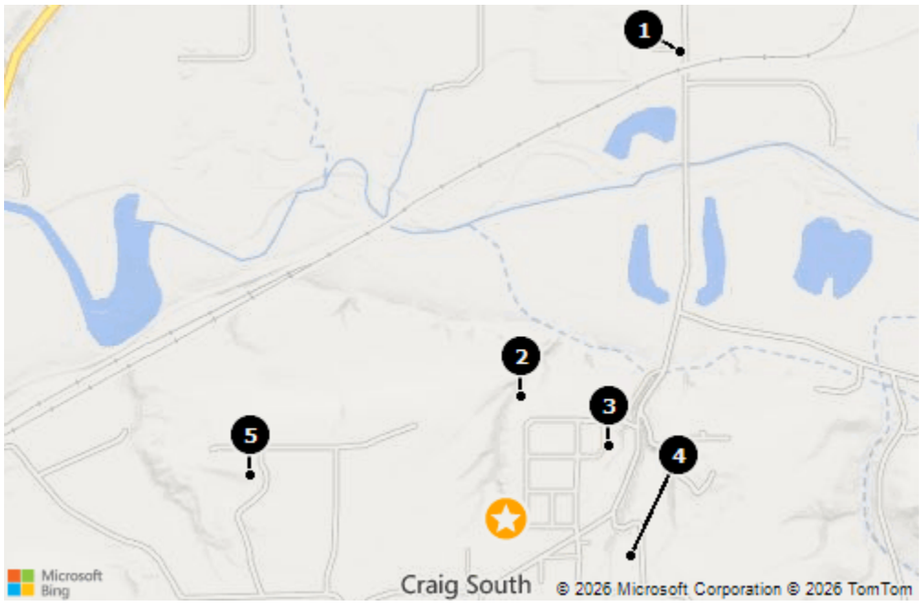
ICE SiteX Report

OrderID: 98665710

SiteX Property Information Report



Subject Property Location

1105 5TH AVE S, CRAIG, CO 81625-9420

County:	**MOFFAT CO**	Census Tract:	080810003.001041
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R010728	Thomas Bros Pg-Grid:	

Valuation

Value:	**$466,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$442,700 - $489,300	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2026	Tax Rate Code Area:	7
Assd Land Value:		Market Land Value:	$20,748	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$445,547	Total Taxable Value:	$2,176
Total Assessed Value:	$29,144	Total Assessor Market Value:	$466,295	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Section: 23 District: 8551 Subdivision: CRAIG SOUTH HIGHLANDS Tract No: 440
Abbreviated Description: SUBD: CRAIG SOUTH HIGHLANDS LOT: 3 OF THE REPLAT OF TRACTS 440, 442, 461 & 463 OF THE BUCHMANN SUB.

Property Characteristics

Lot Size:	3.000 AC	Bedrooms:	3	Pool:	
Building Area:	2103 SF	Baths:	2.5	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/01/2026	Sales Price:	N/A
Document #:	20261312 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/26/2024	Sales Price:	N/A
Document #:	20242277 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/15/2024	Loan Amount:	N/A
Document #:	20242178 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2054	Type Finance:	
Legal Description:			
Lot: 3 Subdivision: BUCHMANN SUBDIVISION			

Prior Transfer

Recording Date:	08/15/2024	Sales Price:	$495,000
Document #:	2024-2176 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98665710

Legal Description:
Lot: 3 Section: 23 District: 8551 Subdivision: CRAIG SOUTH HIGHLANDS Tract No: 440
Abbreviated Description: SUBD: CRAIG SOUTH HIGHLANDS LOT: 3 OF THE REPLAT OF TRACTS 440, 442, 461 & 463 OF THE BUCHMANN SUB.

Prior Transfer

Recording Date:	08/15/2024	Sales Price:	$495,000
Document #:	20242176 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/13/2024		
Document Type:			

Legal Description:
Lot: 3 Subdivision: BUCHMANN SUBDIVISION Map Ref: DOC 2004L-1380

Prior Transfer

Recording Date:	06/28/2022	Sales Price:	N/A
Document #:	20222347 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/12/2021	Sales Price:	N/A
Document #:	20213109 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/30/2021	Sales Price:	$400,000
Document #:	20212931 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/29/2021		
Document Type:			

Legal Description:
Lot: 3 Subdivision: BUCHMANN SUBDIVISION Map Ref: DOC 2004L-1380

Prior Transfer

Recording Date:	08/28/2019	Sales Price:	N/A
Document #:	20192402 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/27/2019		
Document Type:			

Legal Description:
Lot: 3 Subdivision: BUCHANAN SUBDIVISION

Prior Transfer

Recording Date:	08/03/2015	Sales Price:	N/A
Document #:	20152555 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/26/2015	Sales Price:	N/A
Document #:	20152116 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/25/2015		
Document Type:			

Legal Description:
Lot: 3 Subdivision: REPLAT OF TRACTS 440 442 461&463 OF BUCHMANN SUB Map Ref: DOC2004L-1380

Prior Transfer

Recording Date:	06/26/2015	Sales Price:	$301,000
Document #:	20152114 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/2015		
Document Type:			

Legal Description:
Lot: 3 Subdivision: REPLAT OF TRACTS 440 442 461&463 OF BUCHMANN SUB Map Ref: DOC2004L-1380

Mortgage Record

Recording Date:	10/25/2010	Loan Amount:	N/A
Document #:	20103686 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2040	Type Finance:	

Legal Description:
Lot: 3 Subdivision: BUCHMANN SUBDIVISION Tract No: 440,442
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED

Mortgage Record

Recording Date:	10/04/2005	Loan Amount:	N/A
Document #:	2005-L-5332 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2035	Type Finance:	

Legal Description:
Lot: 3 Subdivision: BUCHMANN SUBDIVISION
Abbreviated Description: SOME INFO KEYED FROM LEGAL DESCRIPTION, BUT COMPLETE LEGAL NOT CAPTURED

Area Sales Analysis

Total Area Sales	$2,119,900	Median # of Bedrooms	3
Median Lot Size	128,023 SF	Median # of Baths	1.75
Median Living Area	1,500 SF	Median Year Built	1976
Price Range - 2 Yrs	$259,900 to $643,000	Age Range	22 years to 101 years
Median Value	$402,000	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

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1	1.21Mi.	**54 S RANNEY ST** **CRAIG, CO 81625-2879**	10/05/2026	$259,900	$238	1092	4/2/1	1948	15,000 SF
		APN: R005267 Document #: 20262451 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SW4 S01T06NR91W 6PM Abbreviated Description: Sec/Twnship/Range:NE4SW4 S01T06NR91W 6PM							
2	.28Mi.	**724 UNION ST** **CRAIG, CO 81625-9437**	07/27/2026	$300,000	$188	1593	5/3/1	1976	210,396 SF
		APN: R005565 Document #: 20261801 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S12T06NR91W 6PM Abbreviated Description: Sec/Twnship/Range:S12T06NR91W 6PM							
3	.34Mi.	**750 2ND AVE S** **CRAIG, CO 81625-9482**	03/03/2026	$643,000	$357	1800	/4/1.75	1999	127,762 SF
		APN: R005577 Document #: 20260543 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: 7 Subdivision: CRAIG SOUTH HIGHLANDS Abbreviated Description: Block:7 Subdivision:CRAIG SOUTH HIGHLANDS City/Muni/Twp:CRAIG City/Muni/Twp: CRAIG							
4	.32Mi.	**1020 THOMPSON WAY** **CRAIG, CO 81625-9435**	02/25/2026	$515,000	$363	1416	/3/2	1925	128,023 SF
		APN: R005608 Document #: 20260505 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: RB THOMPSON SUBDIVISION Tract No: 16-18 Sec/Twnship/Range: S12T06NR91W 6PM Abbreviated Description: Lot:6 Subdivision:RB THOMPSON SUBDIVISION Tract No:16-18 Sec/Twnship/Range:S12T06NR91W 6PM							
5	.64Mi.	**870 S SADDORIS DR** **CRAIG, CO 81625-9459**	05/27/2025	$402,000	$268	1500	/3/2	2004	218,236 SF
		APN: R005534 Document #: 20251227 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 1 Subdivision: ESTEY RANCH SUBDIVISION Abbreviated Description: Lot:18 Block:1 Subdivision:ESTEY RANCH SUBDIVISION							

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.

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.	**1105 5TH AVE S**	**08/15/2024**	$466,295	$29,144	2,103	/3/2.5	2005	3 SF	
.04Mi.	**850 UNION ST**	**06/19/2012**	$510,779	$31,924	3,102	/3/2.5	2004	4 SF	
.06Mi.	**1230 5TH AVE S**	**03/28/2022**	$477,013	$29,814	3,504	/3/2	2011	1 SF	
.08Mi.	**1051 5TH AVE S**	**05/18/2010**	$293,870	$18,367	908	/3/2	1958	28,125 SF	
.09Mi.	**1050 5TH AVE S**		$164,969	$10,311	1,968	4/2/1	1960	1 SF	
.09Mi.	**840 UNION ST**	**12/09/2020**	$496,306	$31,019	2,997	/3/2.5	2004	3 SF	
.1Mi.	**1030 5TH AVE S**	**09/07/2017**	$102,660	$6,417	672	4/2/1	1956	12,257 SF	
.11Mi.	**960 WILSON ST**	**03/22/2024**	$130,700	$8,169	816	5/2/1	1960	19,428 SF	
.11Mi.	**940 WILSON ST**	**03/29/2021**	$390,600	$24,412	2,044	/3/1.75	1958	14,062 SF	
.11Mi.	**1070 S RANNEY ST**	**01/03/1990**	$580,092	$36,256	3,532	/3/2	2003	43,475 SF	
.11Mi.	**1058 S RANNEY ST**	**04/19/2024**	$131,059	$8,191	1,088	5/3/1.75	1961	10,210 SF	
.11Mi.	**1080 S RANNEY ST**	**08/26/2019**	$262,742	$16,422	1,120	/2/1.75	1977	1 SF	
.12Mi.	**1050 S RANNEY ST**	**07/23/2024**	$94,329	$5,896	1,392	4/2/1	1961	7,900 SF	
.12Mi.	**1012 S RANNEY ST**	**09/01/2017**	$203,575	$12,724	2,644	/2/2	1948	1 SF	
.12Mi.	**899 UNION ST**	**07/01/2024**	$547,716	$34,232	2,272	/5/3	1977	1 SF	
.13Mi.	**830 UNION ST**	**10/20/2025**	$376,111	$23,507	2,128	/3/1.75	1978	3 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	38.5 years old	Households:	5,058
Median Household Income:	$66,138	Households w/Family:	62%
Household Income Per Capita:	$34,439	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Moffat County School District Re-1	Students:	1,821
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.50Mi.	**Moffat County High School** Number of Students: 481 Student-Teacher Ratio: 14.48 Advanced Placement: Yes	B	Public	9 - 12
2.52Mi.	**Craig Middle School** Number of Students: 419 Student-Teacher Ratio: 13.89	C+	Public	6 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	123%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	116%	HIGHER
MURDER	118%	HIGHER
OVERALL	106%	SIMILAR

Disaster Alerts

No alerts noted

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