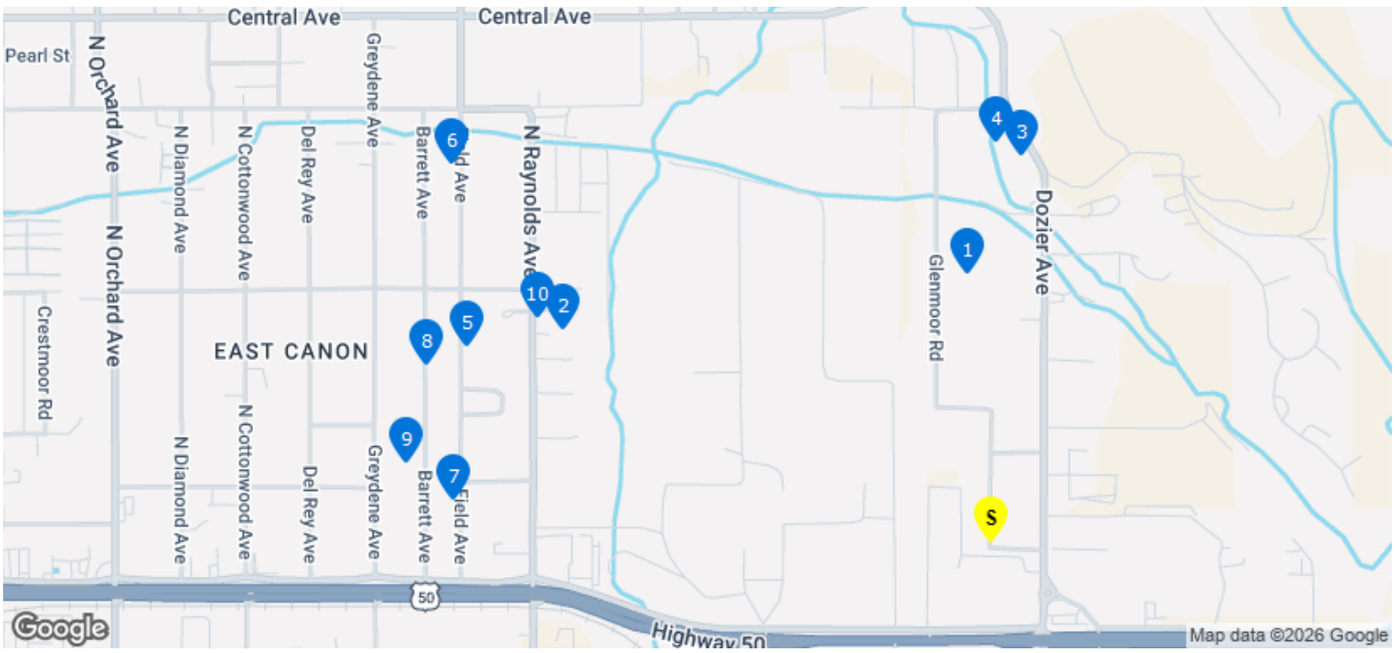
ICE SiteX Report

OrderID: 98768695

SiteX Property Information Report



Subject Property Location

241 GLENMOOR RD, CANON CITY, CO 81212-2715

County:	**FREMONT CO**	Census Tract:	9783.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	47000360	Thomas Bros Pg-Grid:	

Valuation

Value:	**$318,000**	FSD:	12	Common Confidence Score:	57
Value Range:	$279,840 - $356,160	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	19A
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,592
Total Assessed Value:	$18,981	Total Assessor Market Value:	$303,697	Delinquent Year:	
				Tax Account ID:	R020283
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Subdivision: REVISED PLAT OF GLENMOOR ESTATES
Abbreviated Description: LOT 15 REVISED PLAT OF GLENMOOR ESTATES FIL #1

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1416 SF	Baths:	1	Fireplace:	1
Year Built:	1967	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood Shingle
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/16/2026	Sales Price:	N/A
Document #:	1057255 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	06/20/2024	Sales Price:	$247,350
Document #:	1037438 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/12/2024	Loan Amount:	N/A
Document #:	1037250 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	06/10/2024		
TD Due Date:	07/01/2054	Type Finance:	
Legal Description:			

Subdivision: REVISED PLAT OF GLENMOOR ESTATES Map Ref: 0

Mortgage Record

Recording Date:	06/12/2024	Loan Amount:	N/A

ICE SiteX Report

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Document #:	1037249 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/10/2024		
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Subdivision: REVISED PLAT OF GLENMOOR ESTATES

Prior Transfer

Recording Date:	06/12/2024	Sales Price:	$333,000
Document #:	1037248 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/10/2024		
Document Type:	Deed		

Legal Description:
Subdivision: REVISED PLAT OF GLENMOOR ESTATES

Mortgage Record

Recording Date:	05/03/2021	Loan Amount:	N/A
Document #:	1000565 BK-PG -	Loan Type:	Conventional
Contract Date:	04/27/2021		
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Subdivision: GLENMOOR ESTATES

Prior Transfer

Recording Date:	05/03/2021	Sales Price:	$255,000
Document #:	1000564 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/27/2021		
Document Type:	Deed		

Legal Description:
Subdivision: GLENMOOR ESTATES

Area Sales Analysis

Total Area Sales	$3,193,201	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,378 SF	Median Year Built	1974
Price Range - 2 Yrs	$269,500 to $440,000	Age Range	48 years to 68 years
Median Value	$297,100	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**353 DOZIER AVE** **CANON CITY, CO 81212-2705**	10/19/2026	$315,000	$245	1288	6/3/1.5	1968	SF	
		APN: 44001130 Document #: 1059748 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: GLENMOOR ESTATES Abbreviated Description: Lot:1 Block:2 Subdivision:GLENMOOR ESTATES City/Muni/Twp:CANON CITY City/Muni/Twp: CANON CITY								
2	.52Mi.	**3028 N CRANBERRY LOOP** **CANON CITY, CO 81212-5232**	08/03/2026	$405,000	$261	1553	5/2/2	2013	SF	
		APN: 99928481 Document #: 1057726 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: B1 Subdivision: CRANBERRY PARK SUBDIVISION Legal Unit: B1 Abbreviated Description: Lot:B1 Subdivision:CRANBERRY PARK SUBDIVISION Legal Unit:B1 City/Muni/Twp:CANON CITY City/Muni/Twp: CANON CITY								
3	.54Mi.	**35 SUNRISE MESA CIR** **CANON CITY, CO 81212-**	08/18/2026	$17,900			//		SF	
		APN: 99304658 Document #: 1058179 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 48 Subdivision: SUNRISE MESA PUD Abbreviated Description: Lot:48 Subdivision:SUNRISE MESA PUD								
4	.54Mi.	**4015 S CRANBERRY LOOP** **CANON CITY, CO 81212-5234**	07/27/2026	$375,000	$278	1347	/2/2	2018	SF	
		APN: 99928479 Document #: 1057526 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: CRANBERRY PARK SUBDIVISION FILING NO 3 Legal Unit: A Abbreviated Description: Lot:1 Subdivision:CRANBERRY PARK SUBDIVISION FILING NO 3 Legal Unit:A								
5	.55Mi.	**3046 PEAR ST** **CANON CITY, CO 81212-2727**	07/09/2026	$380,000	$225	1688	6/3/2	1976	SF	
		APN: 44001210 Document #: 1057049 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Subdivision: GLENMOOR ESTATES FILING NO 2 Abbreviated Description: Lot:10 Block:4 Subdivision:GLENMOOR ESTATES FILING NO 2								
6	.55Mi.	**150 RHODES AVE** **CANON CITY, CO 81212-4025**	07/01/2026	$455,000	$261	1740	6/3/1.8	1987	SF	
		APN: 99304976 Document #: 1056860 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SIERRA VISTA FILING III Abbreviated Description: Lot:1 Subdivision:SIERRA VISTA FILING III								
7	.56Mi.	**32 SUNRISE MESA CIR** **CANON CITY, CO 81212-**	08/27/2026	$52,704			//		SF	
		APN: 99304653 Document #: 1058429 Document Type: Warranty Deed Price Code: Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 43 Subdivision: SUNRISE MESA PUD Abbreviated Description: Lot:43 Subdivision:SUNRISE MESA PUD City/Muni/Twp:CANON CITY City/Muni/Twp: CANON CITY								
8	.58Mi.	**3057 UTE PL** **CANON CITY, CO 81212-9367**	08/03/2026	$372,000	$253	1470	6/3/1.8	1991	SF	
		APN: 99004371 Document #: 1057727 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 4 Subdivision: STRATMOOR HILLS FILING NO 7 Abbreviated Description: Lot:4 Subdivision:STRATMOOR HILLS FILING NO 7 City/Muni/Twp:CANON CITY City/Muni/Twp: CANON CITY

9	.59Mi.	**4046 S CRANBERRY LOOP** **CANON CITY, CO 81212-5233**	08/31/2026	$359,500	$250	1436	4/2/1.8	2017	SF	

APN: 99928465 Document #: 1058456
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 14 Subdivision: CRANBERRY PARK SUBDIVISION Legal Unit: 14B Abbreviated Description: Lot:14 Subdivision:CRANBERRY PARK SUBDIVISION Legal Unit:14B City/Muni/Twp:CANON CITY City/Muni/Twp: CANON CITY

10	.67Mi.	**3077 GRANDVIEW AVE** **CANON CITY, CO 81212-9350**	07/01/2026	$362,000	$260	1392	5/3/1.8	1978	SF	

APN: 44000185 Document #: 1056871
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: STRATMOOR HILLS FILING NO 3 Abbreviated Description: Lot:5 Subdivision:STRATMOOR HILLS FILING NO 3

11	.68Mi.	**3090 PENMOOR DR** **CANON CITY, CO 81212-9321**	07/08/2026	$338,000	$241	1400	5/3/1.8	1984	SF	

APN: 98404214 Document #: 1057009
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: STRATMOOR HILLS FILING NO 5 Abbreviated Description: Lot:34 Subdivision:STRATMOOR HILLS FILING NO 5

12	.71Mi.	**3060 CENTRAL AVE** **CANON CITY, CO 81212-9195**	10/19/2026	$108,000	$123	880	5/2/1	1909	SF	

APN: 43000180 Document #: 1059717
Document Type: Warranty Deed Price Code:
Land Use: Bungalow (Residential)
Legal: Lot: 4 Block: 43 Subdivision: PARK CENTER SUBDIVISION Abbreviated Description: Lot:4 Block:43 Subdivision:PARK CENTER SUBDIVISION

13	.72Mi.	**310 TATE TRCE** **CANON CITY, CO 81212-9318**	07/16/2026	$427,000	$254	1680	6/3/1.8	1996	SF	

APN: 99404835 Document #: 1057240
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: VICTORIA STATION SUBDIVISION Abbreviated Description: Lot:14 Subdivision:VICTORIA STATION SUBDIVISION

14	.73Mi.	**320 ANTERO DR** **CANON CITY, CO 81212-9360**	10/19/2026	$360,000	$222	1624	7/3/1.5	2004	SF	

APN: 99926406 Document #: 1059739
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: FREMONT TRAILS CONDOMINIUMS NO 2 Legal Unit: 3 MapRef: DOC 818870 Abbreviated Description: Subdivision:FREMONT TRAILS CONDOMINIUMS NO 2 Legal Unit:3 Map Ref:DOC 818870City/Muni/Twp:CANON CITY City/Muni/Twp: CANON CITY

15	.76Mi.	**616 N RAYNOLDS AVE** **CANON CITY, CO 81212-2747**	08/31/2026	$360,000	$199	1808	7/4/2	1988	SF	

APN: 98704027 Document #: 1058512
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 1 Subdivision: BUENA VISTA SUBDIVISION Abbreviated Description: Lot:2&3 Block:1 Subdivision:BUENA VISTA SUBDIVISION

16	.78Mi.	**231 BARRETT AVE** **CANON CITY, CO 81212-**	08/31/2026	$370,000			//		SF	

APN: 99004173 Document #: 1058434
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 4 Subdivision: VONDRA SUBDIVISION Abbreviated Description: Lot:4 Subdivision:VONDRA SUBDIVISION City/Muni/Twp:CANON CITY City/Muni/Twp: CANON CITY

17	.81Mi.	**421 BARRETT AVE** **CANON CITY, CO 81212-2606**	09/29/2026	$289,001	$229	1264	6/2/1	1978	SF	

APN: 12003870 Document #: 1059260
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4SW4 S27T18SR70W 6PM Abbreviated Description: Sec/Twnship/Range:NE4SW4 S27T18SR70W 6PM

18	.81Mi.	**369 SUNLIGHT WAY** **CANON CITY, CO 81212-3991**	08/04/2026	$449,000	$174	2584	9/3/2	2003	SF	S

APN: 99923396 Document #: 1057824
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: CANON CREEK RANCH FILING I Abbreviated Description: Lot:8 Subdivision:CANON CREEK RANCH FILING I City/Muni/Twp:CANON CITY City/Muni/Twp: CANON CITY

19	.84Mi.	**536 BARRETT AVE** **CANON CITY, CO 81212-2609**	08/10/2026	$333,500	$198	1684	6/3/1.5	1974	SF	

APN: 12004210 Document #: 1057928
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: CRAGMOOR SUBDIVISION Abbreviated Description: Lot:24 Subdivision:CRAGMOOR SUBDIVISION City/Muni/Twp:CANON CITY City/Muni/Twp: CANON CITY

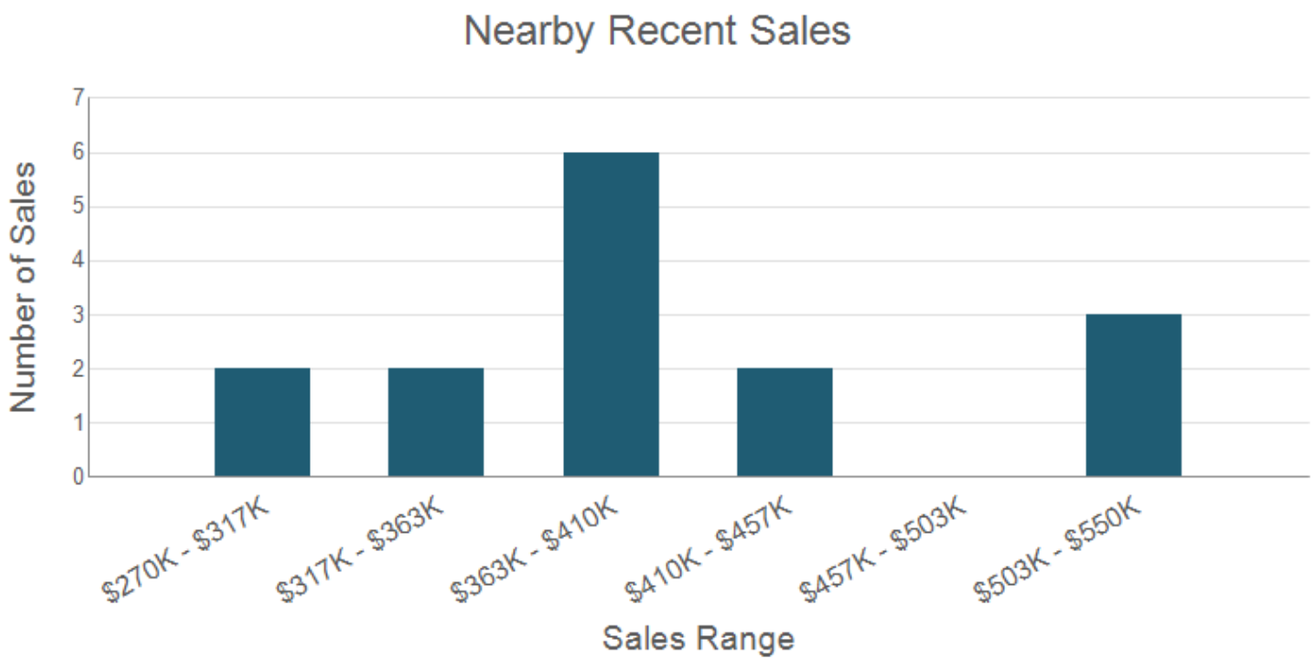
20	.86Mi.	**517 BARRETT AVE** **CANON CITY, CO 81212-2608**	10/07/2026	$245,000	$209	1172	7/2/1	1915	SF	

APN: 12007260 Document #: 1059497
Document Type: Warranty Deed Price Code:
Land Use: Bungalow (Residential)
Legal: Sec/Twnship/Range: SE4NW4 S27T18SR70W 6PM Abbreviated Description: Sec/Twnship/Range:SE4NW4 S27T18SR70W 6PM

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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.	**241 GLENMOOR RD**	**06/10/2024**	$303,697	$18,981	1,416	5/3/1	1967		
.02Mi.	**243 GLENMOOR RD**	**06/16/2023**	$433,308	$27,082	2,583	5/3/1.8	1992		
.02Mi.	**231 GLENMOOR RD**		$376,856	$23,554	1,860	6/3/1.8	1975		
.04Mi.	**242 GLENMOOR RD**		$463,322	$28,958	2,036	6/3/2	1967		
.04Mi.	**230 GLENMOOR RD**		$362,900	$22,681	2,092	5/2/2	1967		
.05Mi.	**245 GLENMOOR RD**	**03/31/2025**	$569,242	$35,578	2,888	8/3/2.5	1967		
.06Mi.	**244 GLENMOOR RD**		$405,061	$25,316	1,631	5/3/1.8	1992		
.07Mi.	**246 GLENMOOR RD**		$425,643	$26,603	2,225	5/3/1.8	1988		
.08Mi.	**241 DOZIER AVE**	**08/04/2025**	$339,834	$21,240	1,744	6/3/1.5	1969		
.08Mi.	**231 DOZIER AVE**		$377,236	$23,577	1,960	/3/1.5	1969		
.08Mi.	**243 DOZIER AVE**		$460,244	$28,765	1,860	6/3/1.8	1994		
.08Mi.	**249 GLENMOOR RD**		$437,008	$27,314	2,646	8/3/1.8	1966		
.1Mi.	**248 GLENMOOR RD**		$428,489	$26,781	2,074	6/3/2	1988		
.1Mi.	**247 DOZIER AVE**		$355,296	$22,206	1,460	6/3/1.8	1988		
.11Mi.	**249 DOZIER AVE**	**10/12/2023**	$352,480	$22,030	2,340	6/4/2.3	1969		
.12Mi.	**253 GLENMOOR RD**	**02/19/2021**	$474,500	$29,657	2,926	9/4/3	1968		

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	46.3 years old	Households:	11,647
Median Household Income:	$57,935	Households w/Family:	59%
Household Income Per Capita:	$30,737	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	CaÃ£?Ã‚±On City School District Re-1	Students:	3,191
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.96Mi.	**Canon City Middle School** Number of Students: 382 Student-Teacher Ratio: 17.36	B-	Public	6 - 8
2.06Mi.	**Canon City High School** Number of Students: 936 Student-Teacher Ratio: 19.9	B	Public	9 - 12

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Advanced Placement: Yes

1.34Mi. **Harrison K-8 School** C- Public KG - 8
Number of Students: 472
Student-Teacher Ratio: 12.7

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	130%	NOTABLY HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	130%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	99%	SIMILAR
OVERALL	96%	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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