, owner, or third party (such as MLS remarks, listing photos, or owner representations), the appraiser has assumed that information to be accurate. Material variance from the assumed condition may render the opinion of value invalid.
3. Information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
4. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto. Title is assumed to be good and marketable.
5. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render the property more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering that may be required to discover them.
6. The appraiser assumes that the property is in compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the report.
7. The appraiser assumes that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been stated, defined, and considered in the report.
8. The appraiser assumes that the use of the land and improvements is confined within the boundaries described in the report.
9. The opinion of value stated in this report is valid only as of the effective date of value identified in the report.
10. The appraiser's compensation is not contingent upon the development or reporting of a predetermined value, a direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
11. Possession of this report or a copy thereof does not carry with it the right of publication. The report may not be used for any purpose by any person other than the named intended user without the prior written consent of the appraiser.