



## Neighborhood Report



**Patrick Walsh, REALTOR®**

**Keller Williams**

**3920 S. Rural Rd. Suite 110**

**Tempe, AZ 85282**

**Office: 480-768-9333**

**Fax: 480-768-9444**

**Mobile: 602-369-3224**

**email: [pwalsh@kw.com](mailto:pwalsh@kw.com)**

**Web: [PatrickWalsh.homelog.com](http://PatrickWalsh.homelog.com)**



# Patrick Walsh

## Affiliation

Keller Williams  
3920 S. Rural Rd. Suite 110  
Tempe, AZ 85282  
Office: 480-768-9333  
Fax: 480-768-9444  
Mobile: 602-369-3224



## Personal Information

### Biography & Tempe Credentials for Patrick Walsh

- Patrick Walsh brings a wealth of background and experience to his Real Estate Business to better serve your needs.
- He has lived and worked in Tempe and the Phoenix area since the late 70's.
- He is well connected with a variety of businesses, community groups and the educational community.
- His teaching, publishing, financial services and sales background all come together to ensure that you will have the most effective and pleasant home buying and/or selling experience.
- Working with The Walsh Team of Keller Williams Sonoran Living brings Real Estate experts and some of the most talented individuals in the local Housing Industry to your team.
- He specializes in the East Valley and Tempe, and has helped his clients buy and sell homes all over the Valley of the Sun.
- Patrick looks forward to working with you and making sure that your next real estate experience is a very memorable one...for all the right reasons....contact him today.

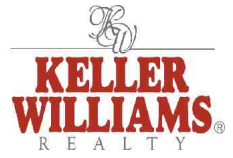
Patrick Walsh  
pwalsh@kw.com  
(602) 369-3224

Tempe Community Involvement  
Tempe Community Action Agency: 2003-current  
Tempe Rotary: Member  
Rio Salado Rowing Club: Board, 2003-2005  
Broadmor Neighborhood Association  
Compadre High School Advisory Board  
Tempe Library Board: 1986-1990



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## Our Company

We have been conducting business in the local area for many years. We have and continue to work hard to gain the respect of these many distinguished communities. This recognition is built upon a respect for our clients and neighbors. We hope your experience with us will further this reputation of personalized service and client satisfaction.

Our company is comprised of people who live and work in the surrounding communities. We have personal knowledge of each neighborhood's nature, and growth possibilities. Based on this we hope to find the perfect fit for you and your family. Every community is different. Whether your focus is schools, shopping, transportation, or recreational facilities our associates will draw upon their knowledge of the local areas to find the ideal property to meet your needs.

We supplement this high-touch philosophy, with a high tech edge. We have quick access to local MLS computers and software to help us analyze local market conditions.

If you are one of the growing number of real estate investors, our commercial division is more than capable to provide our clients with commercial and income property opportunities.

Our best asset is our people. Our dedicated and talented staff of professionals will make every effort to make sure your transaction goes as smoothly as possible.

We understand that we need to earn your business. We hope the level of detail found within this Comparative Market Analysis helps you with your decision making process. We want to do as much as possible to give you the information you need to price and market your most valuable asset - your home.

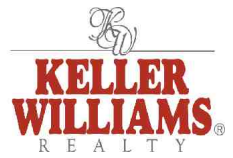


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## Property Highlights



**85281**

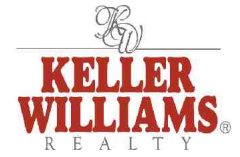


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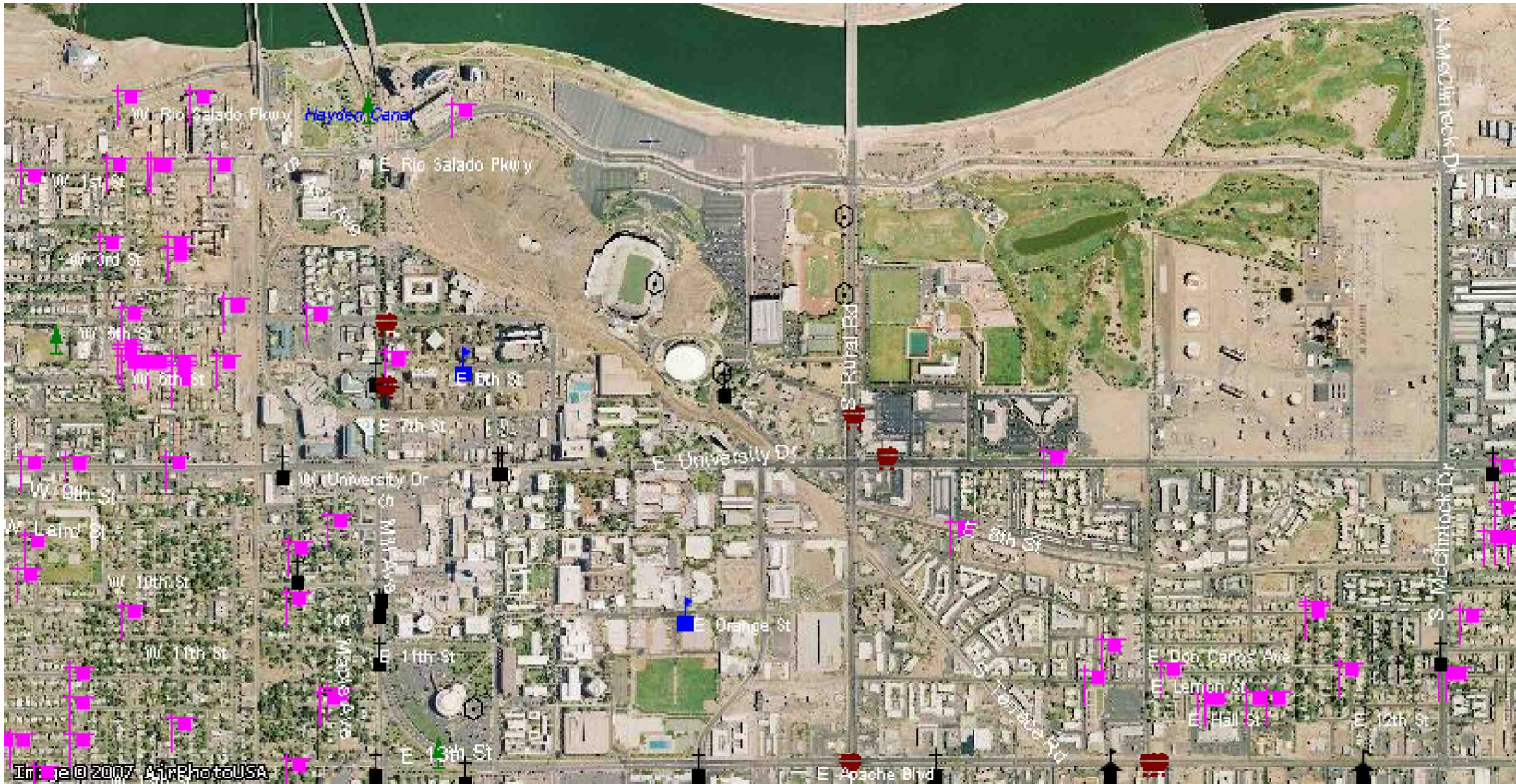




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## 85281 TEMPE





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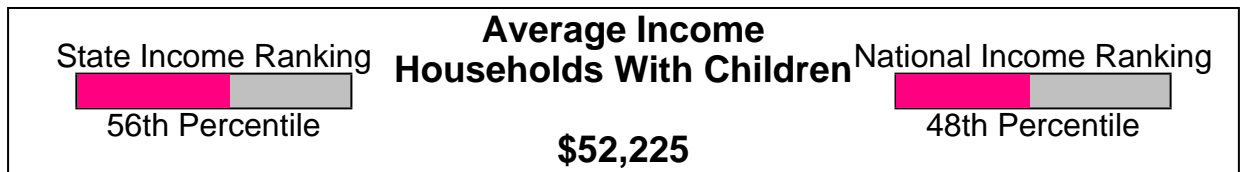
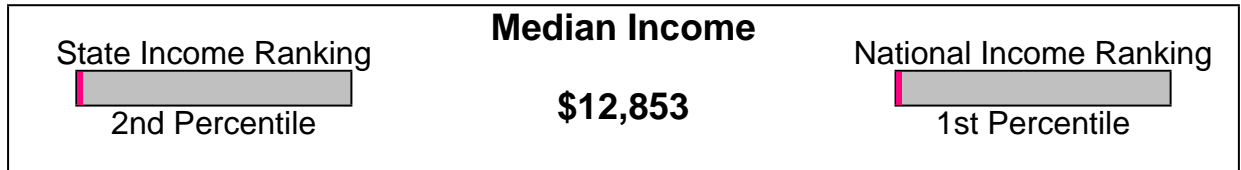
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email: pwalsh@kw.com

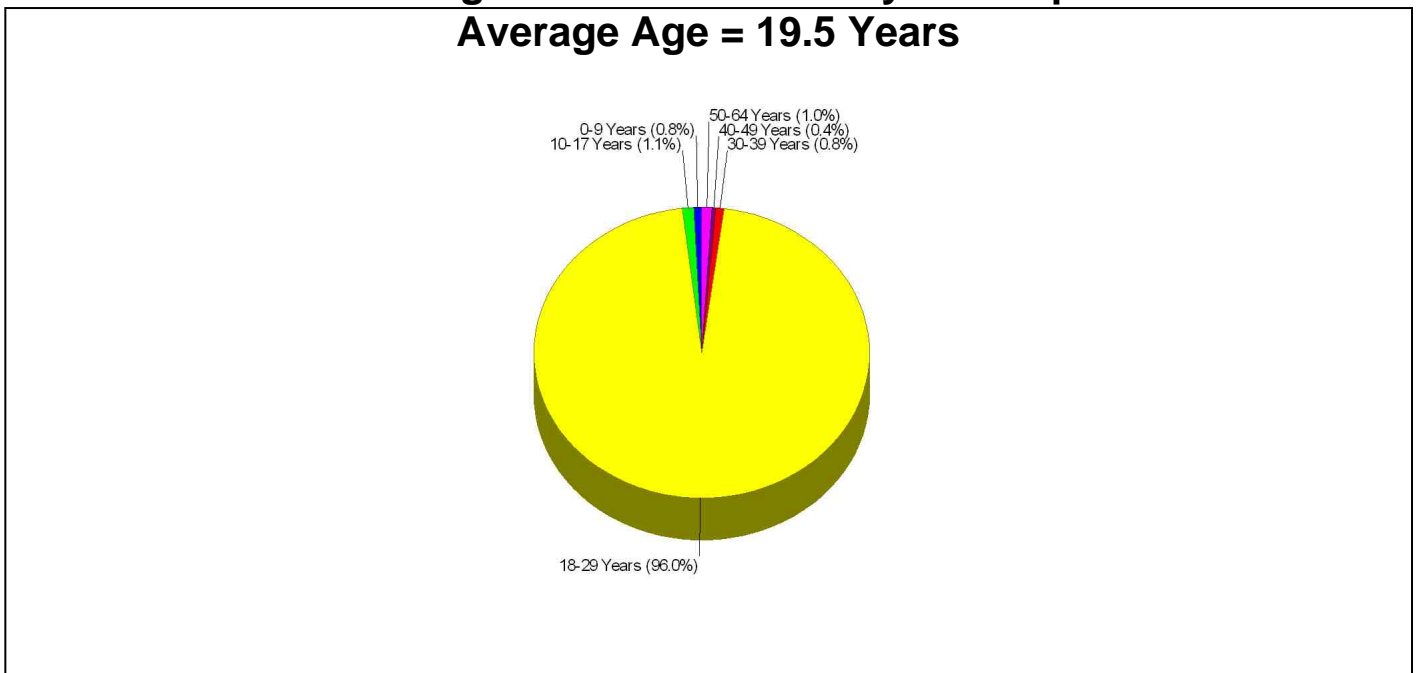
Web: PatrickWalsh.homelog.com



## Income For Neighborhood Within City of Tempe



## Age Breakdown For Neighborhood Within City of Tempe Average Age = 19.5 Years



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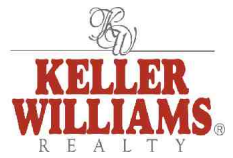


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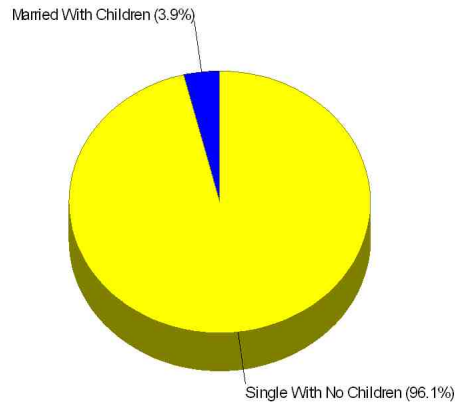
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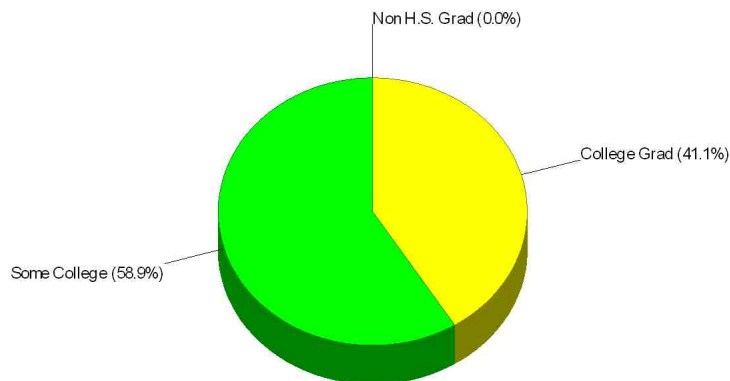
## Household Characteristics For Neighborhood Within City of Tempe

**3.9% Married  
3.9% With Children**



## Adult Education Level For Neighborhood Within City of Tempe

**100.0% High School Graduates  
41.1% College Graduates**



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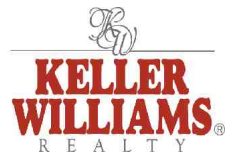


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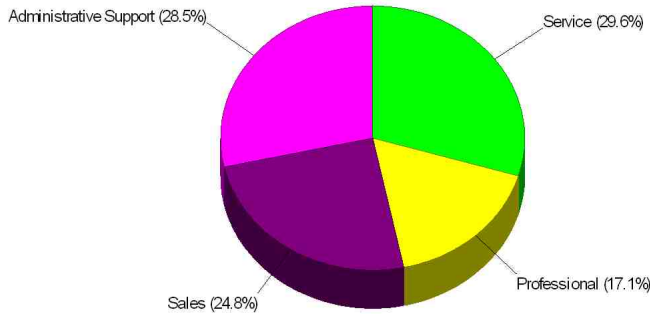
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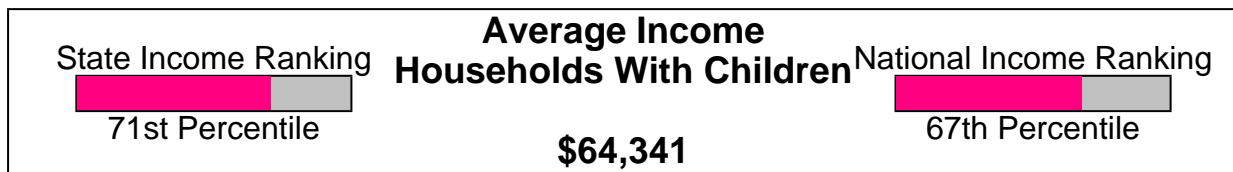
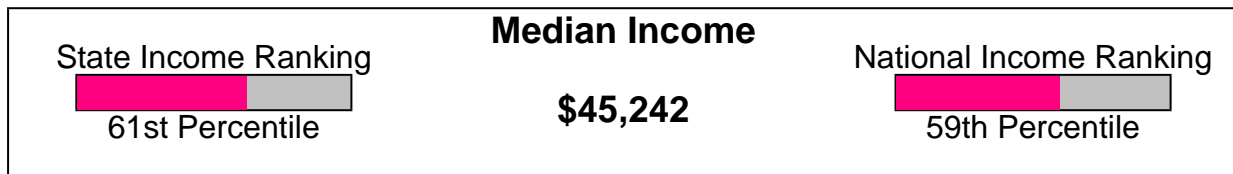


## Employment For Neighborhood Within City of Tempe Average Travel Time To Work = 14.8 Minutes



Occupation

## Income For Area of Phoenix



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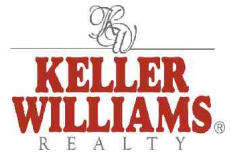


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## Population For Area of Phoenix

Population = 3,012,598  
Land Area = 1,089.1 Square Miles

State Density Ranking



42nd Percentile

Population  
Density

2,766

Persons  
Per Square Mile

National Density Ranking



59th Percentile

State Growth Ranking



90th Percentile

Population  
Growth Rate

2.9%

Annualized  
(Last 5 Years)

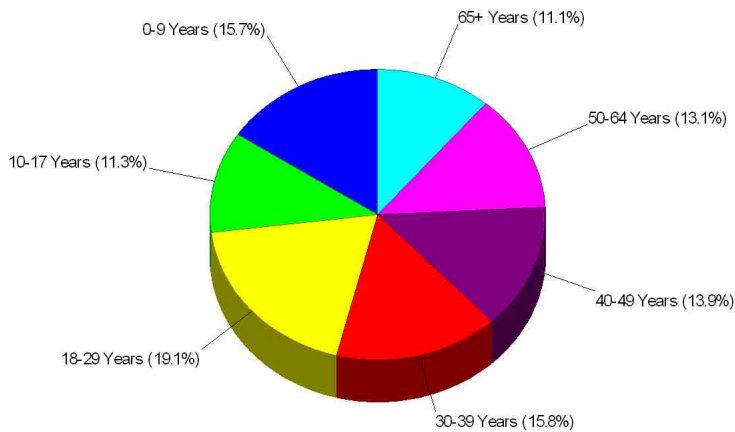
National Growth Ranking



95th Percentile

## Age Breakdown For Area of Phoenix

Average Age = 32.5 Years



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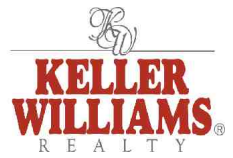


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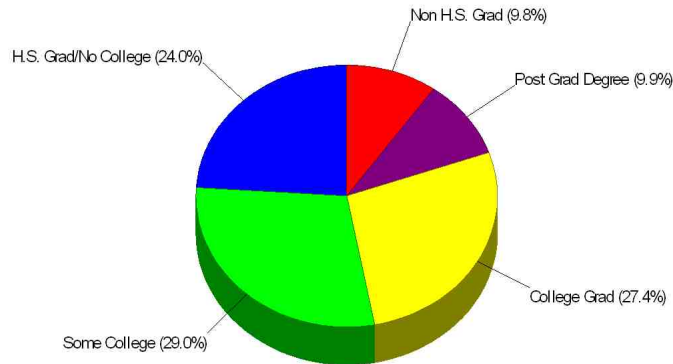
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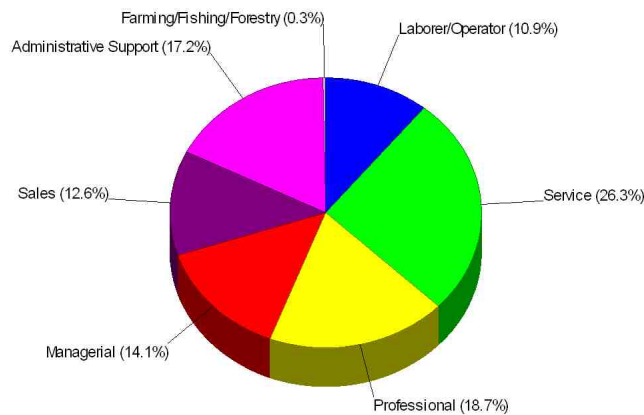
## Adult Education Level For Area of Phoenix

**90.2% High School Graduates  
37.3% College Graduates**



## Employment For Area of Phoenix

**Average Travel Time To Work = 27.7 Minutes**



**Occupation**

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Web: PatrickWalsh.homelog.com



## General Facts FOR TEMPE SCHOOL DISTRICT

TEMPE SCHOOL DISTRICT

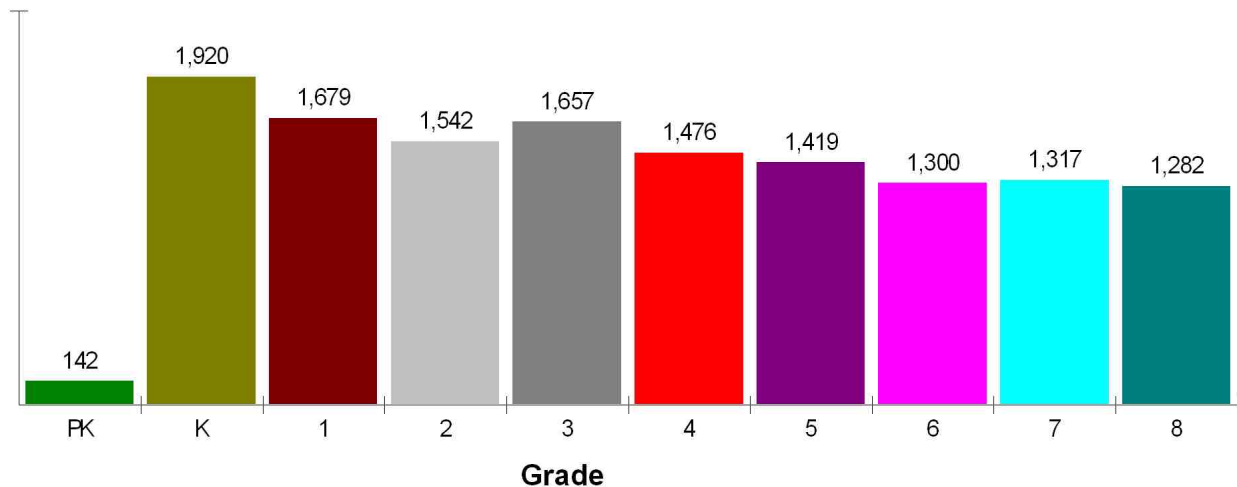
3205 S RURAL RD

TEMPE, AZ 85282

Type:	(480)730-7100	Independent Local District
Grade Range:		PK - 8
Schools:		27
Teacher:		872
Students:		13,734
Student/Teacher Ratio:		15.8 To 1
Student/Librarian Ratio:		784.8 To 1
Secondary Student/Guidance Ratio:		Not Available

## Student Enrollment By Grade FOR TEMPE SCHOOL DISTRICT

Total Enrollment = 13,734



National Enrollment Ranking: 575 of 15,679 (96th Percentile)

State Enrollment Ranking: 16 of 310 (95th Percentile)

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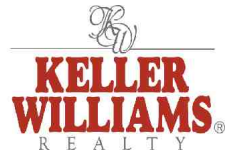


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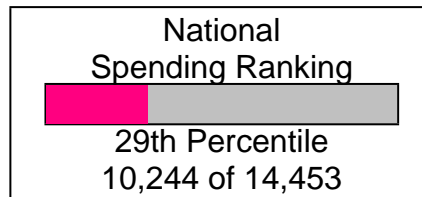
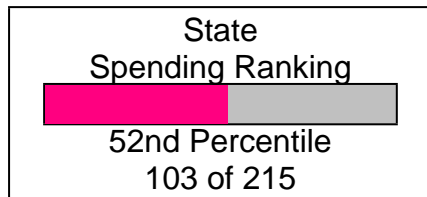
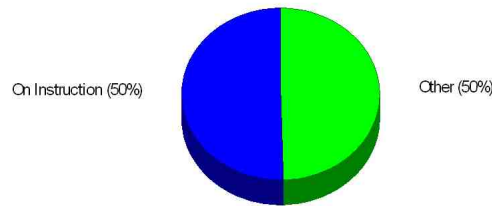


## High School Statistics FOR TEMPE SCHOOL DISTRICT

Information Not Available For This Area

## School Expenditures FOR TEMPE SCHOOL DISTRICT

**Expenditures Per Student  
\$7,724**



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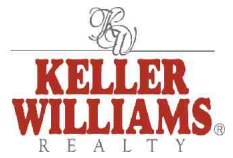


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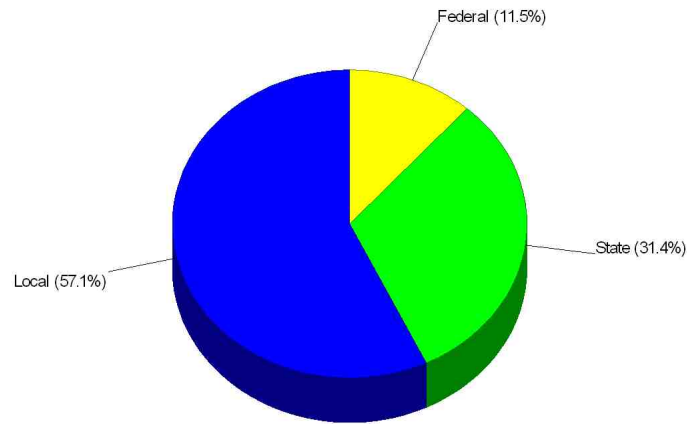
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## School Funding FOR TEMPE SCHOOL DISTRICT



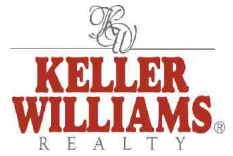
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**Public Schools for District**

**BROADMOR ELEMENTARY SCHOOL**  
311 AEPLI DR., TEMPE, AZ 85282

**Phone:** (480)967-6599  
**Grades:** K - 5

**Distance from Subject:** 1.3 Miles  
**Student/Teacher Ratio:** 18.3 to 1  
**Mascot:** Bobcats

**School Type:** Regular  
**Students/Teachers:** 511/28  
**School Colors :** Red & White

**MCKEMY MIDDLE SCHOOL**  
2250 S COLLEGE AVE, TEMPE, AZ 85282

**Phone:** (480)921-9003  
**Grades:** 6 - 8

**Distance from Subject:** 1.4 Miles  
**Student/Teacher Ratio:** 14.5 to 1  
**Mascot:** Tigers

**School Type:** Regular  
**Students/Teachers:** 884/61  
**School Colors :** Royal & White

**LAIRD ELEMENTARY SCHOOL**  
1500 N SCOVEL ST, TEMPE, AZ 85281

**Phone:** (480)941-2440  
**Grades:** K - 5

**Distance from Subject:** 1.6 Miles  
**Student/Teacher Ratio:** 15.3 to 1  
**Mascot:** Laird Leopards

**School Type:** Regular  
**Students/Teachers:** 490/32  
**School Colors :** Yellow & Kelly Green

**SCALES PROFESSIONAL DEVELOPMENT SCHOOL**  
1115 W 5TH ST, TEMPE, AZ 85281

**Phone:** (480)929-9909  
**Grades:** K - 5

**Distance from Subject:** 1.6 Miles  
**Student/Teacher Ratio:** 15.2 to 1  
**Mascot:** Saquaro Cacti

**School Type:** Regular  
**Students/Teachers:** 500/33  
**School Colors :** Gold & Royal

**GILILLAND MIDDLE SCHOOL**  
1025 S BECK AVE, TEMPE, AZ 85281

**Phone:** (480)966-7114  
**Grades:** 6 - 8

**Distance from Subject:** 1.6 Miles  
**Student/Teacher Ratio:** 16.4 to 1  
**Mascot:** Roadrunners

**School Type:** Regular  
**Students/Teachers:** 1,003/61  
**School Colors :** Royal & Gold

**MEYER ELEMENTARY SCHOOL**  
2615 S. DORSEY LN., TEMPE, AZ 85282

**Phone:** (480)829-8002  
**Grades:** K - 5

**Distance from Subject:** 1.7 Miles  
**Student/Teacher Ratio:** 15.4 to 1  
**Mascot:** Mustangs

**School Type:** Regular  
**Students/Teachers:** 384/25  
**School Colors :** Gold & Royal



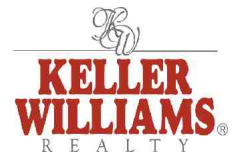


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## Public Schools for District

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### HOLDEMAN ELEMENTARY SCHOOL

1326 W 18TH ST, TEMPE, AZ 85281

**Distance from Subject:** 2.0 Miles

**Student/Teacher Ratio:** 16.6 to 1

**Mascot:** Huskies

**School Type:** Regular

**Students/Teachers:** 616/37

**School Colors :** Royal & White

**Phone:** (480)966-9934

**Grades:** K - 5

---

### EARLY K

3205 S RURAL ROAD, TEMPE, AZ 85282

**Distance from Subject:** 2.0 Miles

**Student/Teacher Ratio:** N/A

**School Type:** Regular

**Students/Teachers:** NA/NA

**Phone:** (480)730-7327

**Grades:** K

---

### PRIVATE PLACEMENT

3205 SOUTH RURAL ROAD, TEMPE, AZ 85282

**Distance from Subject:** 2.0 Miles

**Student/Teacher Ratio:** N/A

**School Type:** Regular

**Students/Teachers:** NA/NA

**Phone:** (480)730-7327

**Grades:** K - 8

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### FLORA THEW ELEMENTARY SCHOOL

2130 E HOWE AVE, TEMPE, AZ 85281

**Distance from Subject:** 2.0 Miles

**Student/Teacher Ratio:** 14.6 to 1

**Mascot:** Bulldogs

**School Type:** Regular

**Students/Teachers:** 582/40

**School Colors :** Royal & White

**Phone:** (480)894-5574

**Grades:** K - 5

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### CONNOLLY MIDDLE SCHOOL

2002 E CONCORDA DR, TEMPE, AZ 85282

**Distance from Subject:** 2.2 Miles

**Student/Teacher Ratio:** 16.2 to 1

**Mascot:** Crusaders

**School Type:** Regular

**Students/Teachers:** 925/57

**School Colors :** Gold & Purple

**Phone:** (480)967-8933

**Grades:** 6 - 8

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### CURRY ELEMENTARY SCHOOL

1974 EAST MEADOW DRIVE, TEMPE, AZ 85282

**Distance from Subject:** 2.2 Miles

**Student/Teacher Ratio:** 16.3 to 1

**Mascot:** Cougars

**School Type:** Regular

**Students/Teachers:** 603/37

**School Colors :** Gold & Royal

**Phone:** (480)967-8336

**Grades:** K - 5

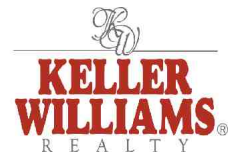






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## Public Schools for District

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**HUDSON ELEMENTARY SCHOOL**  
1325 E MALIBU DR, TEMPE, AZ 85282

**Distance from Subject:** 2.3 Miles  
**Student/Teacher Ratio:** 15.8 to 1  
**Mascot:** Hawks

**School Type:** Regular  
**Students/Teachers:** 507/32  
**School Colors :** Gold & Maroon

**Phone:** (480)897-6608  
**Grades:** K - 5

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**CARMINATI SCHOOL**  
4001 S MCALLISTER AVE, TEMPE, AZ 85282

**Distance from Subject:** 2.5 Miles  
**Student/Teacher Ratio:** 14.6 to 1  
**Mascot:** Cobras

**School Type:** Regular  
**Students/Teachers:** 481/33  
**School Colors :** Yellow & Maroon

**Phone:** (480)784-4484  
**Grades:** K - 5

---

**EVANS ELEMENTARY SCHOOL**  
4525 S COLLEGE AVE, TEMPE, AZ 85282

**Distance from Subject:** 2.8 Miles  
**Student/Teacher Ratio:** 12.9 to 1  
**Mascot:** Eagles

**School Type:** Regular  
**Students/Teachers:** 401/31  
**School Colors :** Red & Royal

**Phone:** (480)839-8489  
**Grades:** K - 5



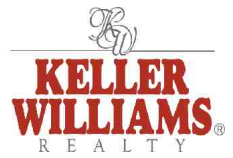


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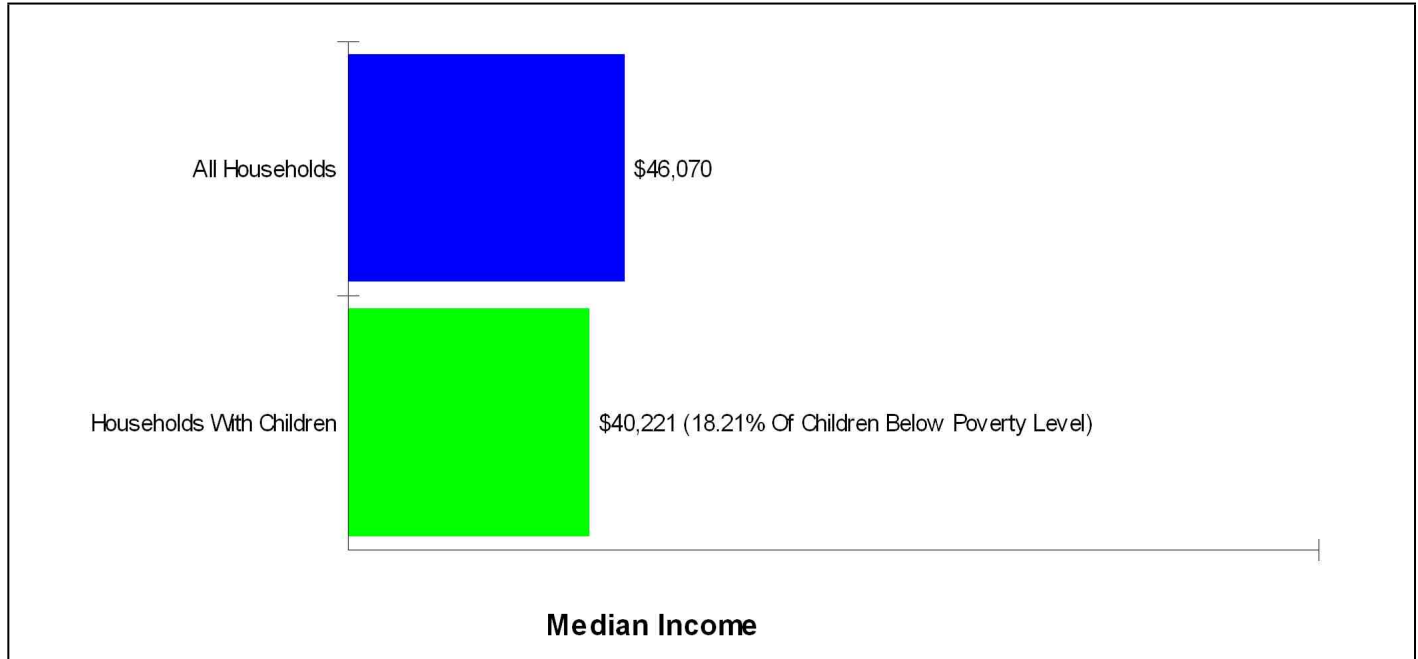
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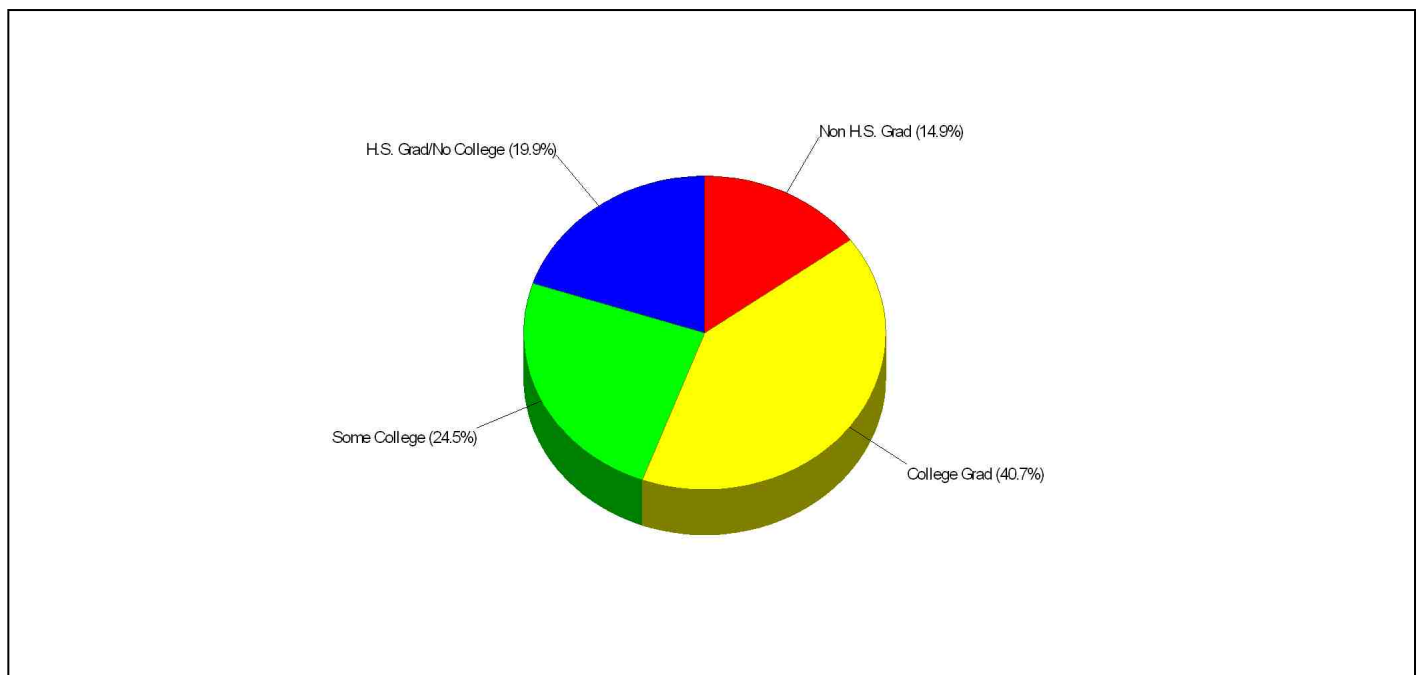
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## Income FOR TEMPE SCHOOL DISTRICT



## Parent Education Level FOR TEMPE SCHOOL DISTRICT



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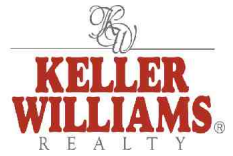


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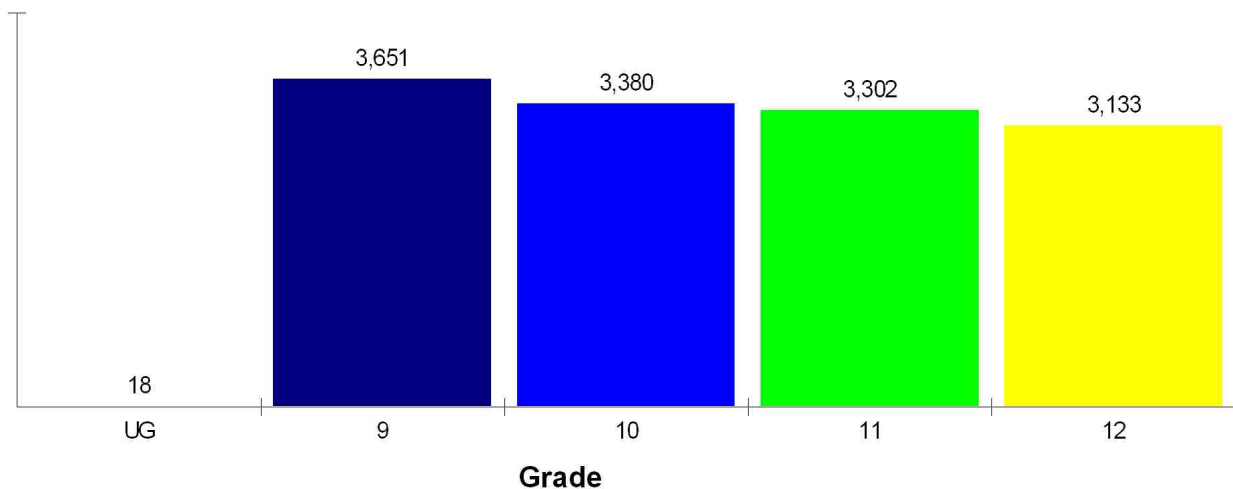
## General Facts FOR TEMPE UNION HIGH SCHOOL DISTRICT

TEMPE UNION HIGH SCHOOL DISTRICT  
500 W GUADALUPE RD  
TEMPE, AZ 85283

Type:	(480)839-0292	Independent Local District
Grade Range:		9 - 12
Schools:		8
Teacher:		663
Students:		13,484
Student/Teacher Ratio:		20.3 To 1
Student/Librarian Ratio:		688.0 To 1
Secondary Student/Guidance Ratio:		406.8 To 1

## Student Enrollment By Grade FOR TEMPE UNION HIGH SCHOOL DISTRICT

Total Enrollment = 13,484



National Enrollment Ranking: 599 of 15,679 (96th Percentile)

State Enrollment Ranking: 17 of 310 (94th Percentile)

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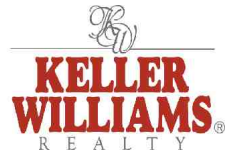


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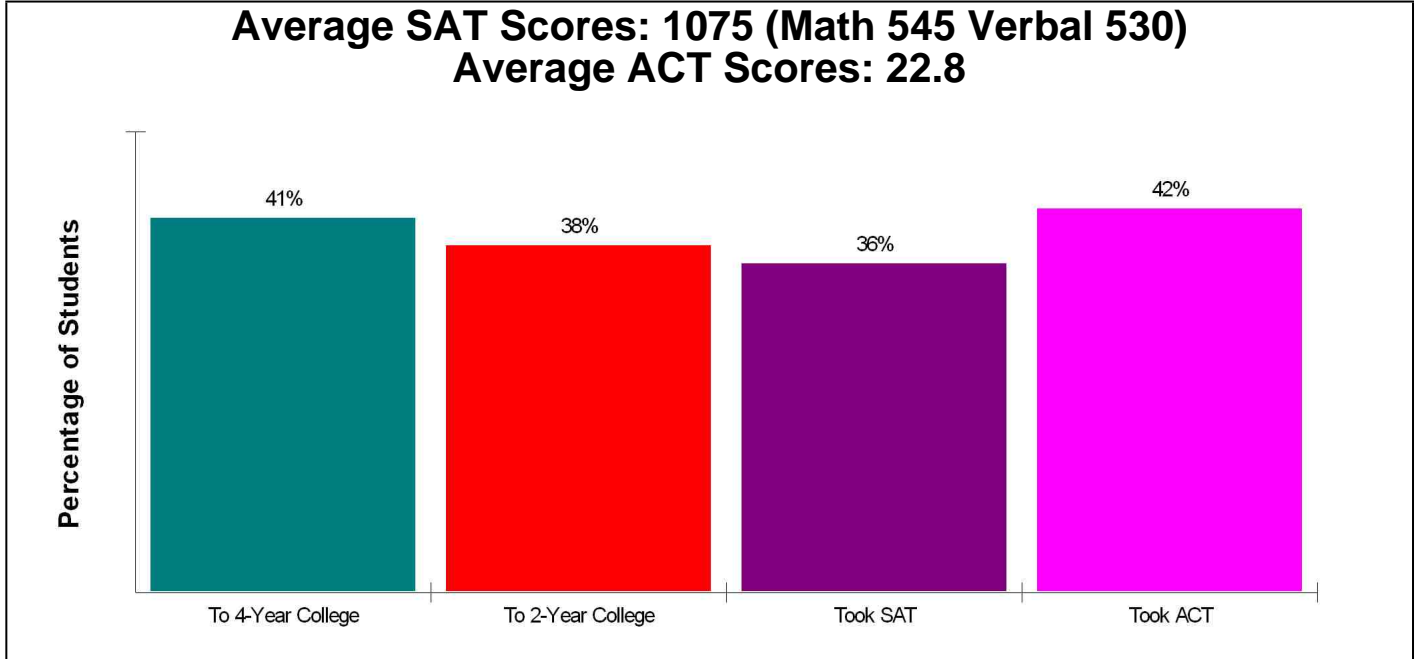
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## High School Statistics FOR TEMPE UNION HIGH SCHOOL DISTRICT

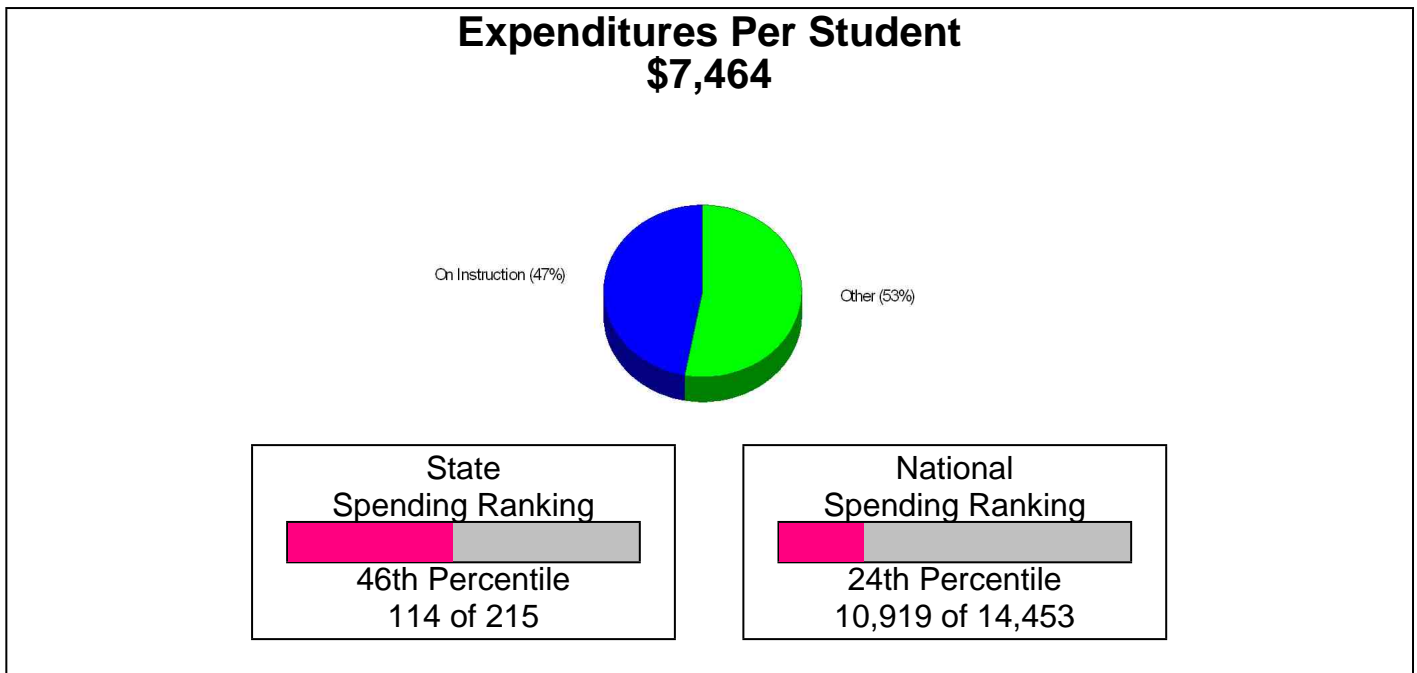
Average SAT Scores: 1075 (Math 545 Verbal 530)

Average ACT Scores: 22.8



## School Expenditures FOR TEMPE UNION HIGH SCHOOL DISTRICT

Expenditures Per Student  
\$7,464



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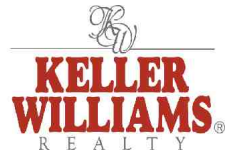


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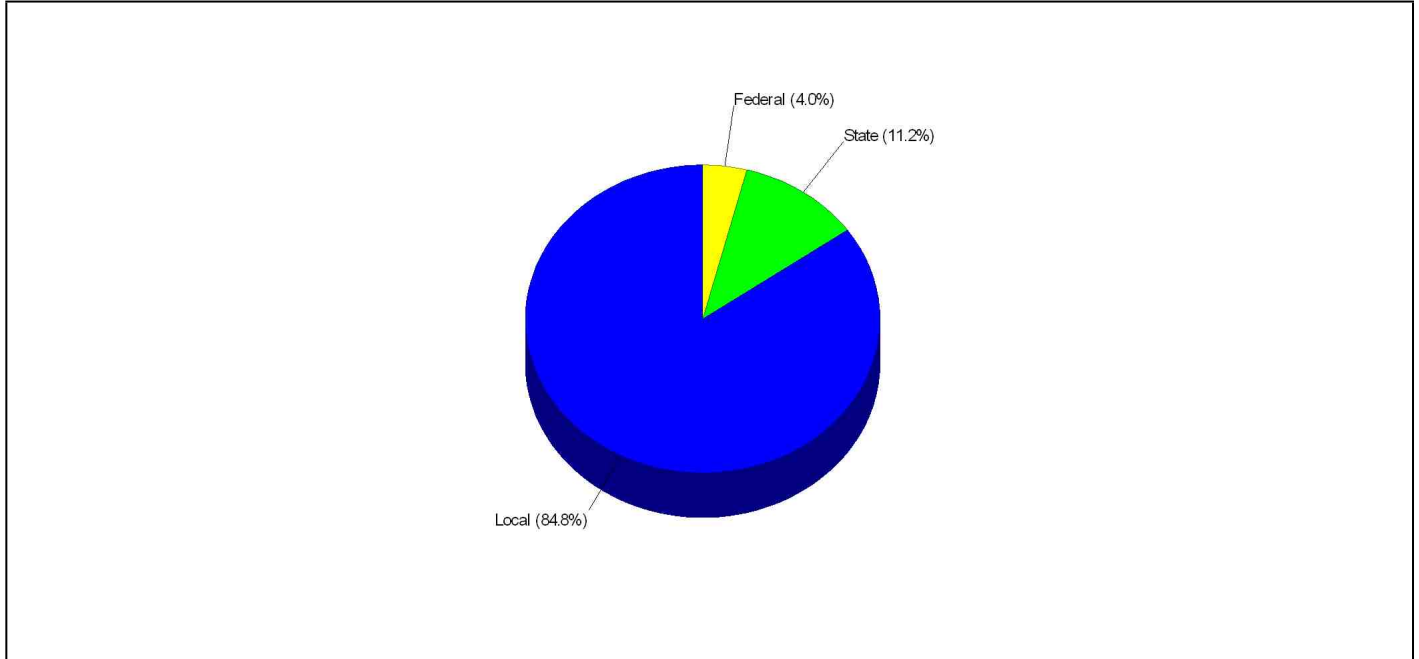
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## School Funding FOR TEMPE UNION HIGH SCHOOL DISTRICT



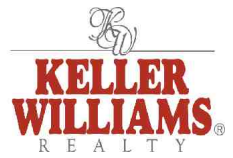
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## Public Schools for District

### TEMPE HIGH SCHOOL

1730 S. MILL AVE., TEMPE, AZ 85281

Phone: (480)967-1661

Grades: 9 - 12

**Distance from Subject:** 1.2 Miles  
**Student/Teacher Ratio:** 16.3 to 1  
**Mascot:** Buffaloes  
**Average SAT:** 1104 (Math 559 Verbal 545)  
**Students Taking SAT:** 30.0%  
**Average ACT:** 23  
**Students Taking ACT:** 35%

**School Type:** Regular  
**Students/Teachers:** 1,302/80  
**School Colors :** Royal & White  
**Graduates To 2-Year College:** 46.0%  
**Graduates To 4-Year College:** 21.0%

### MCCLINTOCK HIGH SCHOOL

1830 E DEL RIO DR, TEMPE, AZ 85282

Phone: (480)839-4222

Grades: 9 - 12

**Distance from Subject:** 2.3 Miles  
**Student/Teacher Ratio:** 18.7 to 1  
**Mascot:** Chargers  
**Average SAT:** 1068 (Math 547 Verbal 521)  
**Students Taking SAT:** 26.0%  
**Average ACT:** 22.1

**School Type:** Regular  
**Students/Teachers:** 1,873/100  
**School Colors :** Red & Navy  
**Graduates To 2-Year College:** 28.0%  
**Graduates To 4-Year College:** 44.0%

### MARCOS DE NIZA HIGH SCHOOL

6000 S LAKESHORE DRIVE, TEMPE, AZ 85283

Phone: (480)838-3200

Grades: 9 - 12

**Distance from Subject:** 3.9 Miles  
**Student/Teacher Ratio:** 19.7 to 1  
**Mascot:** Padres  
**Average SAT:** 1080 (Math 549 Verbal 531)  
**Students Taking SAT:** 35.0%  
**Average ACT:** 22.9  
**Students Taking ACT:** 45%

**School Type:** Regular  
**Students/Teachers:** 1,968/100  
**School Colors :** Gold & Brown  
**Graduates To 2-Year College:** 34.0%  
**Graduates To 4-Year College:** 50.0%

### TEMPE DISTRICT OFFICE

500 W. GUADALUPE RD, TEMPE, AZ 85283

Phone: (480)730-7100

Grades: Ungraded

**Distance from Subject:** 4.3 Miles  
**Student/Teacher Ratio:** N/A

**School Type:** Regular  
**Students/Teachers:** NA/4

### COMPADRE HIGH SCHOOL

500 W GUADALUPE RD, TEMPE, AZ 85283

Phone: (480)752-3560

Grades: 9 - 12

**Distance from Subject:** 4.3 Miles  
**Student/Teacher Ratio:** 10.4 to 1  
**Mascot:** Dream Catchers

**School Type:** Regular  
**Students/Teachers:** 197/19  
**School Colors :** Purple & Teal

### CORONA DEL SOL HIGH SCHOOL

1001 E. KNOX RD, TEMPE, AZ 85284

Phone: (480)752-8888

Grades: 9 - 12

**Distance from Subject:** 6.7 Miles  
**Student/Teacher Ratio:** 22.4 to 1  
**Mascot:** Aztecs  
**Average SAT:** 1073 (Math 542 Verbal 531)  
**Students Taking SAT:** 46.0%  
**Average ACT:** 22  
**Students Taking ACT:** 45%

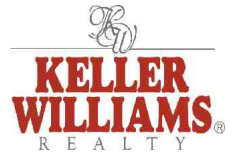
**School Type:** Regular  
**Students/Teachers:** 2,777/124  
**School Colors :** Yellow & Orange  
**Graduates To 2-Year College:** 46.0%  
**Graduates To 4-Year College:** 40.0%





**Patrick Walsh, REALTOR®**

Office: 480-768-9333  
email: pwalsh@kw.com  
Web: PatrickWalsh.homelog.com



## Public Schools for District

**MOUNTAIN POINTE HIGH SCHOOL**  
4201 E KNOX RD, PHOENIX, AZ 85044

**Phone:** (480)759-8449  
**Grades:** 9 - 12

**Distance from Subject:** 7.6 Miles  
**Student/Teacher Ratio:** 21.8 to 1  
**Mascot:** Pride  
**Average SAT:** 1053 (Math 530 Verbal 523)  
**Students Taking SAT:** 45.0%  
**Average ACT:** 23.9

**School Type:** Regular  
**Students/Teachers:** 2,371/109  
**School Colors :** Maroon & Gold  
**Graduates To 2-Year College:** 35.0%  
**Graduates To 4-Year College:** 50.0%

**DESERT VISTA HIGH SCHOOL**  
16440 S 32ND ST, PHOENIX, AZ 85044

**Phone:** (480)706-7900  
**Grades:** 9 - 12

**Distance from Subject:** 9.0 Miles  
**Student/Teacher Ratio:** 22.3 to 1  
**Mascot:** Thunder

**School Type:** Regular  
**Students/Teachers:** 2,856/128  
**School Colors :** Royal & Gold



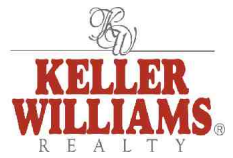


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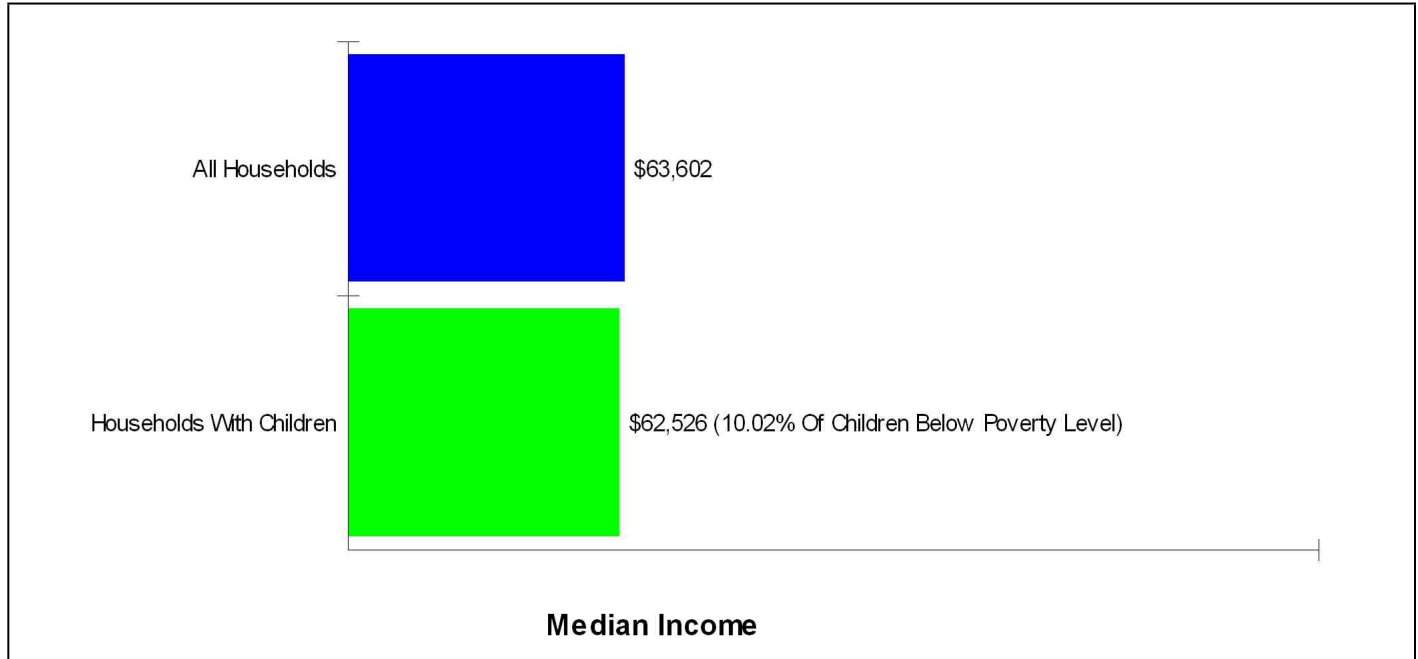
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email: pwalsh@kw.com

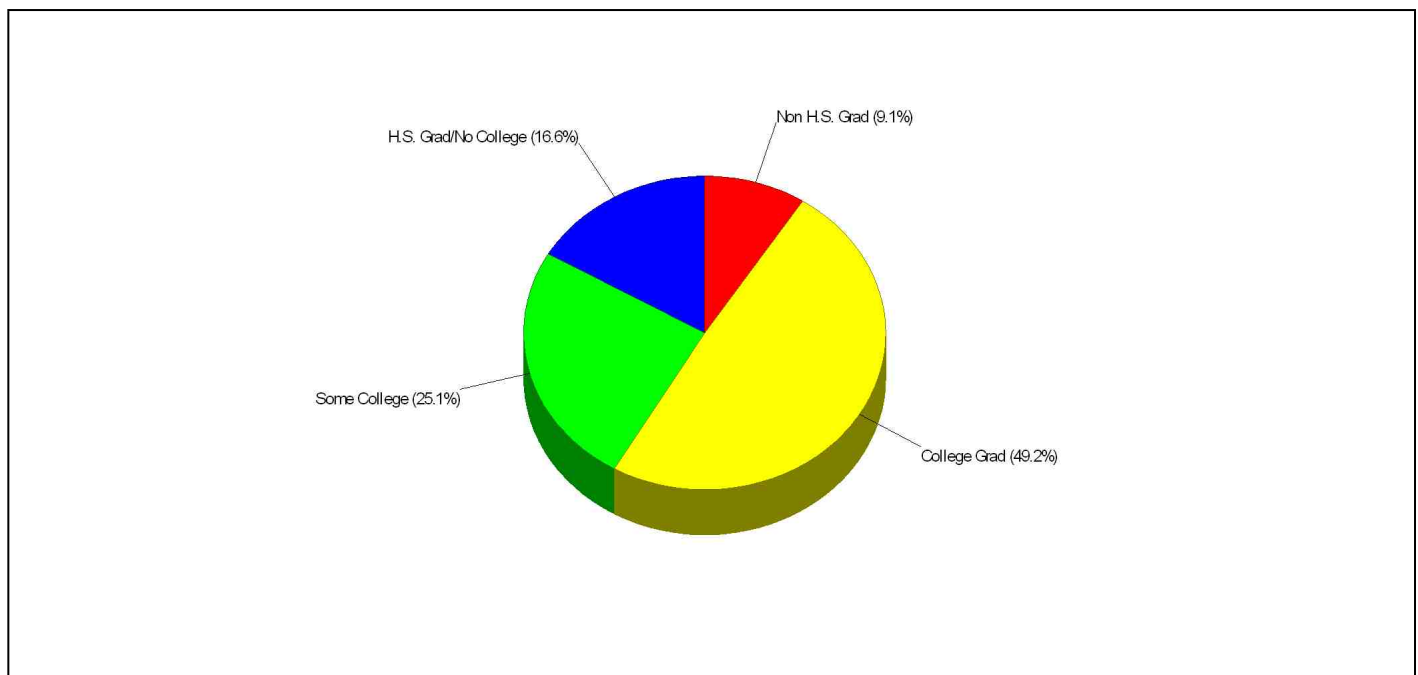
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## Income FOR TEMPE UNION HIGH SCHOOL DISTRICT



## Parent Education Level FOR TEMPE UNION HIGH SCHOOL DISTRICT



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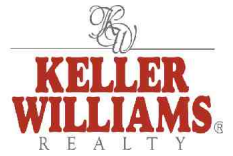






**Patrick Walsh, REALTOR®**

Office: 480-768-9333  
email: pwalsh@kw.com  
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**Private Schools**

**Private School Enrollment= 13.14% within School District**

**ASU DEPT. OF FAMILY AND HUMAN DEVEL.**

PO Box 872502, TEMPE, AZ 85287

**Distance from Subject:** 0.4 Miles

**Affiliation:** Nonsectarian

**Students:** 52

**Enrollment By Grade:** PK-34 K-18

**Phone:** (480)965-7267

**Grades:** PK - K

**School Type:** Early Childhood

**Gender:** Coed

**Student/Teacher Ratio:** 18.0 to 1

**PHOENIX METRO ISLAMIC SCHOOL**

125 E. 6th St., TEMPE, AZ 85281

**Distance from Subject:** 0.5 Miles

**Affiliation:** Islamic

**Students:** 94

**Phone:** (480)829-1443

**Grades:** PK - 8

**School Type:** Not Given

**Gender:** Coed

**Student/Teacher Ratio:** 6.9 to 1

**Enrollment By Grade:** PK-11 K-14 1-10 2-12 3-8 4-11 5-10 6-3 7-9

**OUR LADY OF MOUNT CARMEL SCHOOL**

2117 S Rural Rd., TEMPE, AZ 85282

**Distance from Subject:** 1.3 Miles

**Affiliation:** Roman Catholic

**Students:** 526

**Student/ Homeroom Ratio:** 32.9

**School Colors:** Red & White

**Enrollment By Grade:** K-50 1-60 2-57 3-62 4-60 5-60 6-64 7-57 8-56

**Phone:** (480)967-5567

**Grades:** K - 8

**School Type:** Regular

**Gender:** Coed

**Student/Teacher Ratio:** 24.0 to 1

**Mascot:** Falcons

**TEMPE ADVENTIST CHRISTIAN SCHOOL**

630 W 17th Pl., TEMPE, AZ 85281

**Distance from Subject:** 1.5 Miles

**Affiliation:** Seventh-Day Adventist

**Students:** 56

**Student/ Homeroom Ratio:** 14.0

**School Colors:** Royal & White

**Enrollment By Grade:** PK-9 K-6 1-6 2-8 3-7 4-5 5-1 6-4 7-5 8-5

**Phone:** (480)967-7152

**Grades:** PK - 8

**School Type:** Regular

**Gender:** Coed

**Student/Teacher Ratio:** 10.2 to 1

**Mascot:** Crusaders

**SURIYA MONTESSORI SCHOOL**

1337 W 11th St., TEMPE, AZ 85281

**Distance from Subject:** 1.8 Miles

**Affiliation:** Nonsectarian

**Students:** 27

**Enrollment By Grade:** PK-21 K-6

**Phone:** (480)967-9279

**Grades:** PK - K

**School Type:** Montessori

**Gender:** Coed

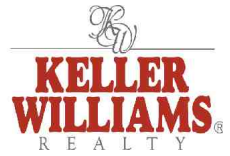
**Student/Teacher Ratio:** 2.0 to 1





**Patrick Walsh, REALTOR®**

Office: 480-768-9333  
email: pwalsh@kw.com  
Web: PatrickWalsh.homelogo.com



**Private Schools**

**Private School Enrollment= 13.14% within School District**

**AWAKENING SEED SCHOOL**

1130 W 23rd St., TEMPE, AZ 85282

**Distance from Subject:** 2.1 Miles

**Affiliation:** Nonsectarian

**Students:** 137

**Student/ Homeroom Ratio:** 34.3

**Enrollment By Grade:** PK-46 K-20 1-21 2-20 3-13 4-17

**Phone:** (602)454-2606

**Grades:** PK - 4

**School Type:** Alternative

**Gender:** Coed

**Student/Teacher Ratio:** 16.5 to 1

**INTERNATIONAL SCHOOL OF ARIZONA**

536 E. Fillmore St., TEMPE, AZ 85281

**Distance from Subject:** 2.1 Miles

**Affiliation:** Nonsectarian

**Students:** 50

**Enrollment By Grade:** PK-21 K-9 1-7 2-5 3-5 4-3

**Phone:** (480)874-2326

**Grades:** PK - 4

**School Type:** Not Given

**Gender:** Coed

**Student/Teacher Ratio:** 7.4 to 1

**GRACE COMMUNITY CHRISTIAN SCHOOL**

1200 E Southern Ave., TEMPE, AZ 85282

**Distance from Subject:** 2.2 Miles

**Affiliation:** Christian

**Students:** 605

**Student/ Homeroom Ratio:** 21.6

**School Colors:** Royal & White

**Enrollment By Grade:** PK-95 K-62 1-52 2-55 3-54 4-57 5-58 6-58 7-56 8-58

**Phone:** (480)966-5022

**Grades:** PK - 8

**School Type:** Regular

**Gender:** Coed

**Student/Teacher Ratio:** 22.3 to 1

**Mascot:** Patriots

**ABIDING SAVIOR SCHOOL**

515 E Continental Dr., TEMPE, AZ 85281

**Distance from Subject:** 2.4 Miles

**Affiliation:** Evangelical Lutheran

**Students:** 9

**Enrollment By Grade:** K-9

**Phone:** (480)949-9064

**Grades:** K

**School Type:** Early Childhood

**Gender:** Coed

**Student/Teacher Ratio:** 9.0 to 1

**EMMANUEL LUTHERAN SCHOOL**

715 W Southern Ave., TEMPE, AZ 85282

**Distance from Subject:** 2.4 Miles

**Affiliation:** Evangelical Lutheran

**Students:** 135

**Student/ Homeroom Ratio:** 19.3

**School Colors:** Royal & Gold

**Enrollment By Grade:** PK-10 K-16 1-13 2-14 3-10 4-13 5-15 6-19 7-9 8-16

**Phone:** (480)967-3991

**Grades:** PK - 8

**School Type:** Regular

**Gender:** Coed

**Student/Teacher Ratio:** 15.4 to 1

**Mascot:** Lions



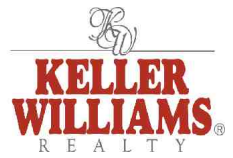


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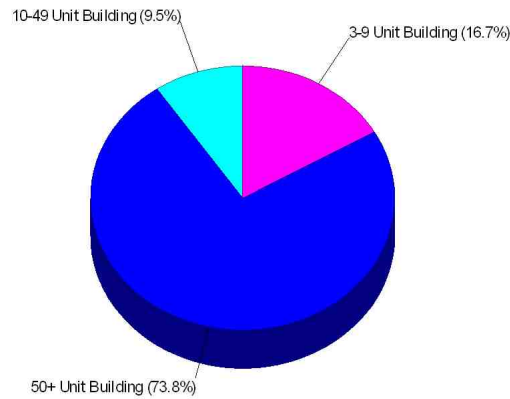
email: pwalsh@kw.com

Web: PatrickWalsh.homelog.com



## Housing Characteristics For Neighborhood Within City of Tempe

**Average Age of Housing 18 years**



**Type of Dwelling**

## Home Ownership For Neighborhood Within City of Tempe

**Owner Occupied Households = 4.8%**

**Median Housing Value = \$20,823**

**Median Number of Bedrooms = 2**



**Home Size Breakdown**

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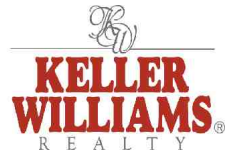


**Patrick Walsh, REALTOR®**

Office: 480-768-9333

email: pwalsh@kw.com

Web: PatrickWalsh.homelog.com



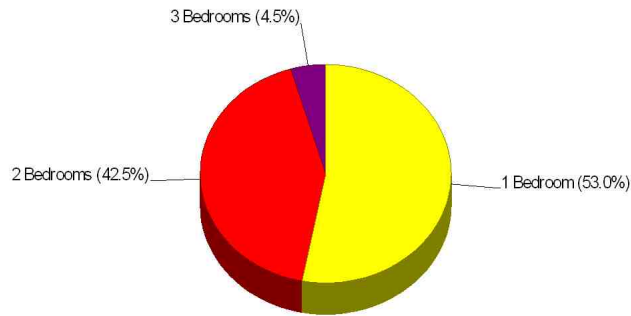
## Rental

### For Neighborhood Within City of Tempe

**Renter Occupied Households = 95.2%**

**Median Monthly Rent = \$392**

**Median Number of Bedrooms = 1**



**Home Size Breakdown**

Prepared by Patrick Walsh, REALTOR®



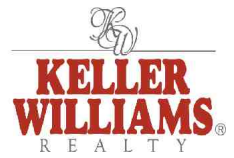


Patrick Walsh, REALTOR®

Office: 480-768-9333

email: pwalsh@kw.com

Web: PatrickWalsh.homelog.com



## Recent Home Sales

---

**1005 E 8TH ST #1012, TEMPE, AZ 85281**

Price Sold: \$319,000

Mortgage: \$239,000

Date Sold/ Recorded: 8/1/2007

Distance from Subject: 0.4 miles

---

**1005 E 8TH ST #2004, TEMPE, AZ 85281**

Price Sold: \$296,000

Mortgage: \$236,000

Date Sold/ Recorded: 7/25/2007

Distance from Subject: 0.4 miles

---

**1005 E 8TH ST #1003, TEMPE, AZ 85281**

Price Sold: \$285,000

Mortgage: \$213,000

Date Sold/ Recorded: 7/13/2007

Distance from Subject: 0.4 miles

---

**1005 E 8TH ST #3011, TEMPE, AZ 85281**

Price Sold: \$218,000

Mortgage: \$143,000

Date Sold/ Recorded: 8/30/2007

Distance from Subject: 0.4 miles

---

**1005 E 8TH ST #3006, TEMPE, AZ 85281**

Price Sold: \$222,000

Mortgage: \$210,000

Date Sold/ Recorded: 7/27/2007

Distance from Subject: 0.4 miles

---

**1005 E 8TH ST #2002, TEMPE, AZ 85281**

Price Sold: \$285,000

Mortgage: \$213,000

Date Sold/ Recorded: 7/16/2007

Distance from Subject: 0.4 miles

---

**1005 E 8TH ST #1001, TEMPE, AZ 85281**

Price Sold: \$285,000

Mortgage: \$228,000

Date Sold/ Recorded: 7/3/2007

Distance from Subject: 0.4 miles

---

**1005 E 8TH ST #2003, TEMPE, AZ 85281**

Price Sold: \$300,000

Mortgage: \$240,000

Date Sold/ Recorded: 6/15/2007

Distance from Subject: 0.4 miles

---

**1005 E 8TH ST #1004, TEMPE, AZ 85281**

Price Sold: \$300,000

Mortgage: \$240,000

Date Sold/ Recorded: 7/23/2007

Distance from Subject: 0.4 miles

---

**1005 E 8TH ST #3003, TEMPE, AZ 85281**

Price Sold: \$213,000

Mortgage: N/A

Date Sold/ Recorded: 8/24/2007

Distance from Subject: 0.4 miles

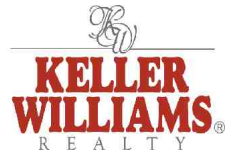
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Patrick Walsh, REALTOR®

Office: 480-768-9333  
email: pwalsh@kw.com  
Web: PatrickWalsh.homelog.com



## Recent Home Sales

---

**1005 E 8TH ST #3005, TEMPE, AZ 85281**

Price Sold: \$220,000  
Mortgage: \$198,000  
Date Sold/ Recorded: 7/23/2007  
Distance from Subject: 0.4 miles

---

**1005 E 8TH ST, TEMPE, AZ 85281**

Price Sold: \$311,000  
Mortgage: \$231,000  
Date Sold/ Recorded: 8/14/2007  
Distance from Subject: 0.4 miles

---

**1111 E UNIVERSITY DR #138, TEMPE, AZ 85281**

Price Sold: \$117,000  
Mortgage: N/A  
Date Sold/ Recorded: 6/21/2007  
Distance from Subject: 0.5 miles

Sq. Ft.: 631  
Year Built/ Age: 1981

---

**1111 E UNIVERSITY DR #101, TEMPE, AZ 85281**

Price Sold: \$112,000  
Mortgage: \$105,000  
Date Sold/ Recorded: 3/15/2007  
Distance from Subject: 0.5 miles

---

**1111 E UNIVERSITY DR #124, TEMPE, AZ 85281**

Price Sold: \$115,000  
Mortgage: N/A  
Date Sold/ Recorded: 4/25/2007  
Distance from Subject: 0.5 miles

---

**1111 E UNIVERSITY DR, TEMPE, AZ 85281**

Price Sold: \$111,000  
Mortgage: N/A  
Date Sold/ Recorded: 1/18/2007  
Distance from Subject: 0.5 miles

Beds: 1  
Baths: 1  
Sq. Ft.: 631

---

**1111 E UNIVERSITY DR #216, TEMPE, AZ 85281**

Price Sold: \$111,000  
Mortgage: \$88,000  
Date Sold/ Recorded: 1/18/2007  
Distance from Subject: 0.5 miles

---

**21 E 6TH ST #701, TEMPE, AZ 85281**

Price Sold: \$1,675,000  
Mortgage: N/A  
Date Sold/ Recorded: 4/27/2007  
Distance from Subject: 0.6 miles

Sq. Ft.: 3,093  
Year Built/ Age: 2003

---

**21 E 6TH ST #417, TEMPE, AZ 85281**

Price Sold: \$440,000  
Mortgage: \$330,000  
Date Sold/ Recorded: 7/31/2007  
Distance from Subject: 0.6 miles  
Lot Size: 0.02 Acres

Sq. Ft.: 1,074  
Year Built/ Age: 2002

---

**21 E 6TH ST #414, TEMPE, AZ 85281**

Price Sold: \$380,000  
Mortgage: \$285,000  
Date Sold/ Recorded: 5/11/2007  
Distance from Subject: 0.6 miles

Sq. Ft.: 1,048  
Year Built/ Age: 2002

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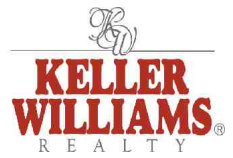


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Office: 480-768-9333

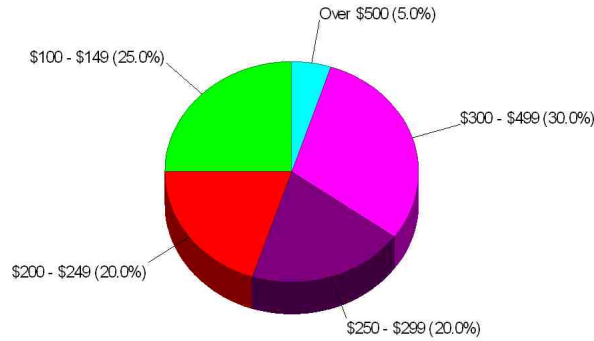
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Web: PatrickWalsh.homelog.com



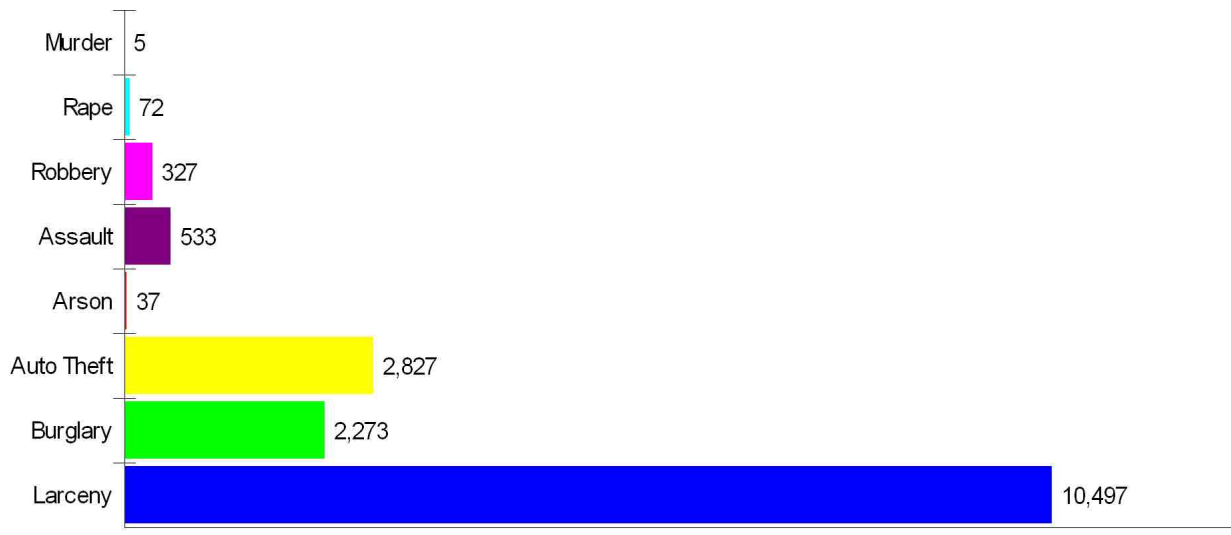
## Home Sales Pricing Pattern (Closest 20)

Median Price = \$285,000  
Average Price = \$315,750



Dollars In Thousands  
Homes Sold In Past Year

## Crime Incidents For City of Tempe



Crimes Committed Last Year

Prepared by Patrick Walsh, REALTOR®



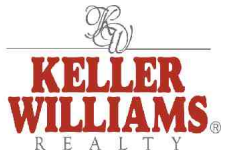


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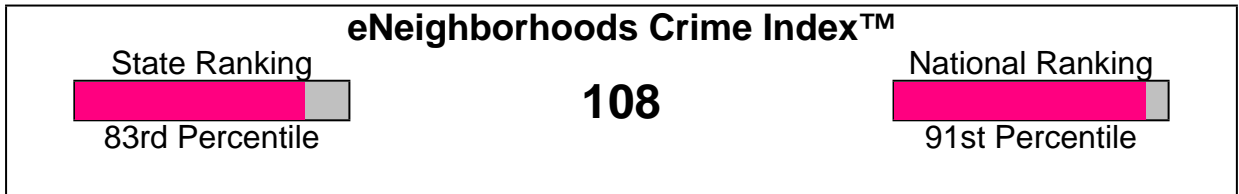
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Web: PatrickWalsh.homelog.com



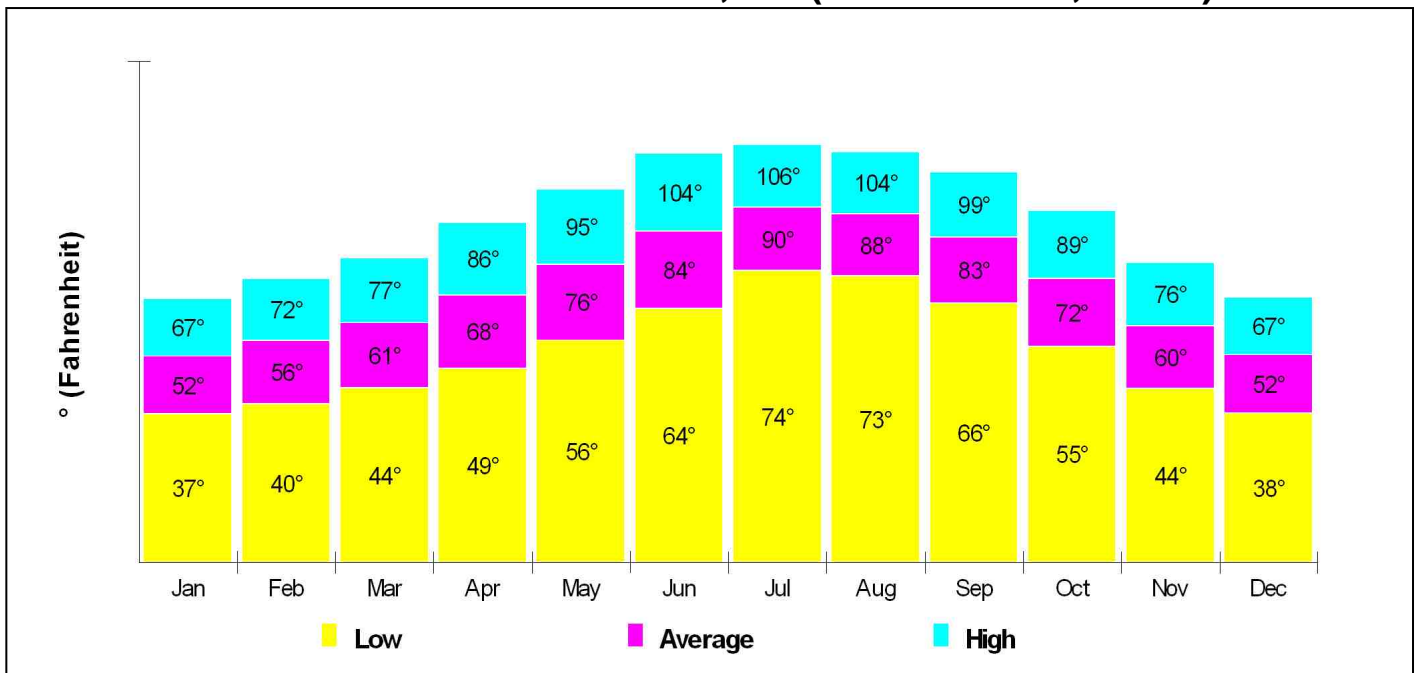
## Crime Index For City of Tempe



**10.10% Chance Of Being The Victim Of A Crime**

**0.57% Chance Of Being The Victim Of A Bodily Crime**

## Temperature Measured at TEMPE A S U, AZ (elevation = 1,170ft. )



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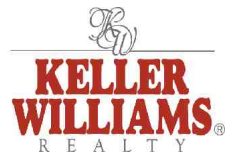


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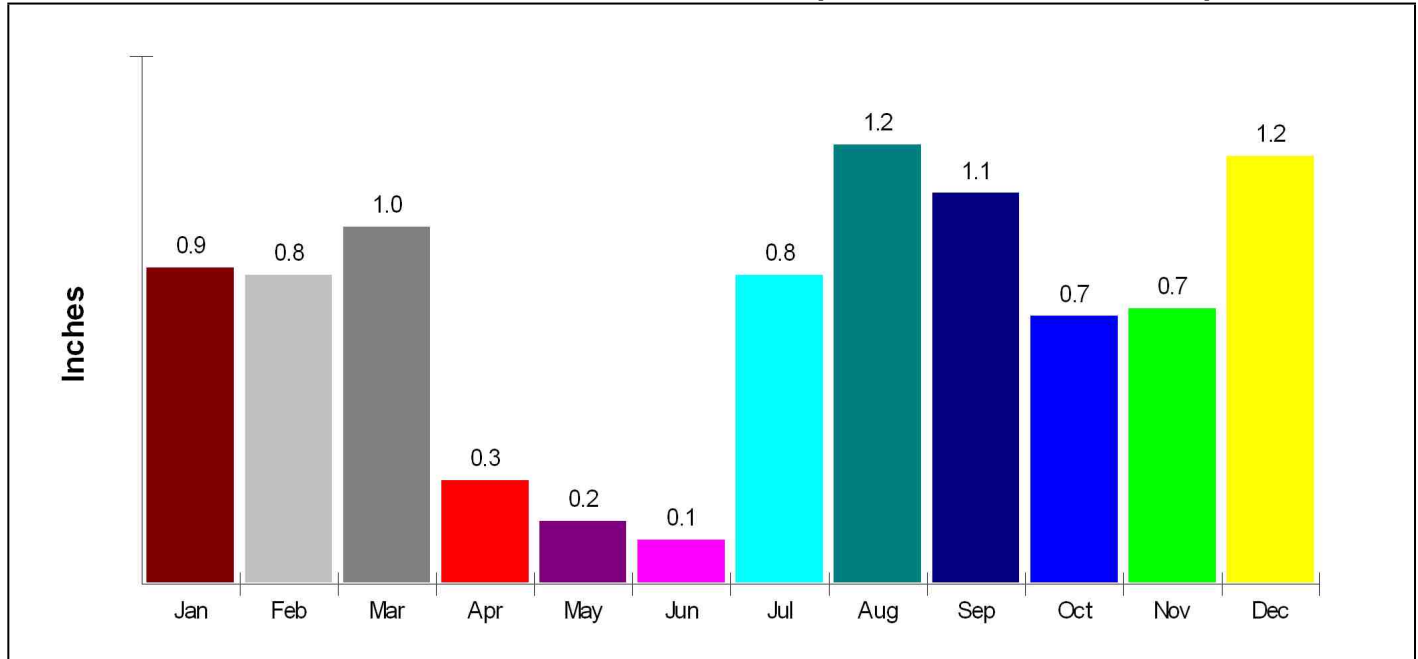
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email: pwalsh@kw.com

Web: PatrickWalsh.homelog.com



## Average Precipitation Measured at TEMPE A S U, AZ (elevation = 1,170ft. )



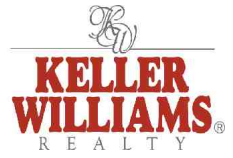
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Office: 480-768-9333  
email: pwalsh@kw.com  
Web: PatrickWalsh.homelog.com



## Houses of Worship

---

**TEMPE AZ W STAKE RIO SALADO BR** Phone: (480)829-9137  
TEMPE, AZ 85281 Distance from Subject: 0.10 miles  
Denomination: Church of Jesus Christ of Latter Day Saints

---

**JEHOVAH'S WITNESSES** Phone: (480)967-5669  
TEMPE, AZ 85281 Distance from Subject: 0.10 miles  
Denomination: Jehovah's Witnesses

---

**NEWMAN CENTER AT ASU** Phone: (480)968-2476  
230 E UNIVERSITY DR, TEMPE, AZ 85281 Distance from Subject: 0.50 miles  
Denomination: Churches, Denomination Unknown

---

**FIRST UNITED METHODIST CHURCH TEMPE** Phone: (480)967-3376  
215 E UNIVERSITY DR, TEMPE, AZ 85281 Distance from Subject: 0.50 miles  
Denomination: Methodist Churches

---

**WESLEY FOUNDATION** Phone: (480)966-8425  
213 E UNIVERSITY DR, TEMPE, AZ 85281 Distance from Subject: 0.50 miles  
Denomination: Methodist Churches

---

**ISLAMIC CULTURAL CENTER** Phone: (480)894-6070  
131 E 6TH ST, TEMPE, AZ 85281 Distance from Subject: 0.50 miles  
Denomination: Islamic Mosques

---

**TEMPE AZ S STAKE TEMPE 19TH** Phone: (480)966-6193  
947 S MCALLISTER AVE, TEMPE, AZ 85281 Distance from Subject: 0.60 miles  
Denomination: Church of Jesus Christ of Latter Day Saints

---

**FIRST CONGREGATIONAL CHURCH TEMPE** Phone: (480)967-2275  
611 S MILL AVE, TEMPE, AZ 85281 Distance from Subject: 0.60 miles  
Denomination: Churches of Christ

---

**CITY IN THE DESERT METRO CHR** Phone: (480)350-9535  
1040 E APACHE BLVD, TEMPE, AZ 85281 Distance from Subject: 0.70 miles  
Denomination: Episcopal Churches

---

**HILLEL UNION JEWISH STUDENTS** Phone: (480)967-7563  
1012 S MILL AVE, TEMPE, AZ 85281 Distance from Subject: 0.70 miles  
Denomination: Jewish Synagogues

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**Patrick Walsh, REALTOR®**

Office: 480-768-9333  
email: pwalsh@kw.com  
Web: PatrickWalsh.homelog.com



## Houses of Worship

---

**ALLELUIA LUTHERAN STDNT MINISTRY ASU**

1034 S MILL AVE, TEMPE, AZ 85281

**Denomination:** Lutheran Churches

**Phone:** (480)894-2610

**Distance from Subject:** 0.70 miles

---

**BAHA 'I FAITH**

903 E SPENCE AVE, TEMPE, AZ 85281

**Denomination:** Churches, Denomination Unknown

**Phone:** (480)804-1919

**Distance from Subject:** 0.80 miles

---

**CHABAD AT ARIZONA STATE UNIV**

1112 S MILL AVE, TEMPE, AZ 85281

**Denomination:** Churches, Denomination Unknown

**Phone:** (480)736-8672

**Distance from Subject:** 0.80 miles

---

**LIVING CHRIST FELLOWSHIP LUTH**

41 E 13TH ST, TEMPE, AZ 85281

**Denomination:** Lutheran Churches

**Phone:** (480)981-5457

**Distance from Subject:** 0.80 miles

---

**LANDMARK APOSTOLIC CHURCH**

225 W UNIVERSITY DR, TEMPE, AZ 85281

**Denomination:** Churches, Denomination Unknown

**Phone:** (480)894-2805

**Distance from Subject:** 0.80 miles



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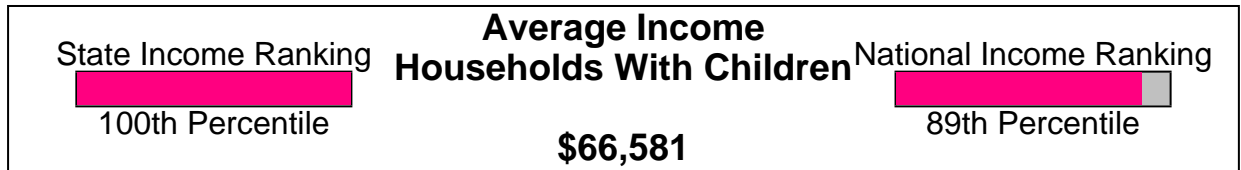
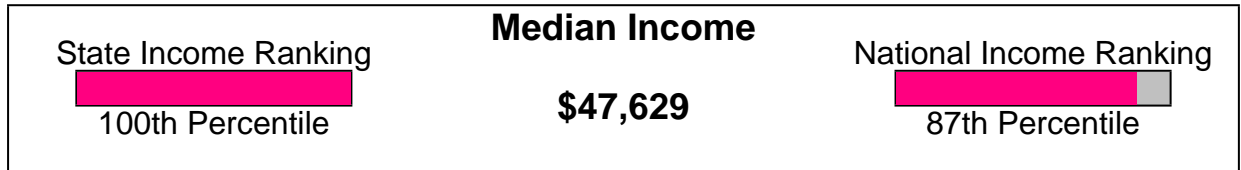
Office: 480-768-9333

email: pwalsh@kw.com

Web: PatrickWalsh.homelog.com

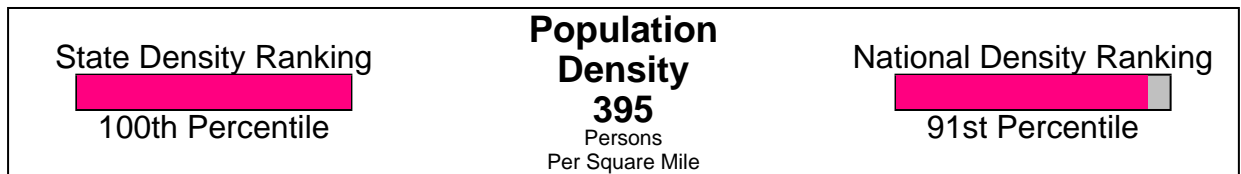


## Income For Maricopa County



## Population For Maricopa County

**Population = 3,635,528**  
**Land Area = 9,203.1 Square Miles**



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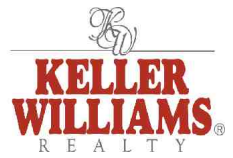


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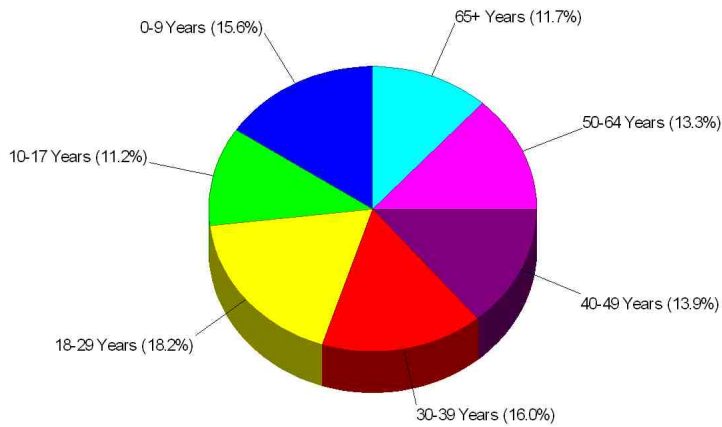
Office: 480-768-9333

email: pwalsh@kw.com

Web: PatrickWalsh.homelog.com

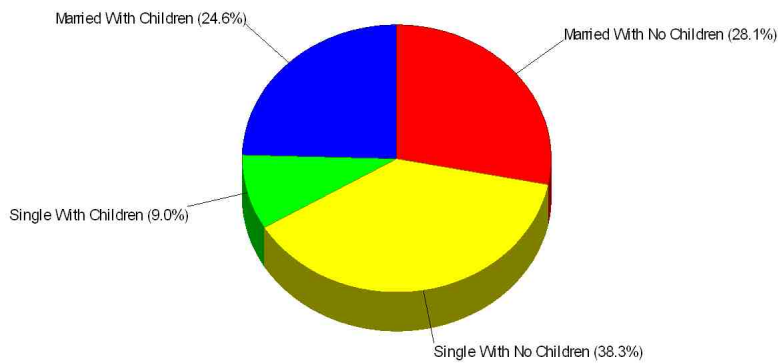


## Age Breakdown For Maricopa County Average Age = 33.2 Years



## Household Characteristics For Maricopa County

**52.7% Married**  
**33.6% With Children**



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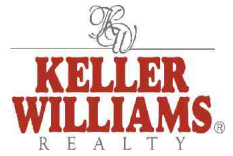


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Office: 480-768-9333

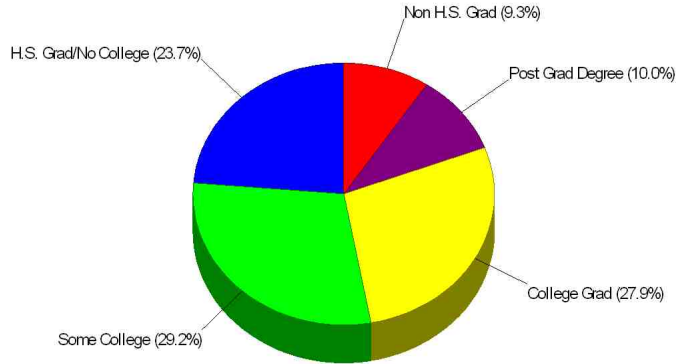
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Web: PatrickWalsh.homelog.com



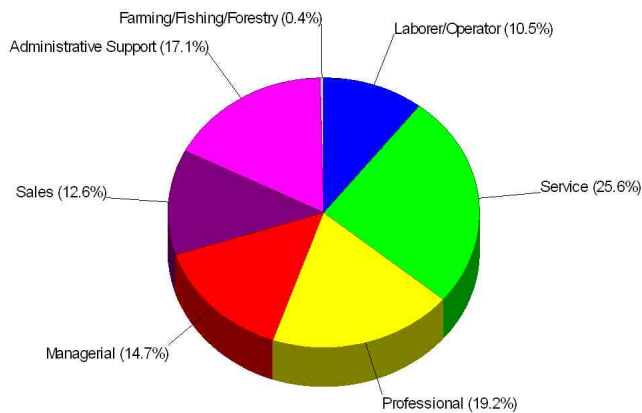
## Adult Education Level For Maricopa County

**90.7% High School Graduates**  
**37.9% College Graduates**



## Employment For Maricopa County

**Average Travel Time To Work = 28.1 Minutes**



**Occupation**

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**Patrick Walsh, REALTOR®**

Office: 480-768-9333

email: pwalsh@kw.com

Web: PatrickWalsh.homelog.com



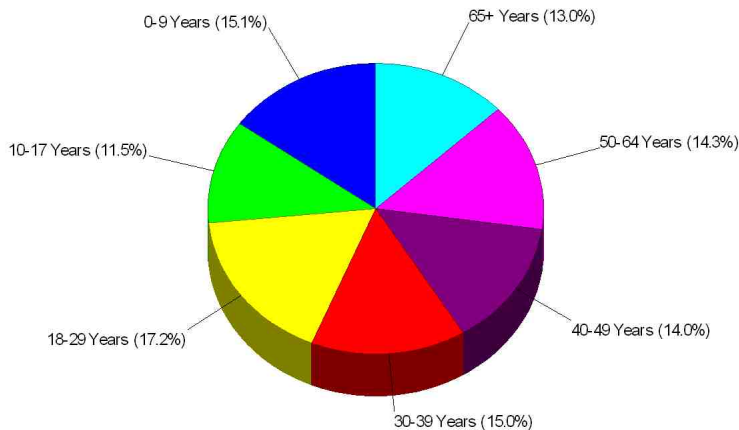
## General Facts For Arizona



Median Income:	<b>\$41,963</b>
Income (W/Children):	<b>\$58,738</b>
Population:	<b>5,939,292</b>
Land Area:	<b>113,635 Square Miles</b>
Population Density:	<b>52 Persons Per Square Mile</b>
Nickname:	<b>Grand Canyon State</b>
Capital:	<b>Phoenix</b>
Date of Statehood:	<b>February 14, 1912</b>
State Bird:	<b>Cactus Wren</b>
State Flower:	<b>Blossom of the Saguaro Cactus</b>
State Tree:	<b>Paloverde</b>

## Age Breakdown For Arizona

**Average Age = 34.3 Years**



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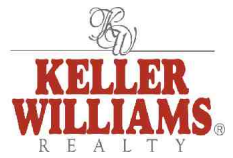


**Patrick Walsh, REALTOR®**

Office: 480-768-9333

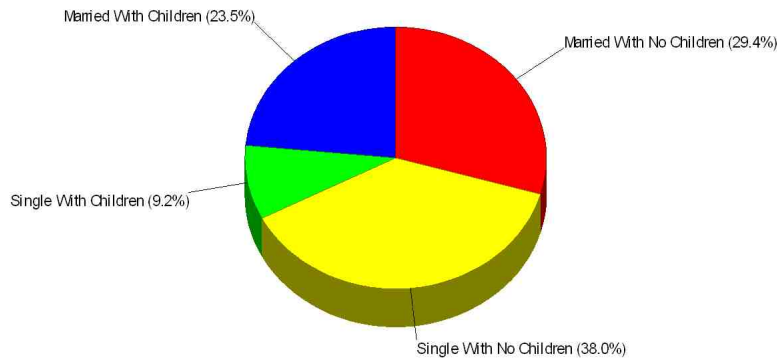
email: pwalsh@kw.com

Web: PatrickWalsh.homelog.com



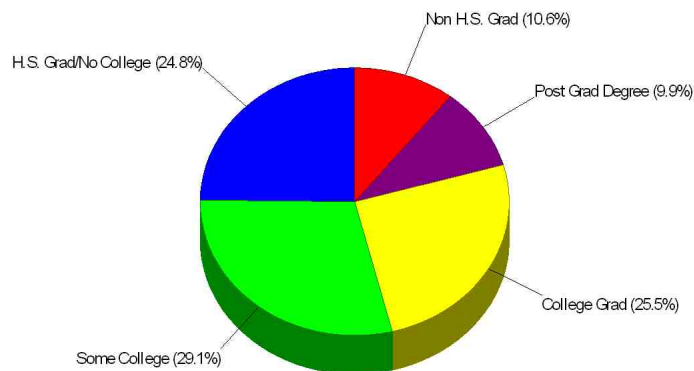
## Household Characteristics For Arizona

**52.9% Married**  
**32.6% With Children**



## Adult Education Level For Arizona

**89.4% High School Graduates**  
**35.4% College Graduates**



Prepared by Patrick Walsh, REALTOR®





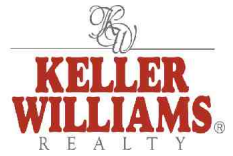


Patrick Walsh, REALTOR®

Office: 480-768-9333

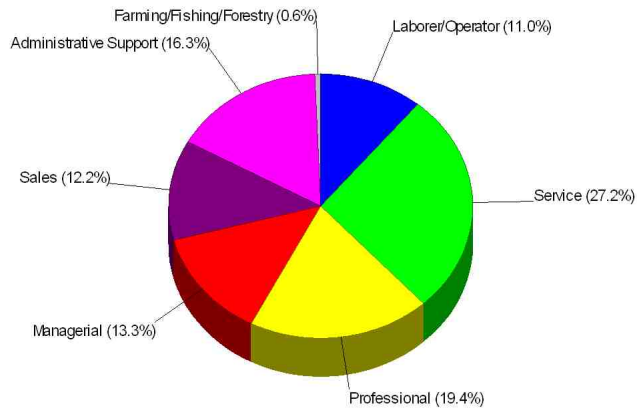
email: pwalsh@kw.com

Web: PatrickWalsh.homelog.com



## Employment For Arizona

Average Travel Time To Work = 26.7 Minutes



Occupation

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