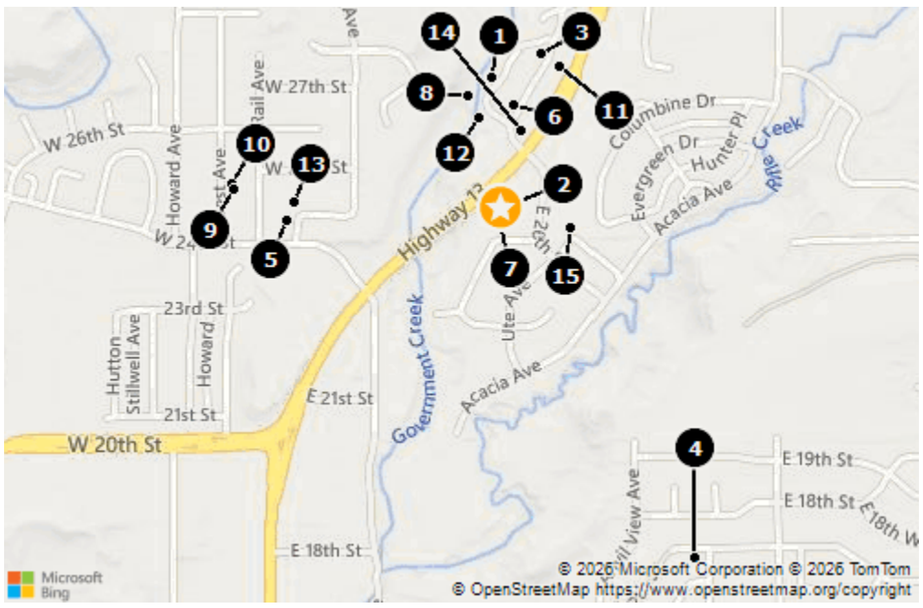
ICE SiteX Report

OrderID: 98273790

SiteX Property Information Report



Subject Property Location

2525 MEADOW CIR, RIFLE, CO 81650-3835

County:	**GARFIELD CO**	Census Tract:	080459520.012005
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	217704433013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$408,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$375,360 - $440,640	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	36
Assd Land Value:	$1,940	Market Land Value:	$31,000	Tax Year:	2025
Assd Improvement:	$18,420	Market Improvment Value:	$294,700	Total Taxable Value:	
Total Assessed Value:	$20,360	Total Assessor Market Value:	$325,700	Delinquent Year:	
				Tax Account ID:	R007752
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: A Subdivision: CREEKMEADOWS PH. 3 Phase No: 2 Legal Unit: 13 Map Ref: MAP:2177 Sec/Twnship/Range: SEC 04 TWN 06 RNG 93
Abbreviated Description: SECTION: 4 TOWNSHIP: 6 RANGE: 93 SUBDIVISION: CREEKMEADOWS PH. 3 UNIT 13, AMENDED PLAT CREEKMEADOWS WEST TOWNHOMES PH.2, A

Property Characteristics

Lot Size:	1,424 SF	Bedrooms:	3	Pool:	
Building Area:	1392 SF	Baths:	2.5	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Metal
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:	1	Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	2	Number of Cars:	1	A/C:	Evap Cooler
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/29/2024	Loan Amount:	N/A
Document #:	1001297 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2064	Type Finance:	

Legal Description:
Subdivision: AMENDED PLAT OF THE FINAL PLAT CREEKMEADOWS WEST T Legal Unit: 13

Mortgage Record

Recording Date:	07/12/2023	Loan Amount:	N/A
Document #:	987601 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Subdivision: CREEKMEADOWS WEST TOWNHOMES PHASE II Legal Unit: 13

Prior Transfer

Recording Date:	05/03/2022	Sales Price:	N/A
Document #:	974307 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/31/2019	Sales Price:	N/A
Document #:	923503 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	07/12/2019	Loan Amount:	N/A
Document #:	922790 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Subdivision: AMENDED PLAT OF THE FINAL PLAT CREEKMEADOWS WEST T Legal Unit: 13

Mortgage Record

Recording Date:	07/08/2019	Loan Amount:	N/A
Document #:	922568 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Subdivision: AMENDED PLAT OF THE FINAL PLAT CREEKMEADOWS WEST T Legal Unit: 13

Prior Transfer

Recording Date:	07/08/2019	Sales Price:	$210,000
Document #:	922566 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/03/2019		
Document Type:			

Legal Description:
Subdivision: AMENDED PLAT OF THE FINAL PLAT CREEKMEADOWS WEST T Legal Unit: 13 Map Ref: DOC 584893

Prior Transfer

Recording Date:	07/03/2019	Sales Price:	$210,000
Document #:	922566 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: A Subdivision: CREEKMEADOWS PH. 3 Phase No: 2 Legal Unit: 13 Map Ref: MAP:2177 Sec/Twnship/Range: SEC 04 TWN 06 RNG 93
Abbreviated Description: SECTION: 4 TOWNSHIP: 6 RANGE: 93 SUBDIVISION: CREEKMEADOWS PH. 3 UNIT 13, AMENDED PLAT CREEKMEADOWS WEST TOWNHOMES PH.2, A

Prior Transfer

Recording Date:	11/29/2012	Sales Price:	N/A
Document #:	827697 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/31/2012	Loan Amount:	N/A
Document #:	826280 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2042	Type Finance:	

Legal Description:
Subdivision: CREEKMEADOWS WEST TONWHOMES Phase No: II Legal Unit: 13

Prior Transfer

Recording Date:	04/22/2009	Sales Price:	N/A
Document #:	766667 BK-PG 1819-450	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/09/2009	Sales Price:	N/A
Document #:	766022 BK-PG 1819-429	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/26/2009	Sales Price:	$219,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/26/2009	Sales Price:	$219,000
Document #:	762168 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/23/2009		
Document Type:			

Legal Description:
Subdivision: UNIT 13 CREEKMEADOWS WEST TOWNHOMES PH II AMENDED

Prior Transfer

Recording Date:	08/07/2006	Sales Price:	N/A
Document #:	703799 BK-PG 1765-527	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2006	Sales Price:	N/A
Document #:	702247 BK-PG 1821-0088	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/27/2006		
Document Type:			

Legal Description:
Subdivision: CREEKMEADOWS WEST TOWNHOMES PHASE II AMENDED Legal Unit: 13

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Mortgage Record

Recording Date:	07/12/2006	Loan Amount:	N/A
Document #:	701786 BK-PG 1819-0456	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2021	Type Finance:	

Legal Description:
Subdivision: UNIT 13 CREEKMEADOWS WEST TOWNHOMES PH II AMENDED

Prior Transfer

Recording Date:	07/12/2006	Sales Price:	$173,000
Document #:	701784 BK-PG 1819-0428	Type of Sale:	Full Amount on Deed
Contract Date:	07/11/2006		
Document Type:			

Legal Description:
Subdivision: UNIT 13 CREEKMEADOWS WEST TOWNHOMES PH II AMENDED

Mortgage Record

Recording Date:	01/19/2006	Loan Amount:	N/A
Document #:	690829 BK-PG 1765-0527	Loan Type:	Unknown
TD Due Date:	01/15/2009	Type Finance:	VAR

Legal Description:
Subdivision: CREEKMEADOWS WEST TOWNHOMES PHASE II AMENDED Legal Unit: 13

Prior Transfer

Recording Date:	01/19/2006	Sales Price:	N/A
Document #:	690828 BK-PG 1765-0526	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/17/2006		
Document Type:			

Legal Description:
Subdivision: UNIT 13 CREEKMEADOWS WEST TOWNHOMES PH II AMENDED

Area Sales Analysis

Total Area Sales	$6,001,995	Median # of Bedrooms	3
Median Lot Size	3,311 SF	Median # of Baths	2.25
Median Living Area	1,379 SF	Median Year Built	2007
Price Range - 2 Yrs	$295,000 to $475,000	Age Range	5 years to 46 years
Median Value	$415,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**157 WILLOW CIR** **RIFLE, CO 81650-3186**	07/20/2026	$440,000	$286	1536	6/3/2	2021	4,094 SF	
		APN: 217704439059 Document #: 1020730 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 15B Subdivision: WILLOW RANCH MapRef: DOC 962162 Abbreviated Description: Lot:15B Subdivision:WILLOW RANCH Map Ref:DOC 962162City/Muni/Twp:RIFLE City/Muni/Twp: RIFLE								
2	0Mi.	**2523 MEADOW CIR** **RIFLE, CO 81650-3835**	06/08/2026	$385,000	$276	1392	5/3/2.5	2005	1,365 SF	
		APN: 217704433012 Document #: 1019384 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: CREEKMEADOWS WEST TOWNHOMES PHASE II AMENDED Legal Unit: 12 MapRef: DOC 584893 Abbreviated Description: Subdivision:CREEKMEADOWS WEST TOWNHOMES PHASE II AMENDED Legal Unit:12 Map Ref:DOC 584893								
3	.2Mi.	**167 W 26TH ST** **RIFLE, CO 81650-3108**	06/01/2026	$445,000	$304	1463	6/3/3.5	2008	3,311 SF	
		APN: 217704439024 Document #: 1019096 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 25 Subdivision: WILLOW RANCH SUBDIVISION MapRef: DOC 748957 Abbreviated Description: Lot:25 Subdivision:WILLOW RANCH SUBDIVISION Map Ref:DOC 748957								
4	.5Mi.	**837 E 17TH ST** **RIFLE, CO 81650-8564**	05/29/2026	$465,000	$292	1589	6/3/2.5	2009	3,638 SF	
		APN: 217709123001 Document #: 1019043 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 10 Block: 3 Subdivision: TOWMHOME PLAT Legal Unit: A MapRef: DOC 770317 Abbreviated Description: Lot:10 Block:3 Subdivision:TOWMHOME PLAT Legal Unit:A Map Ref:DOC 770317								
5	.27Mi.	**2409 W 24TH PL** **RIFLE, CO 81650-3178**	12/22/2025	$295,000	$244	1208	4/2/1.5	1982	1,777 SF	
		APN: 217704314017 Document #: 1014151 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 17 Subdivision: PARK SUBDIVISION MapRef: DOC 292807 Abbreviated Description: Lot:17 Subdivision:PARK SUBDIVISION Map Ref:DOC 292807								
6	.13Mi.	**119 W 26TH ST** **RIFLE, CO 81650-3108**	10/22/2025	$425,000	$312	1358	6/3/3	2007	4,269 SF	
		APN: 217704439014 Document #: 1012188 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 21A Subdivision: WILLOW RANCH SUBDIVISION MapRef: DOC 744550 Abbreviated Description: Lot:21A Subdivision:WILLOW RANCH SUBDIVISION Map Ref:DOC 744550								
7	.02Mi.	**2529 MEADOW CIR** **RIFLE, CO 81650-3835**	08/27/2025	$409,000	$271	1504	6/3/2.5	2007	1,365 SF	
		APN: 217704433015 Document #: 1010310 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Subdivision: CREEK MEADOWS WEST TOWNHOMES PHASE II AMEMNDED Legal Unit: 15 Abbreviated Description: Subdivision:CREEK MEADOWS WEST TOWNHOMES PHASE II AMEMNDED Legal Unit:15								
8	.14Mi.	**137 WILLOW CIR** **RIFLE, CO 81650-3186**	08/12/2025	$475,000	$309	1536	6/3/2.25	2021	14,080 SF	
		APN: 217704439063 Document #: 1009809								

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Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 17B Subdivision: WILLOW RANCH MapRef: DOC 964887 Abbreviated Description: Lot:17B Subdivision:WILLOW RANCH Map Ref:DOC 964887

9	.34Mi.	**2430 WEST AVE** **RIFLE, CO 81650-3156**	08/01/2025	$338,000	$388	871	4/2/1	1980	2,655 SF

APN: 217704315002 Document #: 1009444
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 2 Subdivision: SUNSET PATIO HOMES PLANNED UNIT DEVELOPMENT MapRef: DOC 305063 Abbreviated Description: Lot:2 Subdivision:SUNSET PATIO HOMES PLANNED UNIT DEVELOPMENT Map Ref:DOC 305063

10	.34Mi.	**2432 WEST AVE** **RIFLE, CO 81650-3156**	06/06/2025	$350,000	$401	871	4/2/1	1980	3,166 SF

APN: 217704315001 Document #: 1007620
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 1 Subdivision: SUNSET PATIO HOMES PLANNED UNIT DEVELOPMENT MapRef: DOC 305063 Abbreviated Description: Lot:1 Subdivision:SUNSET PATIO HOMES PLANNED UNIT DEVELOPMENT Map Ref:DOC 305063

11	.19Mi.	**154 W 26TH ST** **RIFLE, CO 81650-3109**	05/12/2025	$438,000	$317	1379	6/3/2	2007	4,835 SF

APN: 217704439012 Document #: 1006811
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 6B Subdivision: WILLOW RANCH SUBDIVISION MapRef: DOC 739544 Abbreviated Description: Lot:6B Subdivision:WILLOW RANCH SUBDIVISION Map Ref:DOC 739544

12	.11Mi.	**127 WILLOW CIR** **RIFLE, CO 81650-3186**	05/06/2025	$445,995	$290	1536	6/3/2.25	2021	4,442 SF

APN: 217704439067 Document #: 1006626
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 18B,18 Subdivision: WILLOW RANCH MapRef: DOC 967332 Abbreviated Description: Lot:18B,18 Subdivision:WILLOW RANCH Map Ref:DOC 967332

13	.26Mi.	**2419 W 24TH PL** **RIFLE, CO 81650-3113**	04/22/2025	$324,000	$268	1208	4/2/1.5	1980	1,882 SF

APN: 217704314012 Document #: 1006169
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 12 Subdivision: PARK SUBDIVISION MapRef: DOC 292807 Abbreviated Description: Lot:12 Subdivision:PARK SUBDIVISION Map Ref:DOC 292807

14	.09Mi.	**102 W 26TH ST** **RIFLE, CO 81650-3109**	04/18/2025	$415,000	$305	1358	6/3/3	2007	9,235 SF

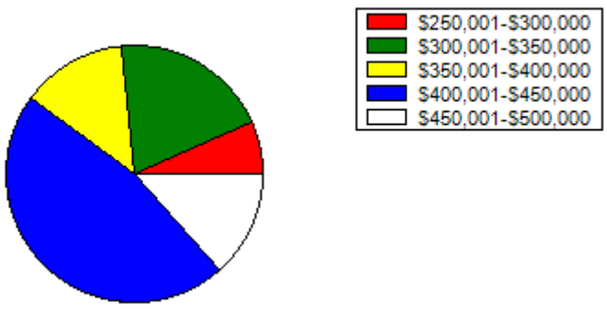
APN: 217704439001 Document #: 1006056
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 1A Subdivision: AMENDED FINAL PLAT OF WILLOW RANCH SUBDIVISION MapRef: DOC 739544 Abbreviated Description: Lot:1A Subdivision:AMENDED FINAL PLAT OF WILLOW RANCH SUBDIVISION Map Ref:DOC 739544

15	.09Mi.	**194 E 26TH ST** **RIFLE, CO 81650-3107**	04/15/2025	$352,000	$279	1260	5/3/1.5	1997	1,757 SF

APN: 217704428006 Document #: 1005919
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Subdivision: CREEKMEADOWS WEST TOWNHOMES Legal Unit: 3-B MapRef: DOC 495657 Abbreviated Description: Subdivision:CREEKMEADOWS WEST TOWNHOMES Legal Unit:3-B Map Ref:DOC 495657

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**2525 MEADOW CIR**	**07/03/2019**	$325,700	$20,360	1,392	5/3/2.5	2005	1,424 SF	
0Mi.	**2527 MEADOW CIR**	**07/09/2021**	$324,180	$20,260	1,392	5/3/2.5	2005	1,424 SF	
0Mi.	**2523 MEADOW CIR**	**10/28/2022**	$322,140	$20,140	1,392	5/3/2.5	2005	1,365 SF	
.01Mi.	**2521 MEADOW CIR**	**11/30/2005**	$324,180	$20,260	1,392	5/3/2.5	2005	1,365 SF	
.01Mi.	**2519 MEADOW CIR**	**11/30/2005**	$324,180	$20,260	1,392	5/3/2.5	2005	1,365 SF	
.01Mi.	**2517 MEADOW CIR**	**06/11/2021**	$324,180	$20,260	1,392	5/3/2.5	2005	1,365 SF	
.02Mi.	**2515 MEADOW CIR**	**03/29/2016**	$324,330	$20,270	1,416	6/3/2.5	2004	1,365 SF	
.02Mi.	**2513 MEADOW CIR**	**02/28/2012**	$324,330	$20,270	1,416	6/3/2.5	2004	1,365 SF	
.02Mi.	**2529 MEADOW CIR**	**08/22/2025**	$330,120	$20,640	1,504	6/3/2.5	2007	1,365 SF	
.03Mi.	**2511 MEADOW CIR**	**09/04/2019**	$324,330	$20,270	1,416	6/3/2.5	2004	1,365 SF	
.03Mi.	**2531 MEADOW CIR**	**09/30/2021**	$330,120	$20,640	1,504	3/3/2.5	2007	1,365 SF	
.03Mi.	**2509 MEADOW CIR**	**10/19/2011**	$324,330	$20,270	1,416	6/3/2.5	2004	1,365 SF	
.03Mi.	**2533 MEADOW CIR**	**04/29/2022**	$330,120	$20,640	1,504	6/3/2.5	2007	1,365 SF	
.03Mi.	**2507 MEADOW CIR**	**08/29/2018**	$309,070	$19,320	1,392	6/3/2.5	2002	1,365 SF	
.04Mi.	**2505 MEADOW CIR**	**10/03/2016**	$311,520	$19,470	1,392	6/3/2.5	2002	1,365 SF	
.04Mi.	**2503 MEADOW CIR**	**03/31/2021**	$311,520	$19,470	1,392	6/3/2.5	2002	1,365 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	31.7 years old	Households:	4,985
Median Household Income:	$78,854	Households w/Family:	75%
Household Income Per Capita:	$33,324	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Garfield School District Re-2	Students:	4,695
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.21Mi.	**Rifle Middle School** Number of Students: 552 Student-Teacher Ratio: 15.23	D	Public	5 - 8
0.33Mi.	**Wamsley Elementary School** Number of Students: 420 Student-Teacher Ratio: 26.5	C	Public	PK - 4
0.96Mi.	**Rifle High School** Number of Students: 778 Student-Teacher Ratio: 20.15 Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	113%	HIGHER
OVERALL	105%	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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