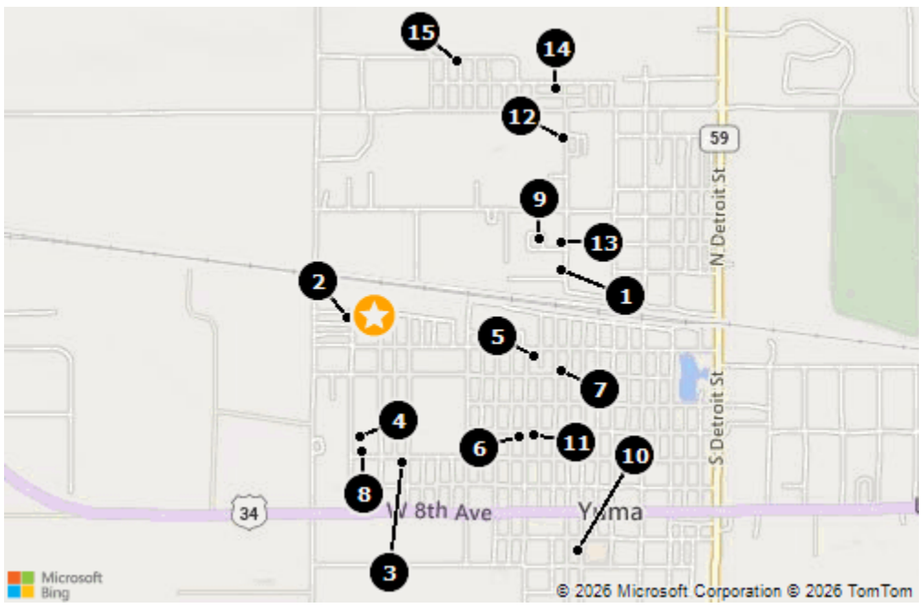
ICE SiteX Report

OrderID: 98019341

SiteX Property Information Report



Subject Property Location

100 S HICKORY ST, YUMA, CO 80759-1818

County:	**YUMA CO**	Census Tract:	081259632.004024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	Y004240	Thomas Bros Pg-Grid:	

Valuation

Value:	**$322,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$270,480 - $373,520	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	74
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,322
Total Assessed Value:	$21,840	Total Assessor Market Value:	$349,320	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: 74 Subdivision: Y, WESTVIEW-SUB Tract No: C
Abbreviated Description: Y, WESTVIEW - SUB OF TR. C LOT 1 SIZE: 72.5 X 140

Property Characteristics

Lot Size:	10,150 SF	Bedrooms:		Pool:	
Building Area:	2520 SF	Baths:	3	Fireplace:	
Year Built:	1982	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Detached	Heating:	Baseboard
Number of Stories:	2+B	Number of Cars:	4	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/05/2019	Loan Amount:	N/A
Document #:	00575467 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2049	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WESTVIEW ADDITION Tract No: C
City/Muni/Twp: YUMA

Prior Transfer

Recording Date:	04/02/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 District: 74 Subdivision: Y, WESTVIEW-SUB Tract No: C
Abbreviated Description: Y, WESTVIEW - SUB OF TR. C LOT 1 SIZE: 72.5 X 140

Prior Transfer

Recording Date:	09/27/2018	Sales Price:	N/A
Document #:	00573893 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/29/2017	Sales Price:	N/A

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Document #:	00570244 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/09/2017	Loan Amount:	N/A
Document #:	00570096 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WESTVIEW ADDITION
City/Muni/Twp: YUMA

Prior Transfer

Recording Date:	06/09/2017	Sales Price:	$189,000
Document #:	00570095 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/09/2017		
Document Type:			

Legal Description:
Subdivision: WESTVIEW ADDITION Tract No: C
City/Muni/Twp: YUMA

Prior Transfer

Recording Date:	01/15/2013	Sales Price:	$170,000
Document #:	00555847 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/14/2013		
Document Type:			

Legal Description:
Lot: 1 Subdivision: WESTVIEW ADDITION Tract No: C
City/Muni/Twp: YUMA

Mortgage Record

Recording Date:	11/28/2012	Loan Amount:	N/A
Document #:	00555162 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	12/01/2042	Type Finance:	ADJ

Legal Description:
Lot: 1 Subdivision: SUBDIVISION OF TRACT C OF WESTVIEW ADDITION
City/Muni/Twp: YUMA

Mortgage Record

Recording Date:	01/10/2011	Loan Amount:	N/A
Document #:	00548027 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2026	Type Finance:	

Legal Description:
Lot: 1 Subdivision: WESTVIEW ADDITION Tract No: C
City/Muni/Twp: YUMA

Area Sales Analysis

Total Area Sales	$4,041,681	Median # of Bedrooms	
Median Lot Size	10,045 SF	Median # of Baths	2
Median Living Area	1,376 SF	Median Year Built	1952
Price Range - 2 Yrs	$42,500 to $450,000	Age Range	27 years to 136 years
Median Value	$250,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**210 N BIRCH ST** **YUMA, CO 80759-1404**	06/01/2026	$250,000	$139	1796	//1	1919	10,045 SF	
		APN: Y003674 Document #: 594472 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Abbreviated Description: Lot:6 City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA								
2	.07Mi.	**1000 W 1ST AVE** **YUMA, CO 80759-1838**	04/10/2026	$330,000	$156	2112	1//3	1981	9,156 SF	
		APN: Y004225 Document #: 594083 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: WESTVIEW ADDITION Abbreviated Description: Lot:1 Subdivision:WESTVIEW ADDITION City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA								
3	.37Mi.	**801 W 6TH AVE** **YUMA, CO 80759-2302**	04/10/2026	$450,000	$242	1858	1//2	1973	16,800 SF	
		APN: Y004137 Document #: 594085 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SOUTH GRANDVIEW ADDITION Tract No: F Abbreviated Description: Lot:1 Subdivision:SOUTH GRANDVIEW ADDITION Tract No:F City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA								
4	.3Mi.	**411 S IVY ST** **YUMA, CO 80759-2315**	04/10/2026	$355,000	$221	1604	//2	1999	14,000 SF	
		APN: Y004470 Document #: 594087 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: ANGEL BRAND SUBDIVISON Sec/Twnship/Range: SW4S22T02NR48W6PM Abbreviated Description: Lot:4 Block:1 Subdivision:ANGEL BRAND SUBDIVISON Sec/Twnship/Range:SW4S22T02NR48W6PM City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA								
5	.41Mi.	**205 S CEDAR ST** **YUMA, CO 80759-1909**	01/29/2026	$185,000	$183	1008	//2	1952	7,000 SF	
		APN: Y003159 Document #: 593554 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 11 Block: 2 Subdivision: FIRST ADDITION TO THE TOWN OF YUMA Abbreviated Description: Lot:11 Block:2 Subdivision:FIRST ADDITION TO THE TOWN OF YUMA City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA

6	.46Mi.	**502 S CEDAR ST** **YUMA, CO 80759-2712**	01/20/2026	$235,000	$188	1248	//1	1917	10,500 SF

APN: Y003512 Document #: 593491
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1,2 Block: 4 Subdivision: LORINGS ADDITION Abbreviated Description: Lot:1,2 Block:4 Subdivision:LORINGS ADDITION Abbreviated Description:LOT: NORTH 1/2 OF LOT 2 City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA

7	.48Mi.	**218 W 3RD AVE** **YUMA, CO 80759-2404**	12/18/2025	$200,000	$236	845	1//1	1890	8,000 SF

APN: Y003060 Document #: 593286
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7,8 Block: 5 Subdivision: ORIGINAL TOWN OF YUMA Abbreviated Description: Lot:7,8 Block:5 Subdivision:ORIGINAL TOWN OF YUMA Abbreviated Description:LOT: WEST 80 FEET OF LOTS 7 AND 8 City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA

8	.33Mi.	**912 W 6TH AVE** **YUMA, CO 80759-2318**	12/16/2025	$317,000	$195	1620	1//3	1973	14,000 SF

APN: Y003931 Document #: 593261
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4S22T02NR48W6PM Abbreviated Description: Sec/Twnship/Range:SW4S22T02NR48W6PM City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA

9	.45Mi.	**206 FORD CIR** **YUMA, CO 80759-1400**	11/03/2025	$240,000	$178	1344	//2	1995	7,138 SF

APN: Y004452 Document #: 593012
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: SHEA SUBDIVISION Abbreviated Description: Lot:3 Block:2 Subdivision:SHEA SUBDIVISION City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA

10	.76Mi.	**910 S ASH ST** **YUMA, CO 80759-3012**	10/31/2025	$42,500	$66	636	1//1	1917	8,400 SF

APN: Y003477 Document #: 592994
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 5 Subdivision: HIGH SCHOOL ADDITION Abbreviated Description: Lot:2 Block:5 Subdivision:HIGH SCHOOL ADDITION City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA

11	.49Mi.	**505 S CEDAR ST** **YUMA, CO 80759-2711**	07/18/2025	$245,000	$194	1262	//2	1907	7,000 SF

APN: Y003274 Document #: 592326
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 13 Subdivision: FIRST ADDITION TO THE TOWN NOW CITY OF YUMA Abbreviated Description: Lot:12 Block:13 Subdivision:FIRST ADDITION TO THE TOWN NOW CITY OF YUMA City/Muni/Twp:CITY OF YUMA City/Muni/Twp: CITY OF YUMA

12	.59Mi.	**620 N BIRCH ST** **YUMA, CO 80759-1411**	07/02/2025	$240,000	$238	1008	//2	1946	10,920 SF

APN: Y003341 Document #: 592227
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6,5 Block: 7 Subdivision: LOUGEES FIRST ADDITION Abbreviated Description: Lot:6,5 Block:7 Subdivision:LOUGEES FIRST ADDITION Abbreviated Description:LOT: SOUTH 28 FEET OF LOT 5 City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA

13	.49Mi.	**228 N BIRCH ST** **YUMA, CO 80759-1406**	06/26/2025	$350,000	$210	1664	1//3	1917	18,150 SF

APN: Y003669 Document #: 592161
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: ANDERSENS ADDITION Abbreviated Description: Lot:5 Subdivision:ANDERSENS ADDITION City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA

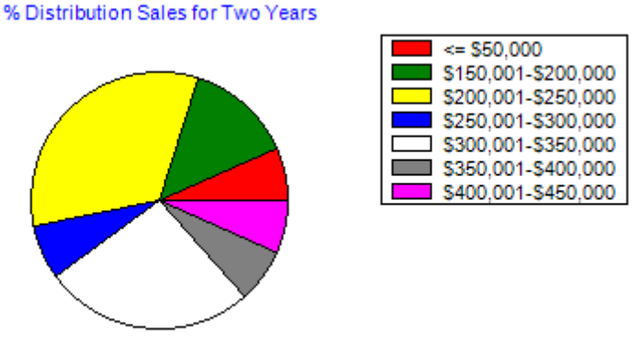
14	.72Mi.	**305 W GRANT AVE** **YUMA, CO 80759-1119**	06/18/2025	$305,000	$221	1376	1//2	1984	13,160 SF

APN: Y004187 Document #: 592112
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: SPROUSE AND BROWER ADDITION Abbreviated Description: Lot:7 Block:1 Subdivision:SPROUSE AND BROWER ADDITION City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA

15	.66Mi.	**606 W APACHE DR** **YUMA, CO 80759-1126**	06/11/2025	$297,181	$199	1488	1//2	1978	9,800 SF

APN: Y004362 Document #: 592058
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: INDIAN HILLS ADDITION Tract No: 74 Abbreviated Description: Lot:1 Subdivision:INDIAN HILLS ADDITION Tract No:74 City/Muni/Twp:TOWN OF YUMA City/Muni/Twp: TOWN OF YUMA

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

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Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**100 S HICKORY ST**	**04/02/2019**	$349,320	$21,840	2,520	//3	1982	10,150 SF	
.01Mi.	**104 S HICKORY ST**	**01/29/2024**	$232,800	$14,550	1,568	//2	1995	9,800 SF	
.03Mi.	**108 S HICKORY ST**	**03/24/2022**	$290,810	$18,180	1,704	//3	1978	9,800 SF	
.03Mi.	**103 S IVY ST**	**10/06/2016**	$170,000	$10,630	1,632	//2	1977	10,500 SF	
.04Mi.	**120 S HICKORY ST**	**08/13/2024**	$250,270	$15,640	1,320	1//3	1979	9,800 SF	
.05Mi.	**109 S IVY ST**	**02/11/2020**	$174,000	$10,880	1,568	1//2	1976	15,750 SF	
.05Mi.	**119 S HICKORY ST**	**06/05/2023**	$235,100	$14,700	1,586	1//2	1977	10,500 SF	
.06Mi.	**900 W 2ND AVE**	**10/10/2017**	$354,890	$22,180	1,748	//2	1976	16,800 SF	
.06Mi.	**123 S HICKORY ST**	**04/09/2024**	$235,940	$8,500	1,296	//1	1975	10,500 SF	
.07Mi.	**1000 W 1ST AVE**	**03/18/2019**	$308,630	$19,290	2,112	1//3	1981	9,156 SF	
.07Mi.	**129 S IVY ST**	**11/01/2023**	$249,280	$15,580	1,586	//2	1977	14,294 SF	
.07Mi.	**812 W 2ND AVE**	**12/05/2013**	$253,770	$15,860	1,825	//3	1975	10,500 SF	
.08Mi.	**124 S IVY ST**		$274,890	$10,930	1,444	//2	1982	9,900 SF	
.08Mi.	**120 S GUM ST**	**03/03/2001**	$200,530	$6,280	1,508	//1	2002	9,800 SF	
.09Mi.	**124 S GUM ST**		$191,710	$5,990	2,294	//2	1972	9,800 SF	
.09Mi.	**200 S HICKORY ST**	**09/29/2025**	$199,670	$12,480	1,248	1//1	1975	10,500 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	37.7 years old	Households:	1,932
Median Household Income:	$64,710	Households w/Family:	74%
Household Income Per Capita:	$31,769	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Yuma School District 1	Students:	802
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**Kenneth P. Morris Elementary School** Number of Students: 310 Student-Teacher Ratio: 12.14	C+	Public	KG - 4
0.92Mi.	**Yuma High School** Number of Students: 228 Student-Teacher Ratio: 12.88	B-	Public	9 - 12
0.22Mi.	**Little Indians Preschool** Number of Students: 41 Student-Teacher Ratio: 41	NA	Public	PK - PK
0.35Mi.	**Yuma Middle School** Number of Students: 223 Student-Teacher Ratio: 13.12	B-	Public	5 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	141%	NOTABLY HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	93%	SIMILAR
MURDER	114%	HIGHER
OVERALL	97%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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