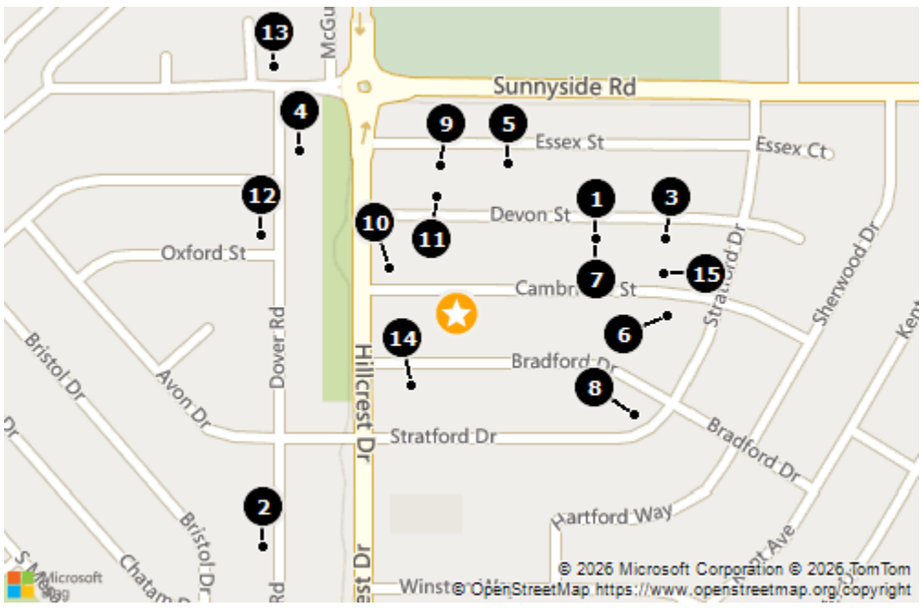
ICE SiteX Report

OrderID: 97908993

SiteX Property Information Report



Subject Property Location

2028 CAMBRIDGE ST, MONTROSE, CO 81401-5508

County:	**MONTROSE CO**	Census Tract:	080859664.024022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3767-352-06-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$464,000**	FSD:	9	Common Confidence Score:	64
Value Range:	$422,240 - $505,760	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1140
Assd Land Value:		Market Land Value:	$68,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$414,830	Total Taxable Value:	$2,233
Total Assessed Value:	$34,040	Total Assessor Market Value:	$482,830	Delinquent Year:	
				Tax Account ID:	R0000623
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 4 Subdivision: ENGLISH GARDENS ADDN NO 3 Sec/Twnship/Range: SEC 35 TWN 49 RNG 09
Abbreviated Description: SUBD: ENGLISH GARDENS ADDN NO 3 BLOCK: 4 LOT: 4 S: 35 T: 49 R: 9

Property Characteristics

Lot Size:	7,508 SF	Bedrooms:	4	Pool:	
Building Area:	2224 SF	Baths:	2.75	Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	B/L	Number of Cars:		A/C:	Evap Cooler
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/26/2025	Sales Price:	N/A
Document #:	978958 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/27/2024	Loan Amount:	N/A
Document #:	969472 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2054	Type Finance:	
Legal Description:			

Lot: 4 Block: 4 Subdivision: ENGLISH GARDENS ADDITION NO 3

Prior Transfer

Recording Date:	04/06/2023	Sales Price:	N/A
Document #:	960736 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/03/2023	Loan Amount:	N/A
Document #:	960647 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2053	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 4 Block: 4 Subdivision: ENGLISH GARDENS ADDITION NO 3

Prior Transfer

Recording Date:	04/03/2023	Sales Price:	$415,000
Document #:	960645 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/30/2023		
Document Type:			

Legal Description:
Lot: 4 Block: 4 Subdivision: ENGLISH GARDENS ADDITION NO 3

Prior Transfer

Recording Date:	03/30/2023	Sales Price:	$415,000
Document #:	960645 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 4 Subdivision: ENGLISH GARDENS ADDN NO 3 Sec/Twnship/Range: SEC 35 TWN 49 RNG 09
Abbreviated Description: SUBD: ENGLISH GARDENS ADDN NO 3 BLOCK: 4 LOT: 4 S: 35 T: 49 R: 9

Prior Transfer

Recording Date:	05/26/2022	Sales Price:	N/A
Document #:	951155 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	$410,000
Document #:	950561 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/10/2022		
Document Type:			

Legal Description:
Lot: 4 Block: 4 Subdivision: ENGLISH GARCENS ADDITION NO 3

Prior Transfer

Recording Date:	05/10/2022	Sales Price:	$410,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/06/2018	Sales Price:	$199,621
Document #:	898612 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/17/2016	Sales Price:	$199,621
Document #:	875936 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/10/2015	Sales Price:	N/A
Document #:	865846 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/09/2015	Sales Price:	$190,600
Document #:	862380 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/15/2014	Loan Amount:	N/A
Document #:	859646 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	11/01/2044	Type Finance:	ADJ

Legal Description:
Lot: 4 Block: 4 Subdivision: ENGLISH GARDENS ADDITION NO 3

Prior Transfer

Recording Date:	07/16/2014	Sales Price:	N/A
Document #:	857400 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/25/2014	Sales Price:	$185,000
Document #:	856841 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/20/2014		
Document Type:			

Legal Description:
Lot: 4 Block: 4 Subdivision: ENGLISH GARDENS ADDITION NO 3

Prior Transfer

Recording Date:	06/01/2009	Sales Price:	$193,500

ICE SiteX Report

OrderID: 97908993

Document #:	802900 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/29/2009		
Document Type:			

Legal Description:
Lot: 4 Block: 4 Subdivision: ENGLISH GARDENS ADDITION NO 3

Area Sales Analysis

Total Area Sales	$5,597,020	Median # of Bedrooms	3
Median Lot Size	7,875 SF	Median # of Baths	2.25
Median Living Area	1,920 SF	Median Year Built	1977
Price Range - 2 Yrs	$235,500 to $450,000	Age Range	47 years to 63 years
Median Value	$395,000	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**2130 DEVON ST** **MONTROSE, CO 81401-5516**	06/01/2026	$400,000	$265	1504	/3/2	1977	7,508 SF	
		APN: 3767-352-05-010 Document #: 991550 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: ENGLISH GARDENS ADDITION NO 3 MapRef: MB 10 PG 44 Abbreviated Description: Lot:10 Block:3 Subdivision:ENGLISH GARDENS ADDITION NO 3 Map Ref:MB 10 PG 44								
2	.19Mi.	**1516 DOVER RD** **MONTROSE, CO 81401-5134**	04/06/2026	$350,000	$255	1372	/4/2	1973	7,500 SF	
		APN: 3767-341-05-019 Document #: 989941 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 5 Subdivision: ENGLISH GARDENS ADDITION MapRef: MB 8 PG 42 Abbreviated Description: Lot:19 Block:5 Subdivision:ENGLISH GARDENS ADDITION Map Ref:MB 8 PG 42								
3	.14Mi.	**2210 DEVON ST** **MONTROSE, CO 81401-5518**	03/23/2026	$399,000	$206	1928	/4/2.25	1977	7,508 SF	
		APN: 3767-352-05-013 Document #: 989468 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 3 Subdivision: ENGLISH GARDENS ADDITION NO 3 Abbreviated Description: Lot:13 Block:3 Subdivision:ENGLISH GARDENS ADDITION NO 3								
4	.14Mi.	**1205 DOVER RD** **MONTROSE, CO 81401-5127**	01/29/2026	$318,000	$311	1022	/2/1	1973	9,375 SF	
		APN: 3767-341-08-002 Document #: 988116 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 8 Subdivision: ENGLISH GARDENS ADDITION Abbreviated Description: Lot:2 Block:8 Subdivision:ENGLISH GARDENS ADDITION City/Muni/Twp:MONTROSE City/Muni/Twp: MONTROSE								
5	.1Mi.	**2102 ESSEX ST** **MONTROSE, CO 81401-5522**	01/27/2026	$411,900	$187	2196	/3/2	1976	7,898 SF	
		APN: 3767-352-04-006 Document #: 988049 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: ENGLISH GARDENS ADDITION 3 MapRef: MB 10 PG 44 Abbreviated Description: Lot:6 Block:2 Subdivision:ENGLISH GARDENS ADDITION 3 Map Ref:MB 10 PG 44								
6	.13Mi.	**2212 CAMBRIDGE ST** **MONTROSE, CO 81401-5512**	01/26/2026	$377,620	$185	2040	/3/2.75	1978	8,580 SF	
		APN: 3767-352-06-013 Document #: 987981 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 4 Subdivision: ENGLISH GARDENS ADDITION 3 Abbreviated Description: Lot:13 Block:4 Subdivision:ENGLISH GARDENS ADDITION 3 City/Muni/Twp:MONTROSE City/Muni/Twp: MONTROSE								
7	.1Mi.	**2130 DEVON ST** **MONTROSE, CO 81401-5516**	11/13/2025	$305,000	$202	1504	/3/2	1977	7,508 SF	
		APN: 3767-352-05-010 Document #: 986216 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: ENGLISH GARDENS ADDITION NO 3 MapRef: MB 10 PG 44 Abbreviated Description: Lot:10 Block:3 Subdivision:ENGLISH GARDENS ADDITION NO 3 Map Ref:MB 10 PG 44								
8	.13Mi.	**2143 STRATFORD DR** **MONTROSE, CO 81401-5527**	10/22/2025	$355,000	$174	2040	/3/2.75	1979	12,000 SF	
		APN: 3767-352-07-012 Document #: 985709 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 5 Subdivision: ENGLISH GARDENS ADDITION NO 3 MapRef: MB 10 PG 44 Abbreviated Description: Lot:12 Block:5 Subdivision:ENGLISH GARDENS ADDITION NO 3 Map Ref:MB 10 PG 44								
9	.09Mi.	**2020 ESSEX ST** **MONTROSE, CO 81401-5520**	08/18/2025	$425,000	$221	1920	/3/2.25	1976	7,898 SF	
		APN: 3767-352-04-003 Document #: 983805 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: ENGLISH GARDENS ADDITION NO 3 Abbreviated Description: Lot:3 Block:2 Subdivision:ENGLISH GARDENS ADDITION NO 3								
10	.05Mi.	**2005 CAMBRIDGE ST** **MONTROSE, CO 81401-5507**	06/26/2025	$420,000	$175	2400	/4/2.5	1978	8,111 SF	
		APN: 3767-352-05-030 Document #: 982356 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Block: 3 Subdivision: ENGLISH GARDENS ADDITION NO 3 MapRef: MB 10 PG 44 Abbreviated Description: Lot:30 Block:3 Subdivision:ENGLISH GARDENS ADDITION NO 3 Map Ref:MB 10 PG 44								
11	.08Mi.	**2019 DEVON ST** **MONTROSE, CO 81401-5513**	06/05/2025	$450,000	$203	2212	/3/2.75	1976	7,897 SF	
		APN: 3767-352-04-028 Document #: 981677 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Block: 2 Subdivision: ENGLISH GARDENS ADDITION NO 3 Abbreviated Description: Lot:28 Block:2 Subdivision:ENGLISH GARDENS ADDITION NO 3								
12	.13Mi.	**1304 DOVER RD** **MONTROSE, CO 81401-5130**	05/15/2025	$235,500	$122	1920	/4/3	1973	7,500 SF	

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APN: 3767-341-03-019 Document #: 981121
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 3 Subdivision: ENGLISH GARDENS ADDITION Abbreviated Description: Lot:19 Block:3 Subdivision:ENGLISH GARDENS ADDITION City/Muni/Twp:MONTROSE City/Muni/Twp: MONTROSE

13	.19Mi.	**1103 SUNSET LN** **MONTROSE, CO 81401-5654**	02/12/2025	$350,000	$198	1759	/2/2.25	1963	7,875 SF

APN: 3767-274-25-023 Document #: 978611
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Block: 5 Subdivision: COUNTRY CLUB ACRES SUBDIVISION NO 2 MapRef: MB 8 PG 10 Abbreviated Description: Lot:23 Block:5 Subdivision:COUNTRY CLUB ACRES SUBDIVISION NO 2 Map Ref:MB 8 PG 10City/Muni/Twp:MONTROSE City/Muni/Twp: MONTROSE

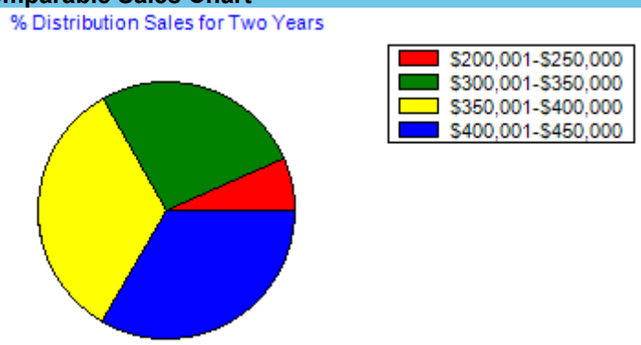
14	.05Mi.	**2012 BRADFORD DR** **MONTROSE, CO 81401-5502**	12/04/2024	$395,000	$253	1558	/3/2.5	1979	7,508 SF

APN: 3767-352-07-002 Document #: 977034
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 5 Subdivision: ENGLISH GARDENS ADDITION 3 Abbreviated Description: Lot:2 Block:5 Subdivision:ENGLISH GARDENS ADDITION 3

15	.13Mi.	**2209 CAMBRIDGE ST** **MONTROSE, CO 81401-5511**	11/25/2024	$405,000	$193	2092	/5/1.75	1978	7,333 SF

APN: 3767-352-05-018 Document #: 976801
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 3 Subdivision: ENGLISH GARDENS ADDITION NO 3 Abbreviated Description: Lot:18 Block:3 Subdivision:ENGLISH GARDENS ADDITION NO 3

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.	**2028 CAMBRIDGE ST**	**03/30/2023**	$482,830	$34,040	2,224	/4/2.75	1978	7,508 SF	
.01Mi.	**2036 CAMBRIDGE ST**	**03/21/2024**	$451,620	$31,840	2,360	/4/2.75	1978	7,508 SF	
.01Mi.	**2020 CAMBRIDGE ST**	**12/03/2013**	$296,980	$20,930	1,000	//1	1978	7,508 SF	
.02Mi.	**2027 BRADFORD DR**	**09/27/2007**	$296,250	$20,880	1,000	/2/1	1978	7,508 SF	
.02Mi.	**2035 BRADFORD DR**	**08/23/2013**	$412,580	$29,080	1,812	/4/2.25	1978	7,507 SF	
.02Mi.	**2019 BRADFORD DR**	**07/20/2022**	$413,780	$29,170	1,600	//1.75	1978	7,508 SF	
.03Mi.	**2027 CAMBRIDGE ST**	**10/31/2012**	$397,510	$28,020	2,886	/3/2.75	1978	7,508 SF	
.03Mi.	**2044 CAMBRIDGE ST**	**11/09/2018**	$405,040	$28,550	2,288	/4/2	1978	7,508 SF	
.03Mi.	**2012 CAMBRIDGE ST**	**09/30/2015**	$304,670	$21,480	1,000	/3/1	1978	7,508 SF	
.03Mi.	**2019 CAMBRIDGE ST**	**07/27/2021**	$404,590	$28,520	1,872	/3/2.25	1977	7,508 SF	
.03Mi.	**2035 CAMBRIDGE ST**	**06/27/2008**	$443,790	$31,280	2,188	/4/2.75	1978	7,508 SF	
.03Mi.	**2043 BRADFORD DR**	**03/26/2015**	$445,890	$31,430	2,188	/4/2.75	1978	7,508 SF	
.03Mi.	**2011 BRADFORD DR**	**09/15/1987**	$455,700	$32,120	2,224	/3/2.75	1978	7,508 SF	
.04Mi.	**2011 CAMBRIDGE ST**	**05/10/2007**	$475,070	$33,490	1,835	/4/2	1978	7,508 SF	
.04Mi.	**2043 CAMBRIDGE ST**	**07/09/2019**	$381,690	$26,910	1,173	/3/1.5	1978	7,508 SF	
.04Mi.	**2106 CAMBRIDGE ST**	**07/26/2016**	$456,200	$32,160	2,171	/3/2.25	1978	7,508 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	47.8 years old	Households:	10,614
Median Household Income:	$64,686	Households w/Family:	65%
Household Income Per Capita:	$36,094	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

ICE SiteX Report

OrderID: 97908993

School District

School District Zone:	Montrose County School District Re-1j	Students:	5,977
Number of Schools:	15	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Columbine Middle School** Number of Students: 491 Student-Teacher Ratio: 16.64	B-	Public	6 - 8
0.94Mi.	**Montrose High School** Number of Students: 1,279 Student-Teacher Ratio: 19.35 Advanced Placement: Yes	B-	Public	9 - 12
0.66Mi.	**Pomona Elementary School** Number of Students: 335 Student-Teacher Ratio: 15.35	C	Public	KG - 5
1.17Mi.	**Early Childhood Center** Number of Students: 162 Student-Teacher Ratio: 33.82	NA	Public	PK - PK

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	122%	HIGHER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	101%	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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