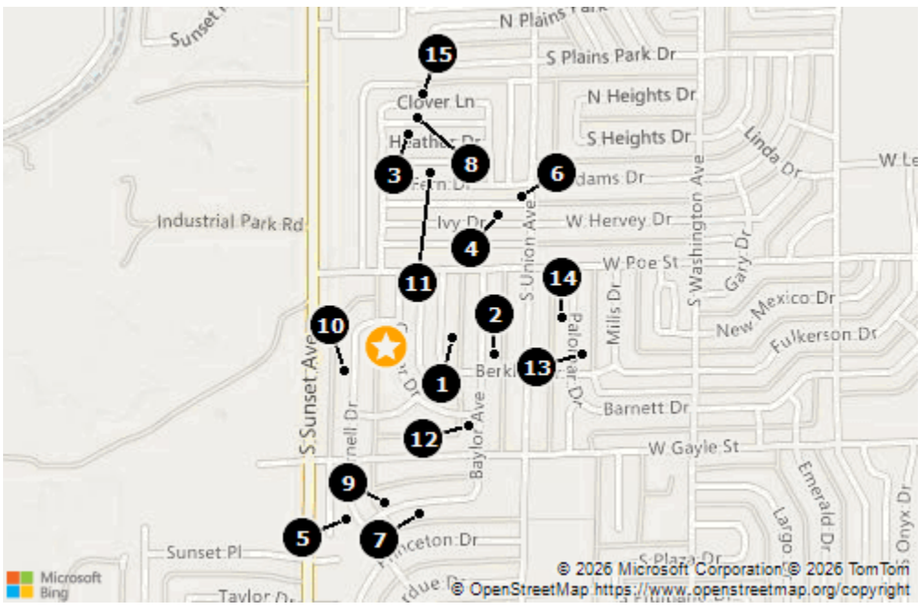
ICE SiteX Report

OrderID: 98729929

SiteX Property Information Report



Subject Property Location

2302 CARVER DR, ROSWELL, NM 88203-2444

County:	**CHAVES NM**	Census Tract:	350050008.004008
Property Use:	Single Family Residential	Zoning:	RESIDENTIAL
Parcel Number:	4-135-064-063-066-000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$211,000**	FSD:	25	Common Confidence Score:	27
Value Range:	$158,250 - $263,750	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	10R-FC
Assd Land Value:	$4,667	Market Land Value:	$14,000	Tax Year:	2026
Assd Improvement:	$43,014	Market Improvment Value:	$129,043	Total Taxable Value:	$1,247
Total Assessed Value:	$47,681	Total Assessor Market Value:	$143,043	Delinquent Year:	
				Tax Account ID:	R027784
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1-2,2 Block: 5 Subdivision: MESA PARK 1
Abbreviated Description: SUBD: MESA PARK 1 BLOCK: 5 LOT: 1 S 1' AND:- LOT: 2 , BK: 640 PG: 1476 WD

Property Characteristics

Lot Size:	9,272 SF	Bedrooms:		Pool:	
Building Area:	2040 SF	Baths:	2	Fireplace:	
Year Built:	1961	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/12/2022	Loan Amount:	N/A
Document #:	202208721 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2062	Type Finance:	

Legal Description:
Lot: 1&2 Block: 5 Subdivision: MESA PARK ADDITION NO 1
Abbreviated Description: PORTION LOT1
City/Muni/Twp: ROSWELL

Mortgage Record

Recording Date:	09/01/2022	Loan Amount:	N/A
Document #:	202206361 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 1&2 Block: 5 Subdivision: MESA PARK ADDITION NO 1
Abbreviated Description: PORTION LOTS1&2
City/Muni/Twp: ROSWELL

Prior Transfer

Recording Date:	05/12/2009	Sales Price:	N/A
Document #:	BK-PG 640 -1477	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/06/2009		
Document Type:			

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Legal Description:
Lot: 1&2 Block: 5 Subdivision: MESA PARK ADDITION NO 1 Map Ref: MB C PG99
Abbreviated Description: SOUTH 1FT LOT1
City/Muni/Twp: ROSWELL

Prior Transfer

Recording Date:	05/12/2009	Sales Price:	N/A
Document #:	BK-PG 640 -1476	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/08/2009		
Document Type:			

Legal Description:
Lot: 1&2 Block: 5 Subdivision: MESA PARK ADDITION NO 1 Map Ref: MB C PG99
Abbreviated Description: SOUTH 1FT LOT1
City/Muni/Twp: ROSWELL

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 640 -1476	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1-2,2 Block: 5 Subdivision: MESA PARK 1
Abbreviated Description: SUBD: MESA PARK 1 BLOCK: 5 LOT: 1 S 1' AND:- LOT: 2 , BK: 640 PG: 1476 WD

Area Sales Analysis

Total Area Sales	$177,500	Median # of Bedrooms	3
Median Lot Size	8,855 SF	Median # of Baths	2
Median Living Area	1,659 SF	Median Year Built	1970
Price Range - 2 Yrs	to $177,500	Age Range	1 years to 66 years
Median Value		Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**2301 BERKLEY DR** **ROSWELL, NM 88203-2439**	04/21/2026			1664	//2	1962	9,200 SF	
		APN: 4-135-064-111-060-000000 Document #: 202602719 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 3 Subdivision: MESA PARK ADDITION NO 1 MapRef: MB C PG 99 Abbreviated Description: Lot:12 Block:3 Subdivision:MESA PARK ADDITION NO 1 Map Ref:MB C PG 99								
2	.15Mi.	**2307 BAYLOR AVE** **ROSWELL, NM 88203-2431**	03/19/2026			2861	//2	1960	8,855 SF	
		APN: 4-135-064-140-073-000000 Document #: 202601916 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: MESA PARK ADDITION NO 1 MapRef: MB C PG 99 Abbreviated Description: Lot:8 Block:1 Subdivision:MESA PARK ADDITION NO 1 Map Ref:MB C PG 99City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL								
3	.29Mi.	**1031 HEATHER DR** **ROSWELL, NM 88203-2552**	03/02/2026			1601	/3/2.5	2015	5,775 SF	
		APN: 4-135-063-068-437-000000 Document #: 202601485 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: CLOVER MEADOW SUMMARY PLAT NO 1 MapRef: MB 1 PG 2-B Abbreviated Description: Lot:8 Subdivision:CLOVER MEADOW SUMMARY PLAT NO 1 Map Ref:MB 1 PG 2-BCity/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL								
4	.23Mi.	**1009 IVY DR** **ROSWELL, NM 88203-2546**	01/26/2026			1382	/3/2	1983	8,400 SF	
		APN: 4-135-063-132-494-000000 Document #: 202600700 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 110 Subdivision: THE MEADOWS MapRef: MB H PG 53 Abbreviated Description: Lot:110 Subdivision:THE MEADOWS Map Ref:MB H PG 53City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL								
5	.25Mi.	**2608 CORNELL DR** **ROSWELL, NM 88203-2339**	01/12/2026	$177,500	$70	2517	//3	1961	2,517 SF	
		APN: 4-135-064-031-192-000000 Document #: 202600200 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 18 Subdivision: MESA PARK ADDITION NO 4 MapRef: MB C PG 137 Abbreviated Description: Lot:5 Block:18 Subdivision:MESA PARK ADDITION NO 4 Map Ref:MB C PG 137City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL								
6	.27Mi.	**1000 FERN DR** **ROSWELL, NM 88203-2580**	12/02/2025			1381	/3/2	2025	696,963 SF	
		APN: 4-135-063-148-481-000000 Document #: 202508389 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 107 Subdivision: THE MEADOWS FIRST AMENDED ADDITION MapRef: MB J PG 23 Abbreviated Description: Lot:107 Subdivision:THE MEADOWS FIRST AMENDED ADDITION Map Ref:MB J PG 23City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL								
7	.23Mi.	**1200 BAYLOR AVE** **ROSWELL, NM 88203-2379**	11/07/2025			1838	/3/2	1963	9,632 SF	
		APN: 4-135-064-086-186-000000 Document #: 202507802 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 9 Subdivision: MESA PARK ADDITION NO 2 MapRef: MB C PG 112 Abbreviated Description: Lot:6 Block:9 Subdivision:MESA PARK ADDITION NO 2 Map Ref:MB C PG 112City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL								
8	.31Mi.	**1028 CLOVER LN** **ROSWELL, NM 88203-2555**	11/05/2025			2043	//	2025	6,040 SF	
		APN: 4-135-063-074-425-000000 Document #: 202507759 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Subdivision: CLOVER MEADOW SUMMARY PLAT NO 2 MapRef: MB 1 PG 4A Abbreviated Description: Lot:29 Subdivision:CLOVER MEADOW SUMMARY PLAT NO 2 Map Ref:MB 1 PG 4ACity/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL								
9	.21Mi.	**1207 BAYLOR AVE** **ROSWELL, NM 88203-2337**	09/18/2025			1324	/3/2	1977	12,012 SF	
		APN: 4-135-064-061-175-000000 Document #: 202506576 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 14 Block: 8 Subdivision: MESA PARK ADDITION NO 2 MapRef: MB C PG 112 Abbreviated Description: Lot:14 Block:8 Subdivision:MESA PARK ADDITION NO 2 Map Ref:MB C PG 112City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL

10	.07Mi.	**2312 CORNELL DR** **ROSWELL, NM 88203-2448**	09/12/2025	1802	/4/2	1963	8,740 SF

APN: 4-135-064-032-083-000000 Document #: 202506431
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 7 Subdivision: MESA PARK ADDITION NO 1 MapRef: MB C PG 99 Abbreviated Description: Lot:9&10 Block:7 Subdivision:MESA PARK ADDITION NO 1 Map Ref:MB C PG 99Abbreviated Description:PORTION LOT9 City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL

11	.24Mi.	**1025 FERN DR** **ROSWELL, NM 88203-2581**	08/29/2025	1659	/3/2	2007	5,638 SF

APN: 4-135-063-083-466-000000 Document #: 202506133
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 84 Subdivision: THE MEADOWS FIRST AMENDED ADDITION MapRef: MB J PG 23 Abbreviated Description: Lot:84 Subdivision:THE MEADOWS FIRST AMENDED ADDITION Map Ref:MB J PG 23City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL

12	.15Mi.	**2500 BAYLOR AVE** **ROSWELL, NM 88203-2436**	08/21/2025	1301	//2	1960	10,350 SF

APN: 4-135-064-122-123-000000 Document #: 202505874
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 Subdivision: MESA PARK ADDITION NO 1 MapRef: MB C PG 99 Abbreviated Description: Lot:1 Block:6 Subdivision:MESA PARK ADDITION NO 1 Map Ref:MB C PG 99City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL

13	.27Mi.	**2305 PALOMAR DR** **ROSWELL, NM 88203-2457**	08/13/2025	1611	/3/2	1961	10,502 SF

APN: 4-135-064-205-073-000000 Document #: 202505591
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 20 Subdivision: MESA PARK ADDITION NO 5 MapRef: MB C PG 168 Abbreviated Description: Lot:7 Block:20 Subdivision:MESA PARK ADDITION NO 5 Map Ref:MB C PG 168City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL

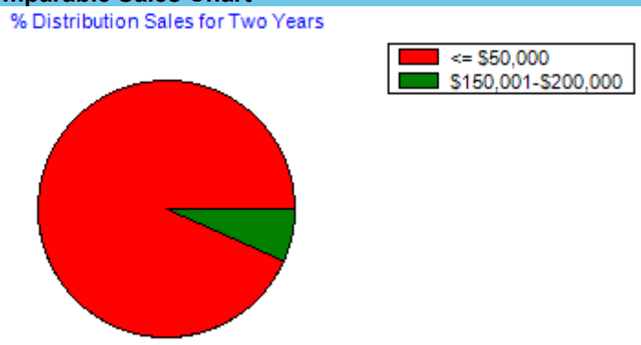
14	.24Mi.	**2206 PALOMAR DR** **ROSWELL, NM 88203-2456**	07/18/2025		/4/2	2025	10,384 SF

APN: 4-135-064-189-046-000000 Document #: 202504945
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 19 Subdivision: MESA PARK ADDITION NO 5 MapRef: MB C PG 168 Abbreviated Description: Lot:4 Block:19 Subdivision:MESA PARK ADDITION NO 5 Map Ref:MB C PG 168City/Muni/Twp:ROSWELL City/Muni/Twp: ROSWELL

15	.34Mi.	**1027 CLOVER LN** **ROSWELL, NM 88203-2586**	07/15/2025	2757	//		6,300 SF

APN: 4-135-063-077-409-000000 Document #: 202504850
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: CLOVER MEADOW SUMMARY PLAT NO 2 MapRef: MB 1 PG 004A Abbreviated Description: Lot:9 Subdivision:CLOVER MEADOW SUMMARY PLAT NO 2 Map Ref:MB 1 PG 004A

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.

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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.	**2302 CARVER DR**		$143,043	$47,681	2,040	//2	1961	9,272 SF	
.02Mi.	**2304 CARVER DR**	**08/20/2020**	$239,497	$79,833	1,827	/3/2	2012	10,625 SF	
.02Mi.	**2300 CARVER DR**		$160,447	$53,483	2,063	//2	1962	12,054 SF	
.03Mi.	**2303 CORNELL DR**		$213,866	$71,289	1,994	/4/2	1961	8,970 SF	
.03Mi.	**2301 CORNELL DR**	**07/12/2021**	$176,226	$58,742	1,678	//2	1977	10,441 SF	
.03Mi.	**2306 CARVER DR**		$122,194	$40,732	1,657	//2	1960	12,180 SF	
.03Mi.	**2305 CORNELL DR**	**03/12/1925**	$163,117	$54,373	1,695	/3/2	1976	10,350 SF	
.03Mi.	**2303 CARVER DR**	**09/15/2011**	$124,647	$41,549	1,693	//2	1961	11,500 SF	
.03Mi.	**2305 CARVER DR**		$113,699	$37,900	1,683	//2	1961	10,925 SF	
.04Mi.	**2207 CARVER DR**	**12/13/2023**	$123,957	$41,319	1,764	/3/2	1960	11,500 SF	
.04Mi.	**2307 CORNELL DR**	**01/19/2017**	$113,579	$37,860	1,664	//2	1962	9,200 SF	
.04Mi.	**2307 CARVER DR**	**01/23/2023**	$147,672	$49,224	1,776	//2	1960	10,235 SF	
.05Mi.	**2204 CARVER DR**		$156,213	$52,071	1,678	//2	1976	12,400 SF	
.05Mi.	**2308 CARVER DR**		$166,752	$55,584	2,295	//2	1961	2,295 SF	
.06Mi.	**2302 CORNELL DR**	**05/17/2024**	$314,877	$104,959	1,857	//2	1987	22,683 SF	
.06Mi.	**2205 CARVER DR**		$161,635	$53,879	1,977	/3/2	1975	11,500 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	36.5 years old	Households:	10,222
Median Household Income:	$40,572	Households w/Family:	65%
Household Income Per Capita:	$21,175	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Roswell Independent Schools	Students:	9,230
Number of Schools:	22	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.09Mi.	**Mountain View Middle School** Number of Students: 481 Student-Teacher Ratio: 17.44	C	Public	6 - 8
0.91Mi.	**Roswell High School** Number of Students: 1,437 Student-Teacher Ratio: 18.35 Advanced Placement: Yes	D+	Public	9 - 12
0.30Mi.	**Monterrey Elementary School** Number of Students: 373 Student-Teacher Ratio: NA	B-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	108%	SIMILAR
MURDER	110%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

6/23/2025 - Severe Storm, Flooding

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