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**DESKTOP VALUATION WITH INTERIOR INSPECTION**  
**6237 E Snowden St, Mesa, AZ 85215**  
 Effective Date: March 6, 2026

ORDER ID  
**NDDV-c50047**  
 REPORT TYPE  
**Desktop Appraisal**  
 CLIENT  
**SingleSource**

• ORDER SUMMARY

ORDER ID <b>NDDV-c50047</b>	APPRAISER <b>Mark Ragno</b>	CLIENT <b>SingleSource Property Solutions</b>
APN <b>141-70-138</b>	OWNER OF RECORD <b>Ragno Mark Peter</b>	TAX (YEAR / AMOUNT) <b>2025 / \$3,462</b>
LEGAL DESCRIPTION <b>Lot 136 Red Mountain Estates MCR 302-6</b>		

• SUBJECT PROPERTY

PROPERTY TYPE <b>Single Family Residential</b>	GLA <b>2,386 sq ft</b>	AGE (ACTUAL / EFFECTIVE) <b>36 / 20 yrs</b>
BEDROOMS <b>4</b>	BATHROOMS <b>4.0</b>	CONDITION <b>C3 — Average</b>
QUALITY <b>Q3 — Average</b>	STYLE <b>Ranch</b>	VIEW <b>Neutral</b>
LOT SIZE <b>9,091 sq ft</b>	OCCUPANCY <b>Owner-Occupied</b>	PROPERTY INTEREST <b>Fee Simple</b>
H&B USE <b>Residential — Conforms</b>	ZONING <b>R-3</b>	ZONING COMPLIANCE <b>Legal Conforming</b>

• EXTERIOR / SITE

EXTERIOR

Foundation	Concrete Slab
Exterior Walls	Stucco
Roof Surface	Tile
Window Type	Aluminum / Single
Patio / Deck / Porch	Covered Patio
Amenities	Pool
Garage / Carport	2-Car Attached
Driveway	Concrete

SITE

Electricity	Public
Gas	None
Water	Public
Sewer	Public
Street	Public / Paved
Alley	None

- Prior transfers within past 36 months     Listed within past 12 months

• NEIGHBORHOOD

- LOCATION  
 Urban     Suburban     Rural
- GROWTH  
 Rapid     Stable     Slow
- PROPERTY VALUES  
 Increasing     Stable     Declining
- DEMAND / SUPPLY  
 Shortage     In Balance     Oversupply
- MARKETING TIME  
 <3 months     3-6 months     >6 months

NEIGHBORHOOD COMMENTS

The subject is located in an established suburban neighborhood in Mesa, AZ. Properties are predominantly single-family residences constructed between 1980 and 2000. The neighborhood exhibits average maintenance and pride of ownership. Proximity to Loop 202 and US-60 provides strong freeway access. Schools, shopping, and employment centers are within reasonable distance.

ADVERSE SITE CONDITIONS

BUILT-UP

<75%

25-75%

<25%

None noted.

NEXT DAY DESKTOP VALUATIONS

6237 E Snowdon St, Mesa AZ · NDDV-c50047



Comparables Map

Subject + 3 Comps · Google Maps embed

• SALES COMPARISON APPROACH

	Subject	Comp 1	Comp 2	Comp 3
Address	<b>6237 E Snowdon St</b> Mesa, AZ 85215	<b>6115 E Kelton Ln</b> Mesa, AZ 85215	<b>6422 E Amber Sun Dr</b> Mesa, AZ 85215	<b>5934 E Redmont Dr</b> Mesa, AZ 85205
Status	—	Closed Sale	Closed Sale	Closed Sale
Proximity	—	0.3 mi	0.6 mi	0.4 mi
Sale Price	—	<b>\$525,000</b>	<b>\$499,000</b>	<b>\$545,000</b>
Sale Date	—	Jan 2026	Dec 2025	Feb 2026
Data Source	—	MLS / Cotality	MLS / Cotality	MLS / Cotality
GLA	2,386 sf	2,210 sf	2,450 sf	2,312 sf
Rooms / Bed / Bath	7   4   4.0	7   4   3.0	7   4   3.0	6   3   2.0
Age	36 yrs	33 yrs	28 yrs	38 yrs
Condition	C3	C3	C3	C3
Heating / Cooling	FWA / CAC	FWA / CAC	FWA / CAC	FWA / CAC
Garage / Parking	2-Car Att.	2-Car Att.	2-Car Att.	2-Car Att.
Pool	Yes	Yes	No	Yes
Price / sqft	—	\$237.56	\$203.67	\$235.67

NEXT DAY DESKTOP VALUATIONS

6237 E Snowden St, Mesa AZ · NDDV-c50047

• RECONCILIATION / VALUE CONCLUSION

<p>AS-IS MARKET VALUE</p> <p><b>\$523,000</b></p> <p>Effective Date: March 6, 2026</p>	<p>VALUE LOW</p> <p><b>\$499,000</b></p>	<p>VALUE HIGH</p> <p><b>\$545,000</b></p>	<p>EXPOSURE TIME</p> <p><b>0–90 Days</b></p>
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The appraisal is made based on the defined scope of work, assumptions, limiting conditions, and appraiser's certification. The comparables selected represent the best available data for the subject's market area. Primary weight is given to Comp 1 and Comp 3 due to superior proximity and comparable amenity profile (pool, 2-car garage). Comp 2 requires a pool adjustment of approximately \$15,000. The final opinion reflects current market conditions as of the effective date.

My opinion of the market value (as defined herein) of the real property that is the subject of this report is:

**AS-IS: \$523,000**

Value is based on an exposure time of 0 to 90 days.

• APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct. 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. 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. 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. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value. This appraisal was completed in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP).

**Mark Ragno**

AZ Certified Residential Appraiser #22283  
Next Day Appraisal, LLC · (401) 391-7500

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Signature

**March 6, 2026**

Date Signed

