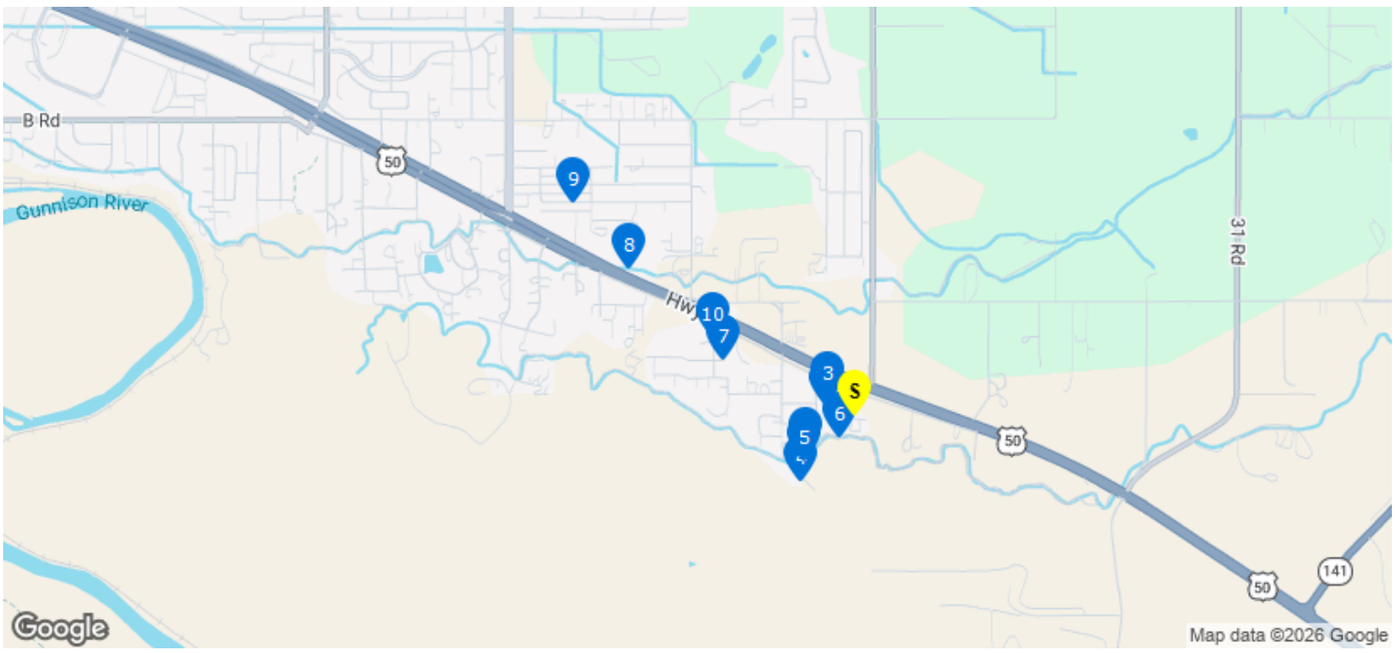
ICE SiteX Report

OrderID: 98809153

SiteX Property Information Report



Subject Property Location

119 BURNS DR, GRAND JUNCTION, CO 81503-2438

County:	**MESA CO**	Census Tract:	0012.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2943-324-07-020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$429,000**	FSD:	13	Common Confidence Score:	61
Value Range:	$373,230 - $484,770	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11275
Assd Land Value:	$3,280	Market Land Value:	$52,500	Tax Year:	2025
Assd Improvement:	$16,200	Market Improvment Value:	$259,230	Total Taxable Value:	$1,908
Total Assessed Value:	$19,480	Total Assessor Market Value:	$311,730	Delinquent Year:	
				Tax Account ID:	R050173
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 6 Subdivision: BURNS SUB Sec/Twnship/Range: SEC 32 TWN 01S RNG 01E
Abbreviated Description: BEG NE COR LOT 3 BLK 6 BURNS SUB SEC 32 1S 1E S 18DEG 13' W 50FT TO SE COR LOT 3 N 73DEG33'21SEC W 110.60FT N 17DEG55'13SEC E

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	2160 SF	Baths:	1.8	Fireplace:	Yes
Year Built:	1979	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/11/2025	Sales Price:	N/A
Document #:	3145227 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	04/18/2025	Loan Amount:	N/A
Document #:	3123416 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/01/2025		
TD Due Date:	10/01/2049	Type Finance:	
Legal Description:			
Map Ref: 0			

Prior Transfer

Recording Date:	11/21/2019	Sales Price:	N/A
Document #:	2903814 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	09/27/2019	Loan Amount:	N/A
Document #:	2896891 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	09/27/2019		
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Block: 6 Subdivision: BURNS SUBDIVISION Map Ref: 0
Abbreviated Description: POR OF LOT 2

Mortgage Record

Recording Date:	09/27/2019	Loan Amount:	N/A
Document #:	2896890 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/27/2019		
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Block: 6 Subdivision: BURNS SUBDIVISION
City/Muni/Twp: GRAND JUNCTION

Prior Transfer

Recording Date:	09/27/2019	Sales Price:	$205,000
Document #:	2896889 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/27/2019		
Document Type:	Deed		

Legal Description:
Block: 6 Subdivision: BURNS SUBDIVISION
City/Muni/Twp: GRAND JUNCTION

Prior Transfer

Recording Date:	12/14/2015	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 6 Subdivision: BURNS SUB Sec/Twnship/Range: SEC 32 TWN 01S RNG 01E
Abbreviated Description: BEG NE COR LOT 3 BLK 6 BURNS SUB SEC 32 1S 1E S 18DEG 13' W 50FT TO SE COR LOT 3 N 73DEG33'21SEC W 110.60FT N 17DEG55'13SEC E

Prior Transfer

Recording Date:	09/16/2015	Sales Price:	N/A
Document #:	2737503 BK-PG 5011-0863	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/24/2015	Loan Amount:	N/A
Document #:	2728321 BK-PG 5740-0932	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/19/2015		
TD Due Date:	07/01/2045	Type Finance:	

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	05/17/2010	Loan Amount:	N/A
Document #:	2533113 BK-PG 5011-0863	Loan Type:	Conventional
Contract Date:	05/10/2010		
TD Due Date:	06/01/2040	Type Finance:	Fixed Rate

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	02/28/2006	Sales Price:	$80,000
Document #:	2303949 BK-PG 4102-0475	Type of Sale:	Lender Sold
Contract Date:	02/27/2006		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	10/27/2005	Sales Price:	$137,049
Document #:	2282873 BK-PG 4024-0188	Type of Sale:	Lender Owned
Contract Date:	10/26/2005		
Document Type:	Deed		

Legal Description:

Mortgage Record

Recording Date:	12/13/2002	Loan Amount:	N/A
Document #:	2093084 BK-PG 3228-0118	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/20/2012	Type Finance:	

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	12/13/2002	Loan Amount:	N/A
Document #:	2093083 BK-PG 3228-0099	Loan Type:	Unknown Loan Type
TD Due Date:	01/01/2033	Type Finance:	

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	07/19/2002	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98809153

Document #:	2066756 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/19/2002		
TD Due Date:	07/01/2032	Type Finance:	

Legal Description:
Lot: P Block: 6 Subdivision: BURNS SUBDIVISION

Prior Transfer

Recording Date:	07/19/2002	Sales Price:	N/A
Document #:	2066755 BK-PG 3116-0117	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/19/2002		
Document Type:	Deed		

Legal Description:
Lot: P Block: 6 Subdivision: BURNS SUBDIVISION

Mortgage Record

Recording Date:	01/11/1999	Loan Amount:	N/A
Document #:	1882999 BK-PG 2536-0854	Loan Type:	Unknown Loan Type
TD Due Date:	01/01/2029	Type Finance:	

Legal Description:
Block: 5 Subdivision: BURNS SUBDIVISION Map Ref: 0
Abbreviated Description: NORTHEAST COR LOT3 BLK5

Mortgage Record

Recording Date:	01/02/1998	Loan Amount:	N/A
Document #:	1826636 BK-PG 2391-0724	Loan Type:	Unknown Loan Type
TD Due Date:	12/29/2017	Type Finance:	

Legal Description:
Block: 5 Subdivision: BURNS SUBDIVISION Map Ref: 0
Abbreviated Description: PORTION LOT2 BLK6

Area Sales Analysis

Total Area Sales	$3,846,800	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	2
Median Living Area	1,818 SF	Median Year Built	1958
Price Range - 2 Yrs	$250,000 to $560,000	Age Range	7 years to 87 years
Median Value	$357,450	Median Age	68.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**112 WHITEHEAD DR** **GRAND JUNCTION, CO 81503-2464**	05/20/2026	$345,000	$324	1064	5/3/1	1979	SF	
		APN: 2943-324-06-017 Document #: 3159451 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9&10 Block: 5 Subdivision: BURNS SUBDIVISION Abbreviated Description: Lot:9&10 Block:5 Subdivision:BURNS SUBDIVISION Abbreviated Description:LOT; NORTH 2 OF LOT 10								
2	.08Mi.	**129 WHITEHEAD DR** **GRAND JUNCTION, CO 81503-2402**	05/14/2026	$391,900	$204	1920	7/4/1.8	1956	SF	
		APN: 2943-324-00-021 Document #: 3158960 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
3	.09Mi.	**127 WHITEHEAD DR** **GRAND JUNCTION, CO 81503-2402**	10/17/2025	$328,000	$219	1496	5/3/1	1955	SF	
		APN: 2943-324-00-020 Document #: 3140303 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SE4 S32T01SR01E UM Abbreviated Description: Sec/Twnship/Range:NE4SE4 S32T01SR01E UM								
4	.11Mi.	**2977 MEEKER ST** **GRAND JUNCTION, CO 81503-2450**	10/23/2026	$275,000	$351	784	4/2/1	1953	SF	
		APN: 2943-324-03-003 Document #: 3174102 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4&5 Block: 2 Subdivision: BURNS SUBDIVISION Abbreviated Description: Lot:4&5 Block:2 Subdivision:BURNS SUBDIVISION City/Muni/Twp:MESA City/Muni/Twp: MESA								
5	.19Mi.	**2977 HAYDEN RD** **GRAND JUNCTION, CO 81503-2466**	03/09/2026	$350,000	$298	1176	5/3/1.8	1979	SF	
		APN: 2943-324-05-013 Document #: 3152322 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1-3 Block: 4 Subdivision: BURNS SUBDIVISION Abbreviated Description: Lot:1-3 Block:4 Subdivision:BURNS SUBDIVISION Abbreviated Description:LOT: NORTH 85 FT OF LOTS 1&2 & N 85 FT OF W 13 FT OF LOT 3								
6	.27Mi.	**2964 A 1/4 RD** **GRAND JUNCTION, CO 81503-2434**	12/01/2025	$312,000	$200	1560	3/3/2	1982	SF	
		APN: 2943-324-00-029 Document #: 3144136 Document Type: Special Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: NW4SE4 S32T01SR01E UM Abbreviated Description: Sec/Twnship/Range:NW4SE4 S32T01SR01E UM								
7	.27Mi.	**2962 A 1/4 RD** **GRAND JUNCTION, CO 81503-2434**	05/19/2025	$200,000	$88	2264	5/4/1.8	1981	SF	
		APN: 2943-324-00-026 Document #: 3126111 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
8	.29Mi.	**124 DRY CREEK CT** **GRAND JUNCTION, CO 81503-9300**	08/03/2026	$460,000	$240	1915	5/3/2	2012	8,712 SF	
		APN: 2943-324-37-001 Document #: 3166698 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: RED TAIL RIDGE II SUBDIVISION Abbreviated Description: Lot:1 Subdivision:RED TAIL RIDGE II SUBDIVISION City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								

ICE SiteX Report

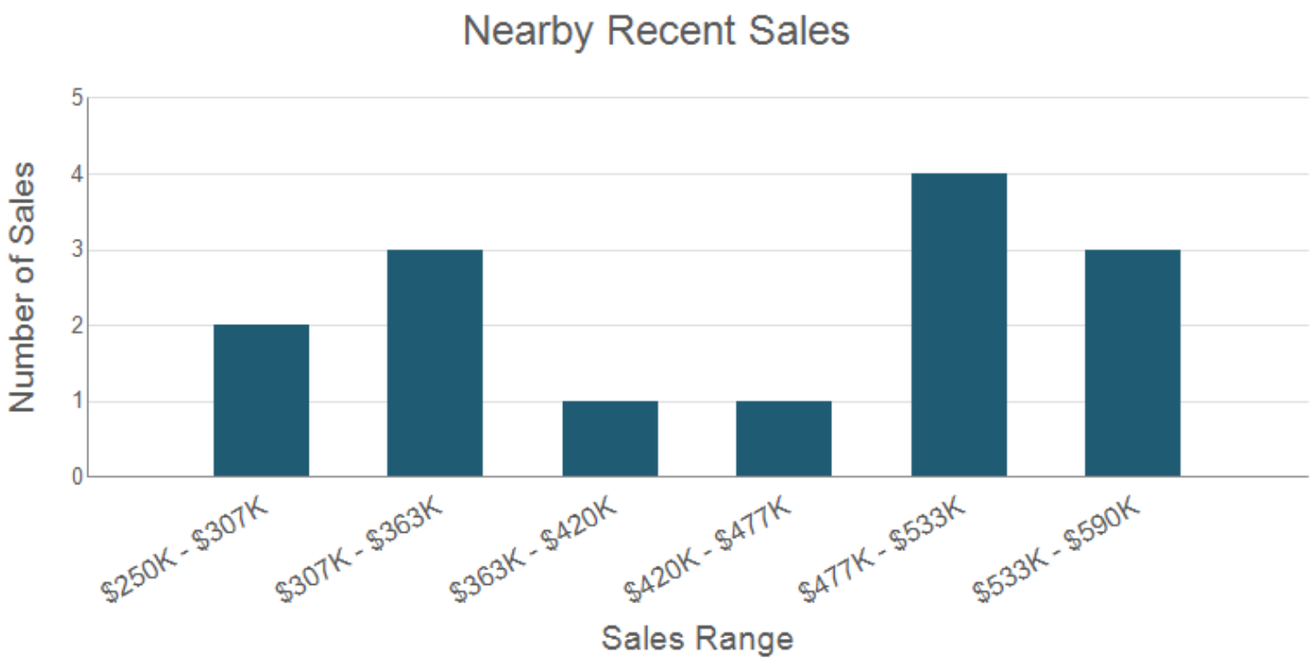
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9	.29Mi.	**120 DRY CREEK CT** **GRAND JUNCTION, CO 81503-9300**	12/30/2025	$590,000	$208	2834	5/4/2.8	2019	9,148 SF	
		APN: 2943-324-37-003 Document #: 3146665 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Subdivision: RED TAIL RIDGE II SUBDIVISION Abbreviated Description: Lot:3 Subdivision:RED TAIL RIDGE II SUBDIVISION								
10	.32Mi.	**119 DRY CREEK CT** **GRAND JUNCTION, CO 81503-9300**	12/09/2025	$250,000	$153	1637	5/3/2	2018	10,454 SF	
		APN: 2943-324-37-021 Document #: 3144922 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21 Subdivision: RED TAIL RIDGE II SUBDIVISION Abbreviated Description: Lot:21 Subdivision:RED TAIL RIDGE II SUBDIVISION								
11	.33Mi.	**121 DRY CREEK CT** **GRAND JUNCTION, CO 81503-9300**	03/20/2026	$54,900			//		13,068 SF	
		APN: 2943-324-37-019 Document #: 3153548 Document Type: Special Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 19 Subdivision: RED TAIL RIDGE II SUBDIVISION Abbreviated Description: Lot:19 Subdivision:RED TAIL RIDGE II SUBDIVISION								
12	.37Mi.	**105 DRY CREEK CT** **GRAND JUNCTION, CO 81503-9300**	05/12/2026	$495,000	$291	1701	5/3/1.8	2019	11,326 SF	
		APN: 2943-324-37-013 Document #: 3158665 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 Subdivision: RED TAIL RIDGE II SUBDIVISION Abbreviated Description: Lot:13 Subdivision:RED TAIL RIDGE II SUBDIVISION								
13	.37Mi.	**2957 GREAT PLAINS DR** **GRAND JUNCTION, CO 81503-9304**	06/04/2025	$442,000	$311	1420	6/3/2	2006	SF	
		APN: 2943-324-14-003 Document #: 3127698 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: RED TAIL RIDGE SUBDIVISION Abbreviated Description: Lot:3 Block:3 Subdivision:RED TAIL RIDGE SUBDIVISION								
14	.39Mi.	**145 BUENA VISTA DR** **GRAND JUNCTION, CO 81503-2477**	03/23/2026	$557,000	$334	1668	5/3/1.8	2019	11,326 SF	
		APN: 2943-324-34-005 Document #: 3153671 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Subdivision: LOOKOUT POINT SUBDIVISION Abbreviated Description: Lot:5 Subdivision:LOOKOUT POINT SUBDIVISION								
15	.42Mi.	**163 WINTER HAWK DR** **GRAND JUNCTION, CO 81503-3939**	01/16/2026	$515,000	$225	2292	6/4/2	2010	9,148 SF	S
		APN: 2943-321-32-009 Document #: 3148032 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: 5 Subdivision: HAWKS NEST SUBDIVISION Abbreviated Description: Lot:9 Block:5 Subdivision:HAWKS NEST SUBDIVISION								
16	.42Mi.	**2948 GREAT PLAINS DR** **GRAND JUNCTION, CO 81503-9303**	07/25/2025	$476,000	$271	1754	6/3/2	2024	9,583 SF	
		APN: 2943-323-45-023 Document #: 3132561 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Block: 4 Subdivision: RED TAIL RIDGE III SUBDIVISION MapRef: DOC 2884255 Abbreviated Description: Lot:23 Block:4 Subdivision:RED TAIL RIDGE III SUBDIVISION Map Ref:DOC 2884255								
17	.43Mi.	**126 GOSHAWK CT** **GRAND JUNCTION, CO 81503-9301**	03/20/2026	$68,000			//		11,326 SF	
		APN: 2943-323-44-015 Document #: 3153495 Document Type: Special Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 15 Block: 3 Subdivision: RED TAIL RIDGE III SUBDIVISION Abbreviated Description: Lot:15 Block:3 Subdivision:RED TAIL RIDGE III SUBDIVISION								
18	.44Mi.	**2951 HIGHWAY 50** **GRAND JUNCTION, CO 81503-2413**	05/01/2026	$560,000	$187	2988	9/4/2.5	1955	SF	
		APN: 2943-324-01-004 Document #: 3157684 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: REPLAT OF BUENA VISTA SUBDIVISION Abbreviated Description: Lot:4 Subdivision:REPLAT OF BUENA VISTA SUBDIVISION								
19	.46Mi.	**166 NIGHT HAWK DR** **GRAND JUNCTION, CO 81503-3915**	08/18/2025	$490,000	$277	1769	5/3/2	2017	SF	
		APN: 2943-321-41-014 Document #: 3134599 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 5 Subdivision: HAWKS NEST SUBDIVISION FILING THREE Abbreviated Description: Lot:14 Block:5 Subdivision:HAWKS NEST SUBDIVISION FILING THREE City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
20	.46Mi.	**166 WINTER HAWK DR** **GRAND JUNCTION, CO 81503-3940**	08/12/2025	$565,000	$230	2452	8/5/2.5	2010	9,148 SF	
		APN: 2943-321-31-014 Document #: 3134171 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 4 Subdivision: HAWKS NEST SUBDIVISION Abbreviated Description: Lot:14 Block:4 Subdivision:HAWKS NEST SUBDIVISION								

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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.

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.	**119 BURNS DR**	**09/27/2019**	$311,730	$19,480	2,160	5/3/1.8	1979		
.02Mi.	**117 BURNS DR**	**04/28/2023**	$314,210	$19,640	2,392	4/5/2	1952		
.02Mi.	**121 BURNS DR**	**01/28/2021**	$426,300	$26,650	3,196	10/6/2	1961		
.02Mi.	**123 BURNS DR**	**07/01/2020**	$470,180	$29,390	3,778	9/5/2.8	2004		
.03Mi.	**115 BURNS DR**	**08/20/2021**	$252,190	$15,770	1,032	5/2/1	1890		
.04Mi.	**113 BURNS DR**	**12/14/2015**	$288,690	$18,050	2,008	4/2/1	1905		
.05Mi.	**124 WHITEHEAD DR**	**12/14/2015**	$233,880	$14,620	987	5/3/1	1954		
.05Mi.	**120 WHITEHEAD DR**	**10/20/2025**	$237,480	$14,850	1,040	5/3/1	1975		
.05Mi.	**118 WHITEHEAD DR**	**09/08/2020**	$267,640	$16,730	1,200	5/3/1.5	1975		
.05Mi.	**2981 HIGHWAY 50**	**12/14/2015**	$364,670	$22,790	1,900	8/4/1	1943		
.06Mi.	**116 WHITEHEAD DR**	**12/14/2015**	$258,060	$16,130	1,374	5/4/1.5	1979		
.06Mi.	**114 WHITEHEAD DR**	**12/14/2015**	$249,960	$15,630	1,191	5/3/1.3	1979		
.07Mi.	**135 BURNS DR**	**05/24/2022**	$367,450	$22,960	2,050	5/3/1.8	1945	1 SF	
.07Mi.	**126 BURNS DR**	**08/21/2025**	$476,180	$29,760	2,240	5/3/2.5	1982		
.07Mi.	**112 WHITEHEAD DR**	**10/17/2025**	$228,460	$14,280	1,064	5/3/1	1979		
.07Mi.	**2984 MEEKER ST**	**01/04/2023**	$247,010	$15,440	1,203	4/2/1.5	1953	12,197 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	40.9 years old	Households:	6,331
Median Household Income:	$67,911	Households w/Family:	73%
Household Income Per Capita:	$29,588	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Mesa County Valley School District 51	Students:	19,753
Number of Schools:	44	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.17Mi.	**Orchard Mesa Middle School** Number of Students: 560 Student-Teacher Ratio: 15.99	B-	Public	6 - 8
4.67Mi.	**Central High School** Number of Students: 1,352 Student-Teacher Ratio: 17	B-	Public	9 - 12

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Advanced Placement: Yes

0.75Mi.	**Mesa View Elementary School**	B	Public	KG - 5

Number of Students: 375
Student-Teacher Ratio: 18.01

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	92%	SIMILAR
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	120%	HIGHER
OVERALL	108%	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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