



Excelerate  
Real Estate  
& Auction

PROPERTY REPORT

# 671 E Vermont Dr, Gilbert, AZ 85295



*This Property Report for 671 E. Vermont Dr, Gilbert, AZ 85295 provided by Realtor Property Resource.*

Presented by

**John Payne** | REALTOR® | GRI

Arizona Real Estate License: BR527355000



Arizona Property  
& Auction

Office: (480) 422-6800 | Mobile: (602) 315-4104 | Fax: (480) 422-6800

Main: [john@UnitedCountryAZ.com](mailto:john@UnitedCountryAZ.com)

Office: [www.UnitedCountryAZ.com](http://www.UnitedCountryAZ.com)

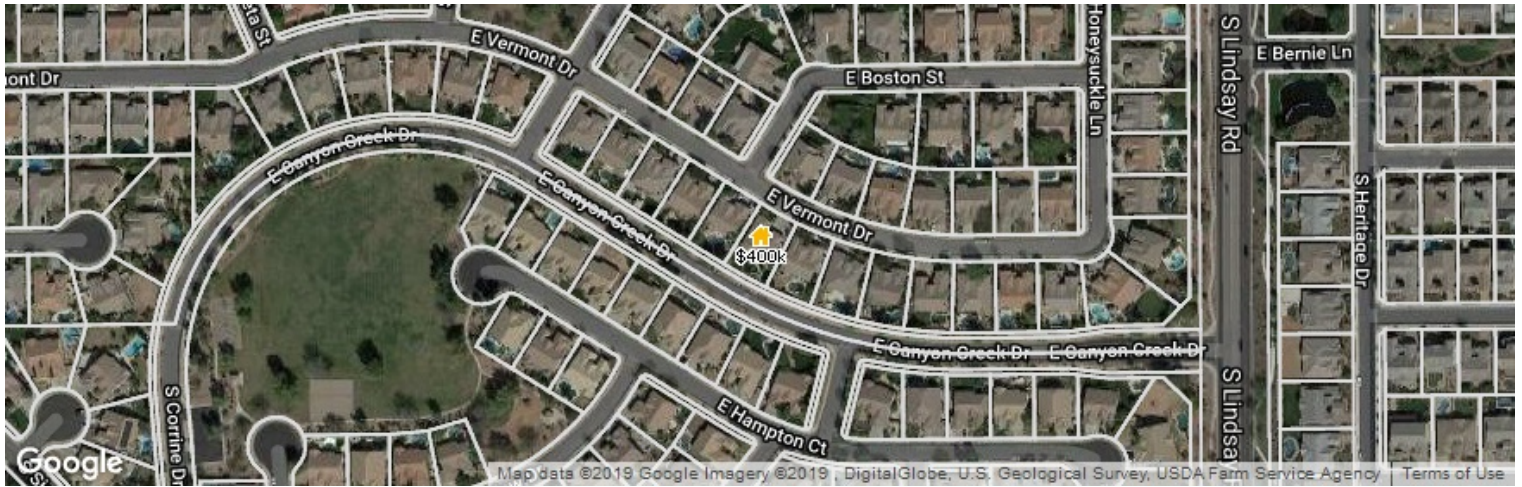
**United Country - Excelerate Real Estate & Auction**

3364 E. Williams Field Rd

Ste 103

Gilbert, AZ 85295

# 671 E Vermont Dr, Gilbert, AZ 85295



Legend: 🏠 Subject Property

🏠 FOR SALE

• New, Active: 3/11/2019

List Price

**\$400,000**

List Date: 3/11/2019

Days in RPR: 8

Current Estimated Value

**\$512,880**

Last RVM® Update: 2/26/2019

RVM® Est. Range: \$466,721 – \$559,039

RVM® Confidence: ★★★★★

📈 RVM® Change - Last 1 Month: \$930

📈 RVM® Change - Last 12 Months: 5.49%

*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

ESTATE ORDERED ONLINE AUCTION - HOME AND CONTENTS - \$400,000 STARTING BID - ZILLOW.COM "ZESTIMATE" \$498,406. This TWLEMS built home has a very open floorplan with high ceilings and lots of room. Plantation shutters throughout. The 3rd car garage space was converted to an office/bedroom with full bathroom by previous owner. Actual square footage is around 3,000 SqFt. Heated pool/spa with spacious backyard with lots of cool deck and a grassy area. Professional landscaping both front and back with mature trees. The home is in the private and gated Jake's Ranch subdivision, one of the nicest in Gilbert. Just minutes from access to the 202 freeway and all the amazing dining, entertainment and shopping of the San Tan Mall located just two miles east.

### Notes from John Payne

All property and auction information is available online at [www.GilbertHomeAuction.com](http://www.GilbertHomeAuction.com).

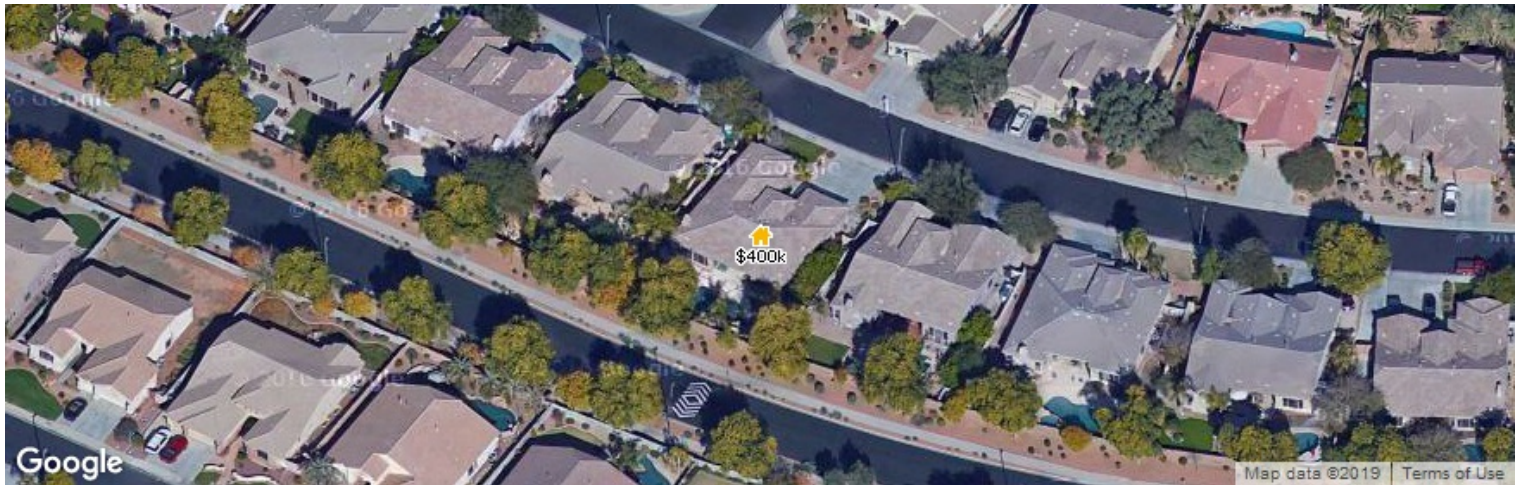
Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	—
Property Subtype	Single Family	Single Family - Detached	—
Bedrooms	—	5	—
Total Baths	4	4	—
Full Baths	3	3	—
Partial Baths	1	1	—
Living Area (sq ft)	2,736	3,000	—
Lot Size	0.26 acres	0.26 acres	—
Lot Dimensions	11375 SF	—	—
Garage	Yes	—	—
Garage (spaces)	3	2	—
Pool	Yes	Heated Pool, Pool Private	—
Year Built	1999	2000	—
Total Rooms	7	—	—
Roofing	Concrete	Tile	—
Heating	Yes	Gas Heat	—
Cooling	Refrigeration	Refrigeration, Ceiling Fans	—
Fireplaces	—	1 Fireplace, Gas Fireplace	—
Construction	Frame	Frame - Wood	—
Exterior Walls	Wood	—	—
Number of Stories	1	—	—

### Homeowner Facts

Owner Name (Public)	Polanco Marthe P Tr
Owner Name (Listing)	The Marthe P. Polanco Trust
Mailing Address	671 E Vermont Dr Gilbert AZ 85295-5962
Vesting	Trustee/Conservator
Owner Occupied	Yes



## Extended Home Facts



Legend: 🏠 Subject Property

### Interior Features

<b>Bathroom</b>	Double Sinks, Private Toilet, Tub W/ Jets, Separate Tub & Shower, Full Bth Master Bdrm
<b>Cooling</b>	Refrigeration, Ceiling Fans
<b>Dining</b>	Breakfast Bar, Formal, Breakfast Room
<b>Fireplace</b>	1 Fireplace, Gas Fireplace
<b>Floor</b>	Carpet, Tile
<b>Heating</b>	Gas Heat
<b>Kitchen</b>	Disposal, Range/Oven-Electric, Granite Countertops, Wall Oven, Built-In Microwave, Cooktop-Elec, Pantry, Kitchen Island, Refrigerator(s), Dishwasher
<b>Laundry</b>	Inside Laundry, Washer/Dryer Hookup
<b>General</b>	Ceiling-9 Plus/Some, Water Softener
<b>Plumbing</b>	Gas Hot Water Heater
<b>Window</b>	Sunscreen(S), Dual Pane Windows, Low-E
<b>Room Details</b>	Family Room, Guest Qtrs-Sep Entm

### Interior Details

<b>Number of Plumbing Fixtures</b>	010
------------------------------------	-----

### Exterior Features

<b>Construction</b>	Frame - Wood
<b>Fence</b>	Block
<b>Roof</b>	Tile
<b>Spa</b>	Spa - Heated, Spa - Private
<b>Pool</b>	Heated Pool, Pool Private
<b>Parking</b>	Electric Door Opener
<b>Sewer</b>	Sewer - Public
<b>Utilities</b>	Srp, SW Gas
<b>Water</b>	City Water
<b>General</b>	Covered Patio
<b>Lot Size Range</b>	10,001 - 12,500

### Exterior Details

<b>Lot Size - Square Feet</b>	11375 sq ft
<b>Lot Size - Acres</b>	0.261 ac
<b>Neighborhood Code</b>	038

## Location Details

## Other Details

<b>Builder Name</b>	Tw Lewis
<b>Directions to Property</b>	South on Lindsay Rd, west on Canyon Creek Rd, go through gated entrance to Jake's Ranch, north on Bridle Way, east on Vermont Dr to the property.
<b>Subdivision</b>	Jake's Ranch - Online Auction
<b>Zoning</b>	R-10
<b>Location Features</b>	North/South Exposure
<b>Community Features</b>	Gated Community, Walking/Bike Trails, Playground
<b>Walkability Score</b> (out of 5)	Overall: 1.3   Amenity: 1.3   Leisure: 1.5

**Pool Size** 400

## Homeowners Association Info

<b>Dues</b>	\$150
<b>Association Features</b>	Common Area Maintenance

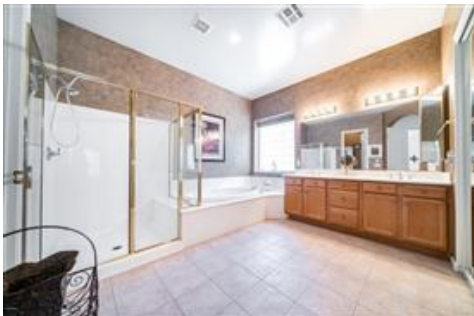
## Schools (from Listing Data)

<b>Elementary School</b>	Ashland Elementary School
<b>Middle School</b>	Greenfield Elementary School
<b>High School</b>	Gilbert High School

## (based on location)

<b>Elementary School</b>	Quartz Hill Elementary School
<b>Middle School</b>	South Valley Jr. High School
<b>High School</b>	Campo Verde High School
<b>School District</b>	Gilbert Unified District

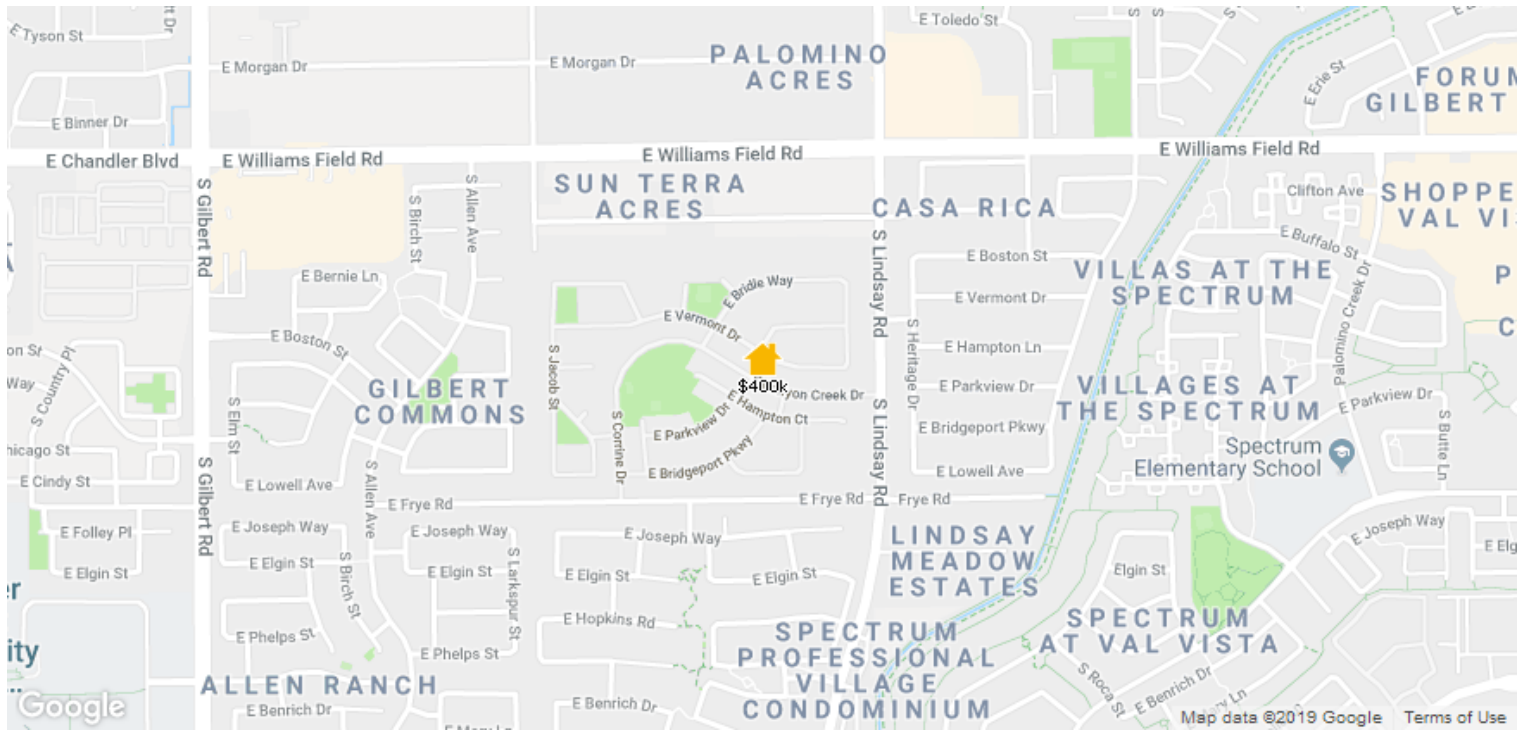
## Property Photos







## Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

### This Property



FOR SALE  
671 E Vermont Dr  
Gilbert, AZ 85295

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
—	8 days	3/11/2019 List Date	\$400,000 List Price	\$133	3,000 sq ft	0.26 acres	5	4	2000

No comps have been selected for this property.



## Property History

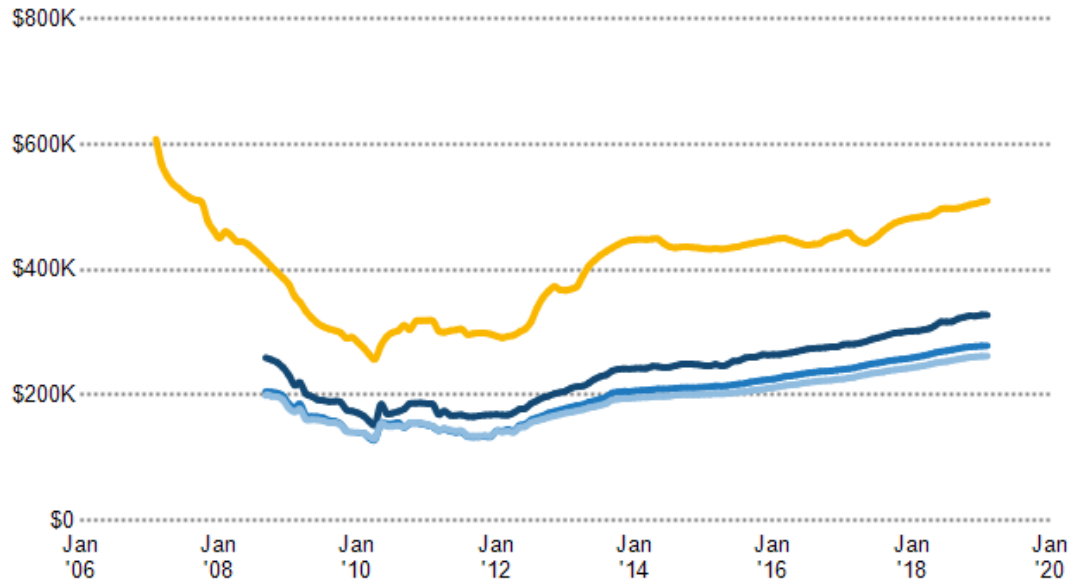
### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 85295
- Maricopa County
- Arizona



### Sales History

Sales Date	Sales Amount	Price per sq. ft.
5/14/2003	\$367,000	\$122

### Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$29,710	\$7,420	\$37,130	\$2,786
2017	\$28,720	\$7,180	\$35,900	\$2,688
2016	\$27,930	\$6,980	\$34,910	\$2,782
2015	\$27,260	\$6,810	\$34,070	\$2,534
2014	—	—	—	\$2,659
2013	\$18,090	\$4,520	\$22,610	\$2,353
2012	\$18,940	\$4,730	\$23,670	\$2,469
2011	—	—	—	\$2,262
2010	\$22,380	\$5,590	\$27,970	\$2,267
2009	\$31,870	\$7,960	\$39,830	—
2008	\$36,160	\$9,040	\$45,200	—
2007	\$34,200	\$8,550	\$42,750	—
2006	\$20,560	\$5,140	\$25,700	—

### Legal Description

APN:	Tax ID:	Zoning:	Census Tract:
304-44-077	—	R-10	040138153.002005

**Abbreviated Description:**  
LOT:35 SEC/TWN/RNG/MER:SEC  
31 TWN 1S RNG 6E JAKES RANCH  
AMD MCR 502-43

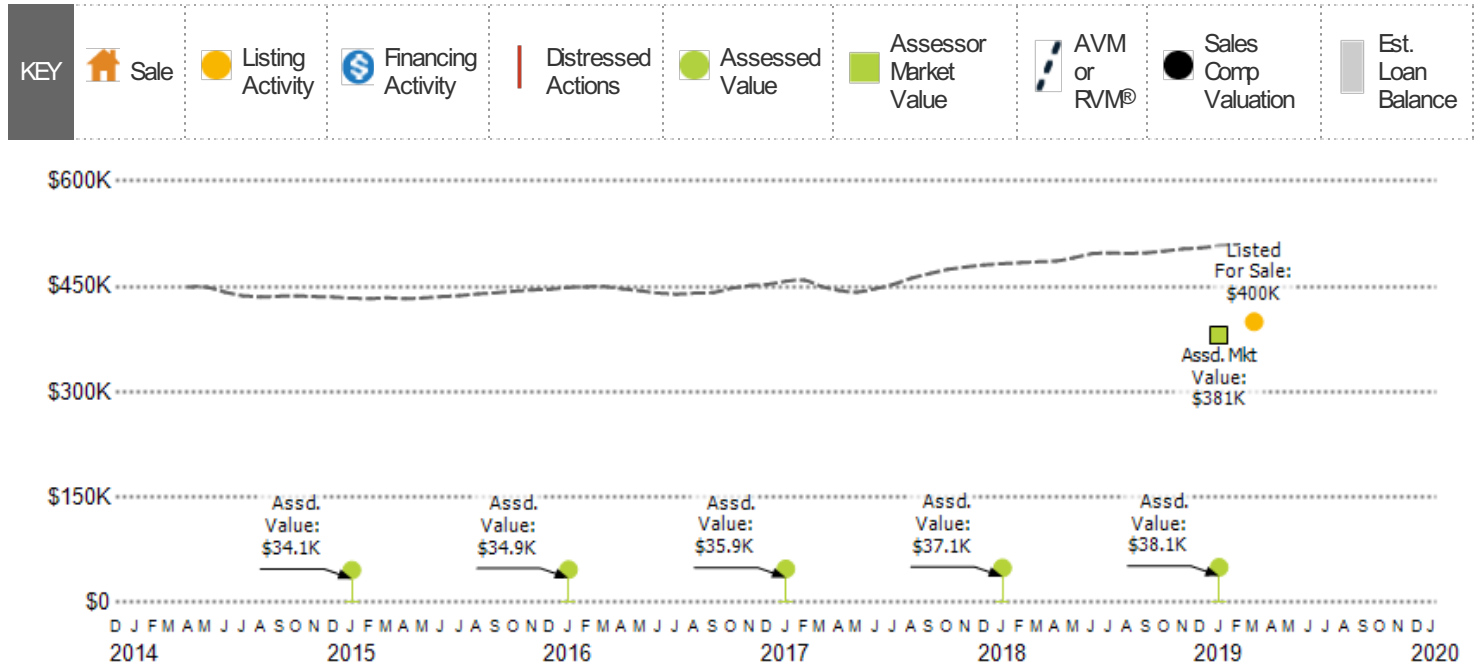
**City/Municipality/Township:**  
Gilbert, AZ 85295

## Deed Records

Recording Date	7/2/2008
Document Type	Intrafamily Transfer
Sales Price Code	Transfer Tax on doc. indicated as EXEMPT
Buyer Name	MARTHE P POLANCO, THE MARTHE P POLANCO TRUST
Buyer ID	Trustee
Seller Name	MARTHE P POLANCO, MARTHE P POLANCO TRUST
Seller ID	Trustee
Document #	2008-0582746
Contract Date	7/2/2008
Inter-family Transfer	1

## 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

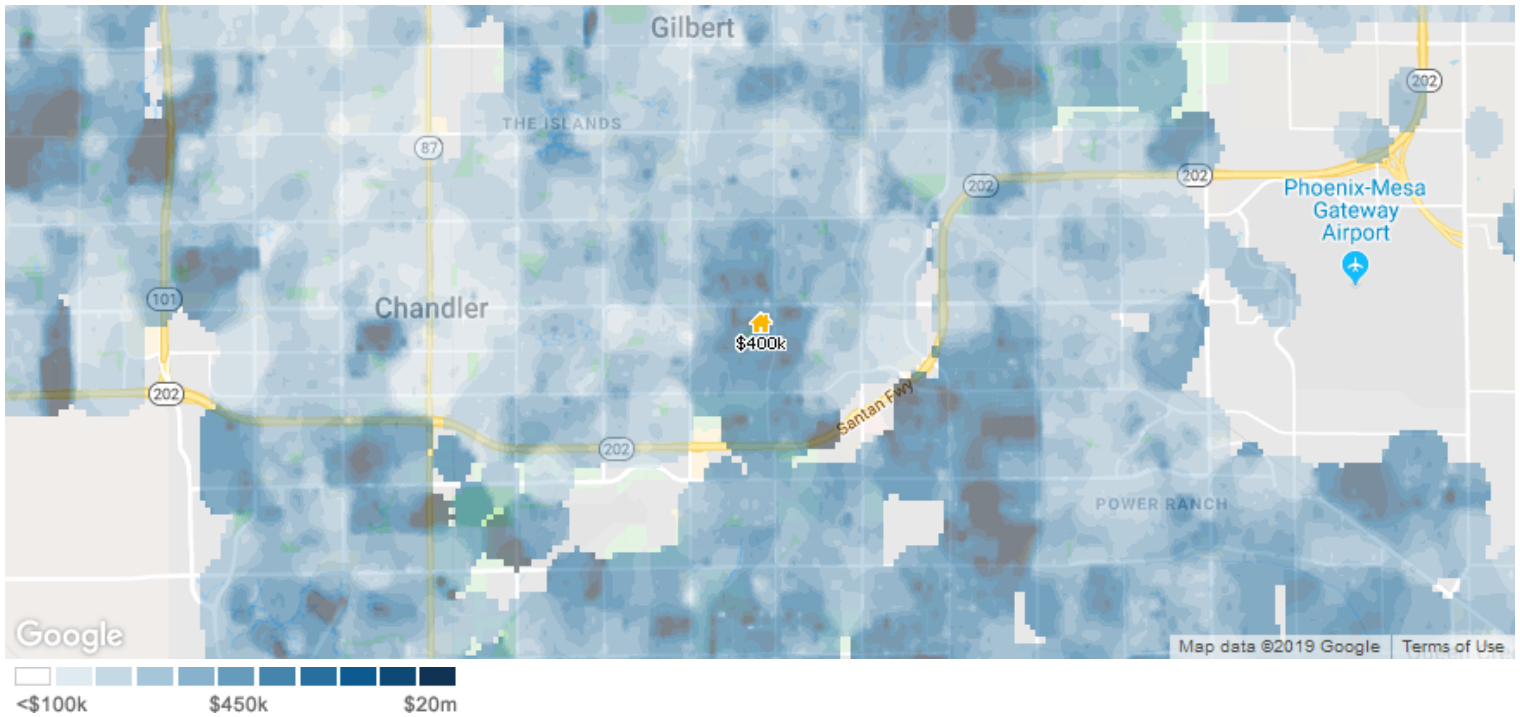
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

## Price Change History

Change Date	Description	New List Price	% Change
3/11/2019	—	\$400,000	—

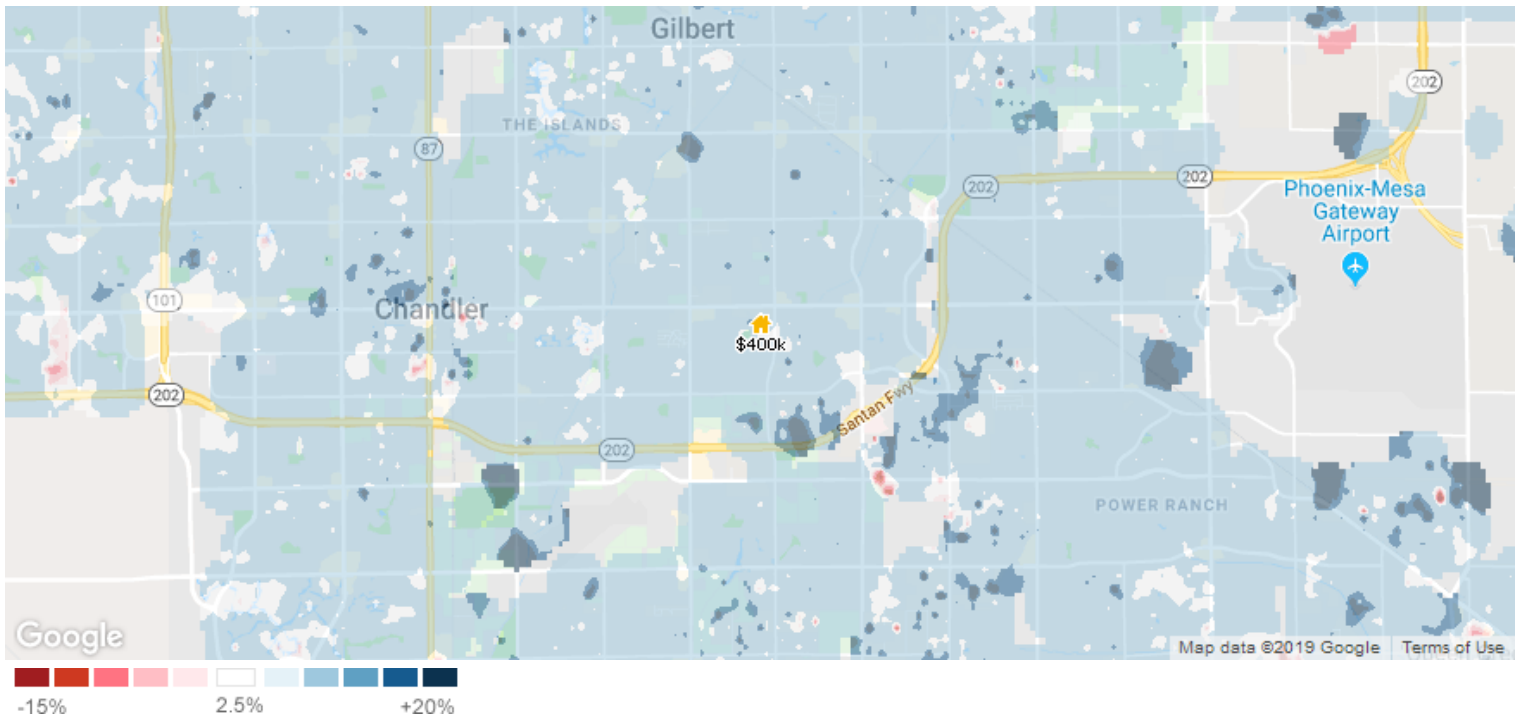


## Estimated Home Values



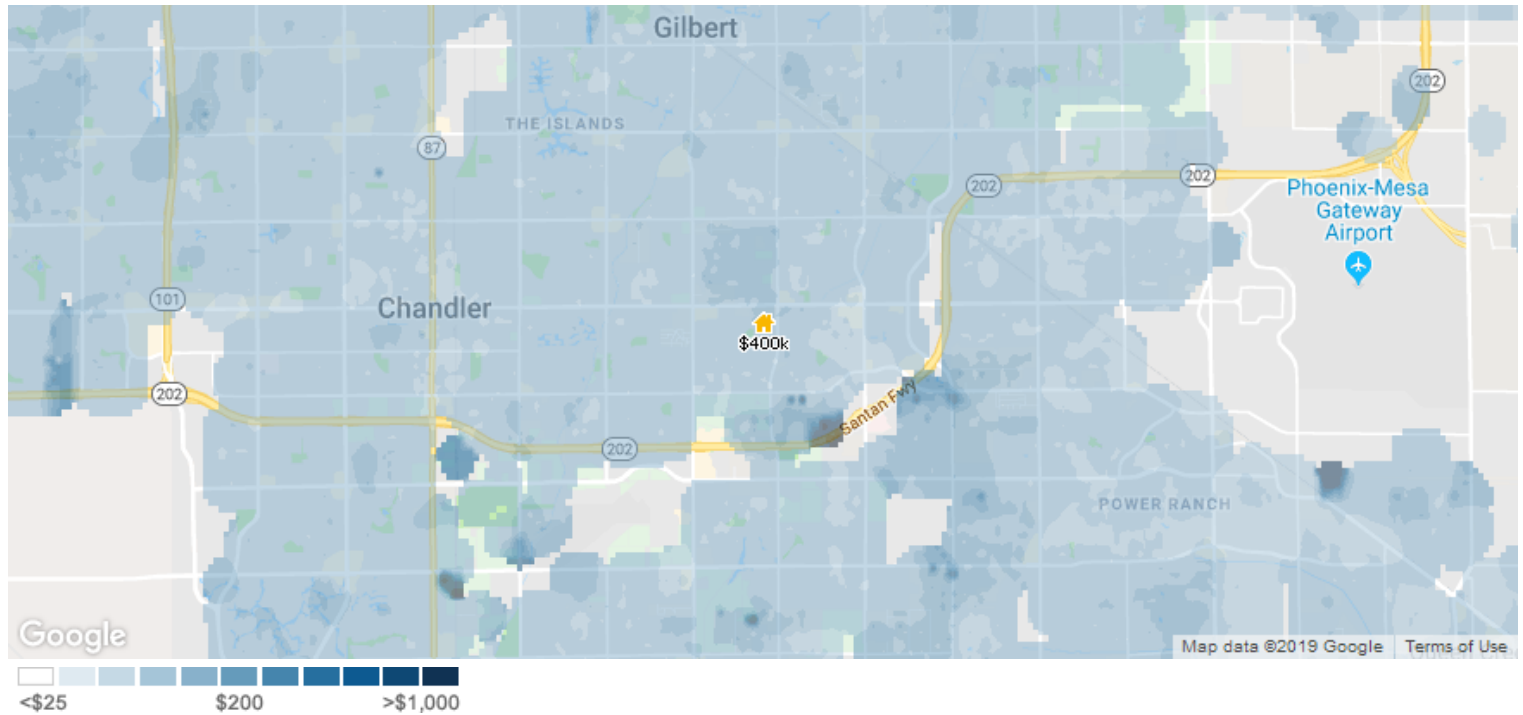
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

## 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



	85295	Gilbert	Maricopa County	Arizona	USA
Median Estimated Home Value	\$328K	\$337K	\$279K	\$263K	\$242K
Estimated Home Value 12-Month Change	+8.3%	+7.8%	+6.7%	+6.8%	+6.1%
Median List Price	\$345K	\$360K	\$326K	\$274K	\$105K
List Price 1-Month Change	+1.5%	+1.4%	+0.3%	+1.3%	+5%
List Price 12-Month Change	0%	+6.2%	+3.5%	+5.6%	+8.1%
Median Home Age	13	17	29	29	40
Own	62%	72%	61%	63%	64%
Rent	38%	28%	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%

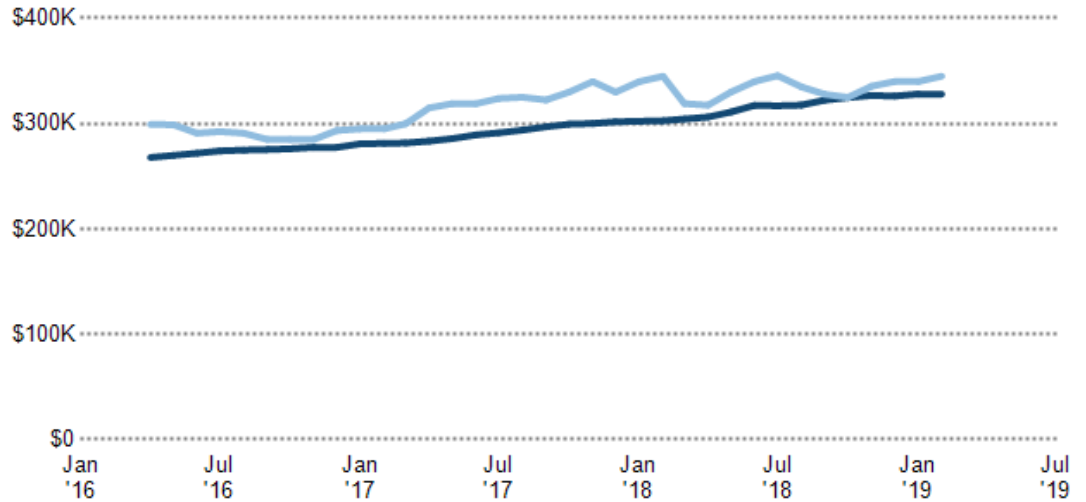
### Median Estimated Home Value vs. Median Listing Price

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

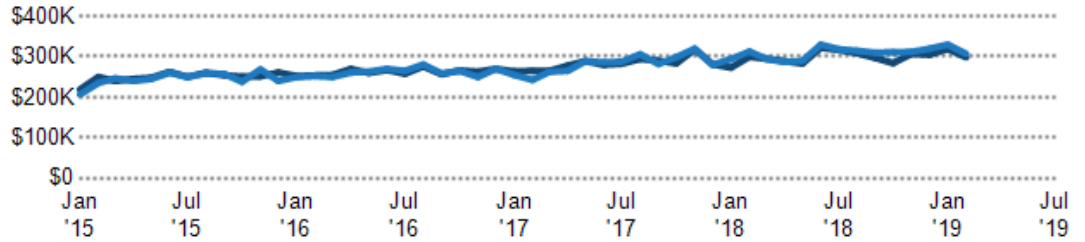
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

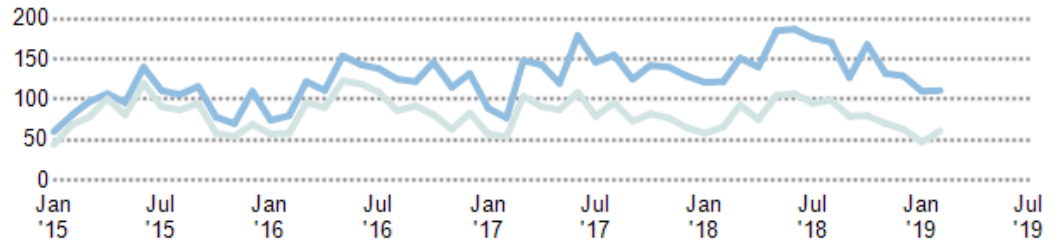
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

### Median Sales Price



### Sales Volume



## Median Listing Price vs. Listing Volume

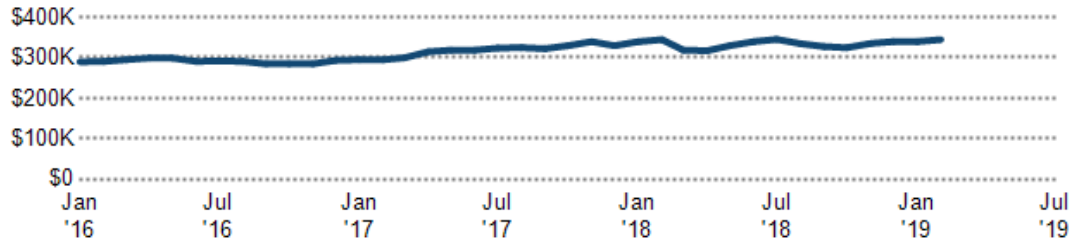
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

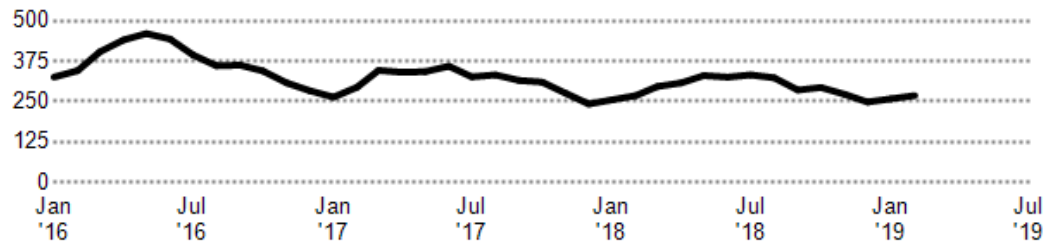
Update Frequency: Monthly

- Median List Price
- Listing Volume

### Median List Price



### Listing Volume



## Listing Inventory

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

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type



## 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

### This House

3,000 sq. ft. \$512,880

### Comps

> 2,400 sq. ft. \$481,077  
2,200 - 2,400 sq. ft. \$389,900

## 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

### This House

\$103K 1

### Comps

\$100K - \$125K 6  
\$75K - \$100K 1

## 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  
■ Comps

### This House

\$170 1

### Comps

\$175 - \$200 1  
\$150 - \$175 7  
\$125 - \$150 5

## 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 format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House

■ Comps

### This House

\$513K 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 and MLS data where licensed

Update Frequency: Monthly

■ This House

■ Comps

### This House

19 yrs 1

### Comps



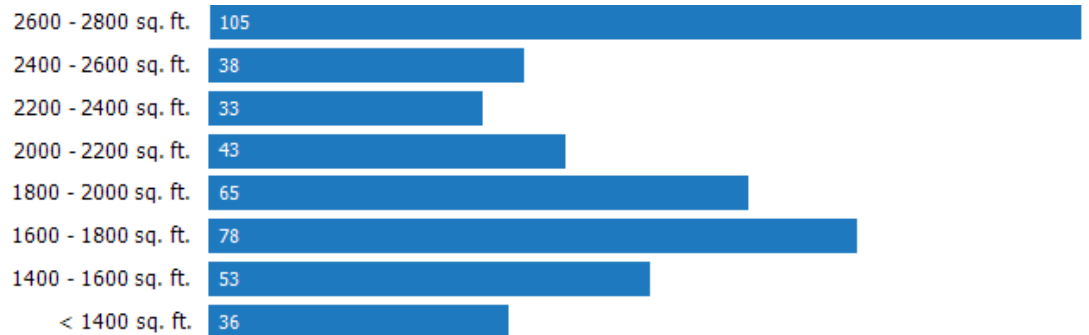
## Size of Homes Sold

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

■ Sales Count By Living Area





## Neighborhood: People Stats and Charts

	85295	Gilbert	Maricopa County	Arizona	USA
Population	41K	232K	4.16M	6.81M	321M
Population Density per Sq Mi	3.54K	3.42K	452	60	—
Population Change since 2010	+23.8%	+22.4%	+9.2%	+10%	+6.1%
Median Age	30	34	36	37	38
Male / Female Ratio	50%	49%	49%	50%	49%

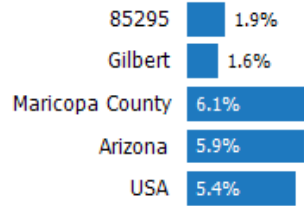
## Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

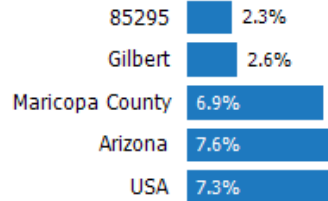
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

### Less Than 9th Grade



### 9-12th Grade/No Diploma



### High School Graduate



### Associate Degree



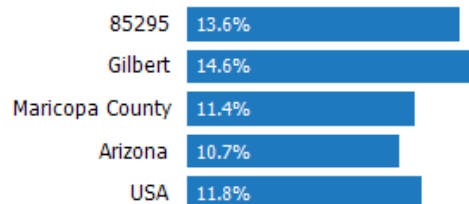
### Bachelor's Degree



### At Least a College Education



### Grad/Professional Degree



## 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

85295



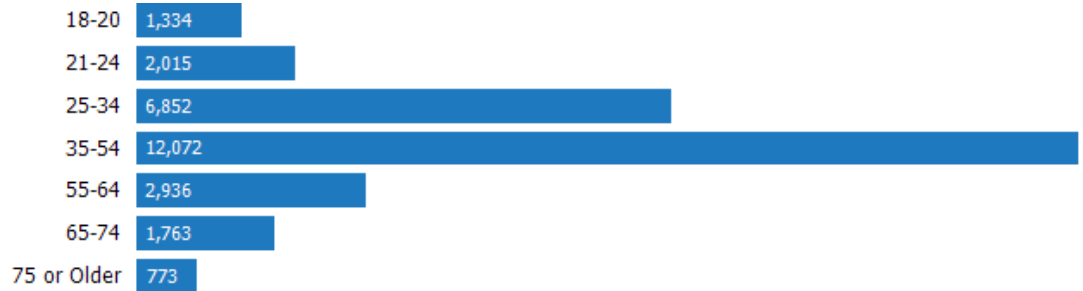
## Population of Adults by Age Group

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

85295



## 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

85295



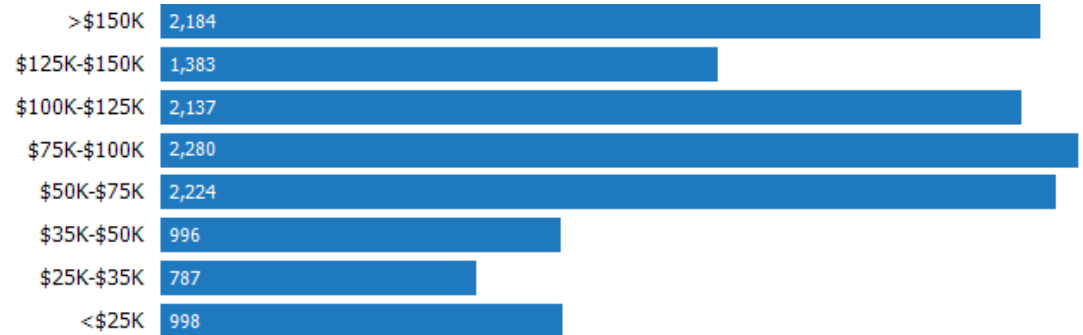
## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

85295



## Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



## Neighborhood: Economic Stats and Charts

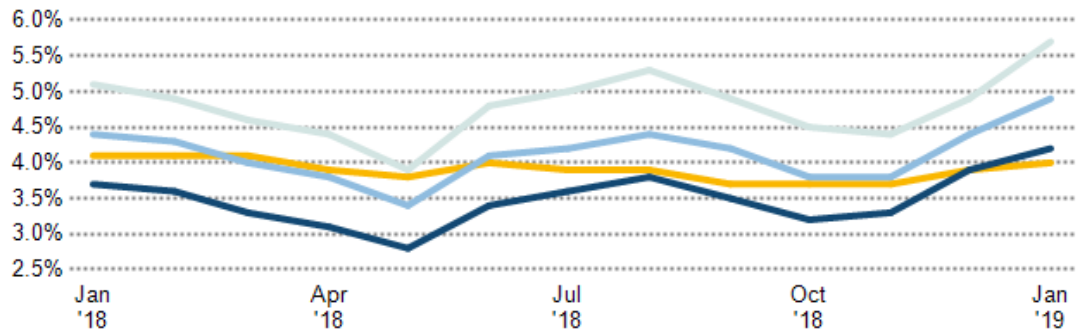
	85295	Gilbert	Maricopa County	Arizona	USA
Income Per Capita	\$33,505	\$34,250	\$30,186	\$27,964	\$31,177
Median Household Income	\$91,332	\$87,566	\$58,580	\$53,510	\$57,652
Unemployment Rate	—	4.2%	4.9%	5.7%	4%
Unemployment Number	—	5.89K	113K	200K	6.54M
Employment Number	—	136K	2.17M	3.33M	157M
Labor Force Number	—	142K	2.29M	3.53M	163M

### 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



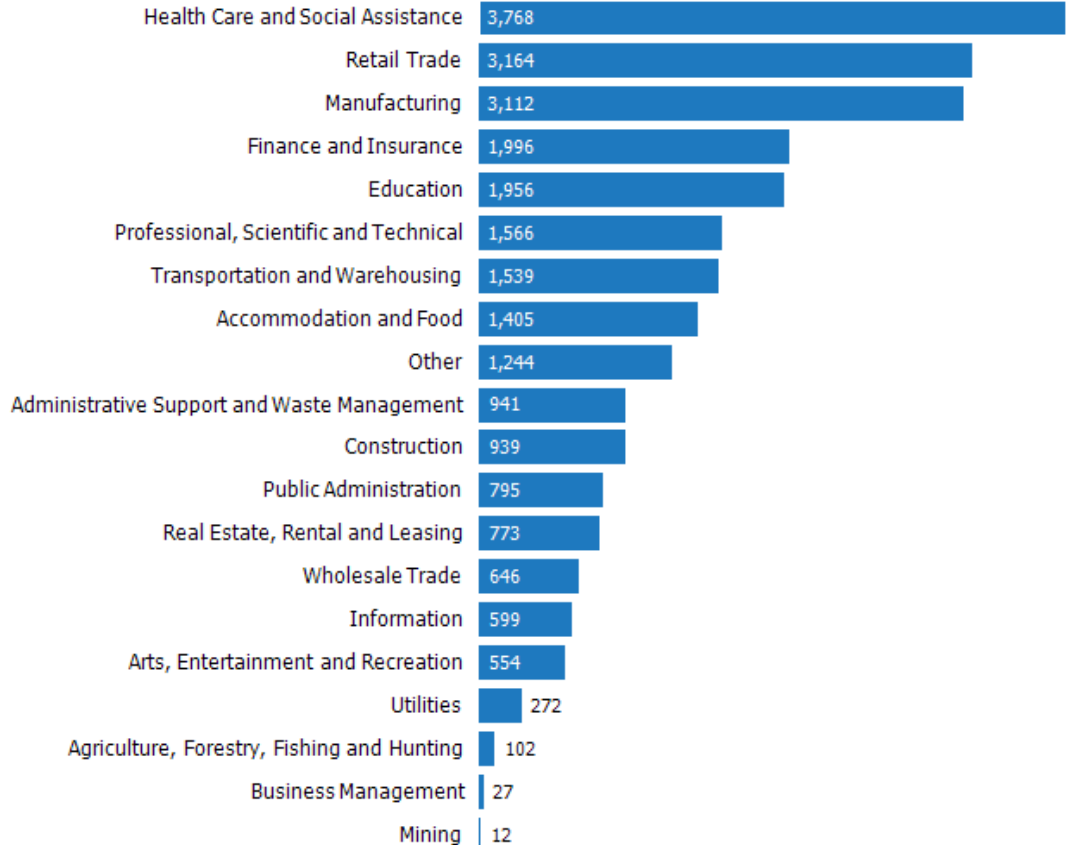
### Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

85295



# Neighborhood: Quality of Life Stats and Charts

## Quality of Life in 85295

	85295	Gilbert	Maricopa County	Arizona	USA
Elevation (in feet)	1,296	1,322	1,635	4,193	—
Annual Rainfall (in inches)	8.5	8.5	10.08	13.12	—
Annual Snowfall (in inches)	0	0	0.76	13.11	—
Days of Full Sun (per year)	180	180	180	172	—
Travel Time to Work (in minutes)	28	28	26	25	26
Water Quality - Health Violations	—	—	0.21	—	—
Water Quality - Monitoring and Report Violations	—	—	28.27	—	—
Superfund Sites	0	0	12	20	2,370
Brownfield Sites	No	No	Yes	Yes	Yes

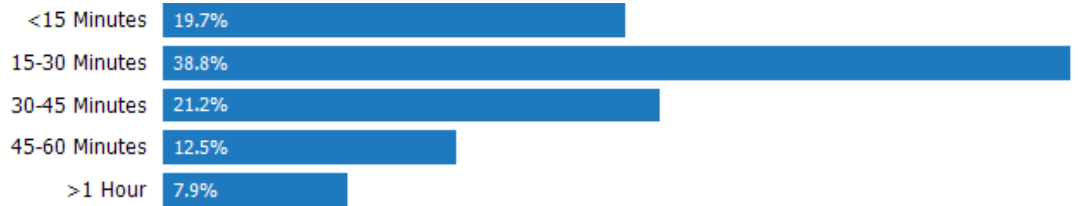
## Average Commute Time

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

85295



## 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





## School: Ashland Elementary School

### School Details

**Name**  
Ashland Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
PK, K-6

**School District**  
Gilbert Unified School District

**Address**  
1945 South Ashland Ranch, Gilbert, AZ 85295

**Phone**  
(480) 917-9900

### School Facts

#### Ashland Elementary School

#### Gilbert Unified School District

#### Overall Grade

**A-**

**B+**

Total Enrollment

769

36,018

Students per Teacher

20:1

20:1

Students in Free Lunch Program

1%

0%

#### Academic Grade

**A-**

**B+**

Average GPA

—

3.48 (out of 6434 responses)

Math Proficiency

61%

53%

Reading Proficiency

63%

53%

Gifted Students

13%

—

AP Enrollments

—

—

Graduation Rate

—

93%

Average ACT Score

—

27 (out of 697 responses)

Average SAT Score

—

1,190 (out of 1121 responses)

#### Teacher Grade

**A**

**A-**

Average Teacher Salary

\$52,367

\$52,367

Teachers in 1st or 2nd Year

59%

11%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.*

*Source: Niche Update Frequency: Quarterly*

## School: Quartz Hill Elementary School

### School Details

**Name**  
Quartz Hill Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
K-6

**School District**  
Gilbert Unified School District

**Address**  
3680 South Quartz Street,  
Gilbert, AZ 85297

**Phone**  
(480) 855-5732

### School Facts

#### Quartz Hill Elementary School

#### Gilbert Unified School District

#### Overall Grade

**A-**

**B+**

Total Enrollment

657

36,018

Students per Teacher

18:1

20:1

Students in Free Lunch Program

0%

0%

#### Academic Grade

**A**

**B+**

Average GPA

—

3.48 (out of 6434 responses)

Math Proficiency

69%

53%

Reading Proficiency

65%

53%

Gifted Students

16%

—

AP Enrollments

—

—

Graduation Rate

—

93%

Average ACT Score

—

27 (out of 697 responses)

Average SAT Score

—

1,190 (out of 1121 responses)

#### Teacher Grade

**A**

**A-**

Average Teacher Salary

\$52,367

\$52,367

Teachers in 1st or 2nd Year

44%

11%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.*

*Source: Niche Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 7/13/2018 by Parent

This school is too focused on STEM and not on academics that kids need. Not everyone wants to be an engineer. This stuff is shoved down their throats daily even in the library. Going elsewhere.

## School: Greenfield Elementary School

### School Details

**Name**  
Greenfield Elementary  
School

**Level**  
Middle

**Type**  
Public

**Grades Served**  
—

**School District**  
—

**Address**  
Address not available

**Phone**

### School Facts

#### Greenfield Elementary School

—

#### Overall Grade

Total Enrollment

—

—

Students per Teacher

Students in Free Lunch Program

—

—

#### Academic Grade

Average GPA

—

—

Math Proficiency

—

—

Reading Proficiency

—

—

Gifted Students

—

—

AP Enrollments

—

—

Graduation Rate

—

—

Average ACT Score

—

—

Average SAT Score

—

—

#### Teacher Grade

Average Teacher Salary

—

—

Teachers in 1st or 2nd Year

—

—

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.*

*Source: Niche Update Frequency: Quarterly*

## School: South Valley Jr. High School

### School Details

**Name**  
South Valley Jr. High School

**Level**  
Middle

**Type**  
Public

**Grades Served**  
7-8

**School District**  
Gilbert Unified School District

**Address**  
2034 South Lindsay Road,  
Gilbert, AZ 85295

**Phone**  
(480) 497-3300

### School Facts

#### South Valley Jr. High School

#### Gilbert Unified School District

#### Overall Grade

**A-**

**B+**

Total Enrollment

1,163

36,018

Students per Teacher

23:1

20:1

Students in Free Lunch Program

0%

0%

#### Academic Grade

**A-**

**B+**

Average GPA

—

3.48 (out of 6434 responses)

Math Proficiency

54%

53%

Reading Proficiency

58%

53%

Gifted Students

19%

—

AP Enrollments

—

—

Graduation Rate

—

93%

Average ACT Score

—

27 (out of 697 responses)

Average SAT Score

—

1,190 (out of 1121 responses)

#### Teacher Grade

**A-**

**A-**

Average Teacher Salary

\$52,367

\$52,367

Teachers in 1st or 2nd Year

49%

11%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.*

*Source: Niche Update Frequency: Quarterly*

## School: Gilbert High School

### School Details

**Name**  
Gilbert High School

**Level**  
High

**Type**  
Public

**Grades Served**  
9-12

**School District**  
Gilbert Unified School District

**Address**  
1101 East Elliot Road,  
Gilbert, AZ 85234

**Phone**  
(480) 497-3300

### School Facts

#### Gilbert High School

#### Gilbert Unified School District

#### Overall Grade

**A-**

**B+**

Total Enrollment

2,434

36,018

Students per Teacher

21:1

20:1

Students in Free Lunch Program

1%

0%

#### Academic Grade

**B+**

**B+**

Average GPA

3.5 (out of 1309 responses)

3.48 (out of 6434 responses)

Math Proficiency

18%

53%

Reading Proficiency

40%

53%

Gifted Students

15%

—

AP Enrollments

479

—

Graduation Rate

93%

93%

Average ACT Score

26 (out of 108 responses)

27 (out of 697 responses)

Average SAT Score

1,160 (out of 212 responses)

1,190 (out of 1121 responses)

#### Teacher Grade

**B+**

**A-**

Average Teacher Salary

\$52,367

\$52,367

Teachers in 1st or 2nd Year

50%

11%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.*

*Source: Niche Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 11/19/2018 by Alum

Gilbert high school was an overall good school to attend. Administrators helped me with a lot, from getting college ready, planning out my classes, and even just as counselors for support. The elective program was really great and they offered some pretty amazing classes.

Posted: 10/19/2018 by Senior

I really enjoy going to Gilbert High school. Throughout my four years there, I've had amazing teachers who have not only helped me excel in school, but have also made me a better person. I love how the students at Gilbert are friendly to all, no matter what "group" they may be a part of. As I walk around school, cliques are not evident and everyone just goes about doing their own business. The soccer program that I am a part of at Gilbert truly is awesome. I have built life long friends and the coach truly cares about his players and their success in life. I am very grateful I get the chance to go there!



---

Posted: 10/5/2018 by Senior

Being at Gilbert High School has been a very fulfilling high school experience. Not only do I feel supported by teachers and staff in all of my classes and activities, but the huge amount of clubs, activities, and events that the school provides makes for an impressive culture of students with spirit in their school and their fellow peers, promoting growth in every student. If students could truly see the amount of support they receive from their administration, students would be even more prone to take the bull by the horns and be apart of the Gilbert High culture in all its glory.

---

Posted: 8/21/2018 by Niche User

When I was a student at Gilbert high I felt welcomed right from the start. The teachers cared about their students and worked together to give us the best education possible. I enjoyed going to school and after school activities with my friends, and security was always there to keep us safe. There were lots of different kinds of students attending Gilbert High which made making friends easy, and it seemed like lots of the students there were nicety each other and witnessed very little bullying. I recommend other kids going to this school and connecting with the wonderful people working there.

---

Posted: 9/12/2016 by Senior

Gilbert high school seemed average at first but as I continue attending, it started to become a great experience for me. I have met amazing teachers but I also have crossed path with not so amazing teachers. Mostly everyone is nice but you still have those not so nice people that every high school has.

## School: Campo Verde High School

### School Details

**Name**  
Campo Verde High School

**Level**  
High

**Type**  
Public

**Grades Served**  
9-12

**School District**  
Gilbert Unified School District

**Address**  
3870 South Quartz Street,  
Gilbert, AZ 85297

**Phone**  
(480) 497-3300

### School Facts

#### Campo Verde High School

#### Gilbert Unified School District

#### Overall Grade

**A**

**B+**

Total Enrollment

2,091

36,018

Students per Teacher

25:1

20:1

Students in Free Lunch Program

0%

0%

#### Academic Grade

**A-**

**B+**

Average GPA

3.45 (out of 977 responses)

3.48 (out of 6434 responses)

Math Proficiency

51%

53%

Reading Proficiency

48%

53%

Gifted Students

19%

—

AP Enrollments

516

—

Graduation Rate

96%

93%

Average ACT Score

26 (out of 119 responses)

27 (out of 697 responses)

Average SAT Score

1,210 (out of 185 responses)

1,190 (out of 1121 responses)

#### Teacher Grade

**A-**

**A-**

Average Teacher Salary

\$52,367

\$52,367

Teachers in 1st or 2nd Year

39%

11%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.*

*Source: Niche Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 11/2/2018 by Alum

I attended all four years and had a great time, I was able to create new friendships with other students as well as create great relationships with the teachers. the athletic departments are great, the coaches truly care about you and want to see you fail but only in order to become better and succeed. the admin at this school take pride and care about the students everyday and want to provide the best academic learning environment for students to learn in

---

Posted: 10/10/2018 by Senior

Campo Verde High School is an excellent place to be educated in Arizona. The school covers all of the basic courses required for graduation and acceptance for higher education such as universities. Also, some of the electives, like Game Development, are enjoyable. There are tons of students in the school, and others can find friends if they look into them. Students can expect assistance and guidance from their teachers, counselors, and other faculty members. If possible, there could be more electives, such as a Japanese class, and higher quality food. In the end, Campo Verde High School can satisfy many students who are enrolled there.

---

Posted: 6/12/2018 by Alum

I love Campo Verde! It's big enough to have amazing opportunities for the students, but not too big where it's too competitive to do anything. The teachers are great, good environment, great students. I loved going there.

---

Posted: 10/24/2017 by Senior

I liked how competitive the school can be in learning and sports. It really creates a good environment for people to be challenged and be prepared for a college lifestyle. If I were to change anything it would be to change the whole culture of the school some people at the school do not understand others and how they feel they may be insensitive.

---

Posted: 8/8/2017 by Alum

I am a 2013 Campo Verde High School graduate. My graduating class was significant because we were the first ever CVHS class to complete all four years as a Coyote. Being a brand new school, there were certainly its ups and downs. We had all the newest technology and brand new, beautiful facilities. However, as a school, we were all still trying to figure out the best ways to go about everything. Although we were sort of the "guinea pigs", we all came together as one big CVHS family, and with everyone's support, we all made it through!

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>



## Diggs Title Agency

**Contact:**

**Carol Paolo, Senior Escrow Officer**

[carolp@driggstitle.com](mailto:carolp@driggstitle.com)

Work: (480) 422-7581

Fax: (480) 295-7582

**3303 S. Lindsay Road**

**Suite 103**

**Gilbert, AZ 85297**

[www.driggstitle.com](http://www.driggstitle.com)

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.