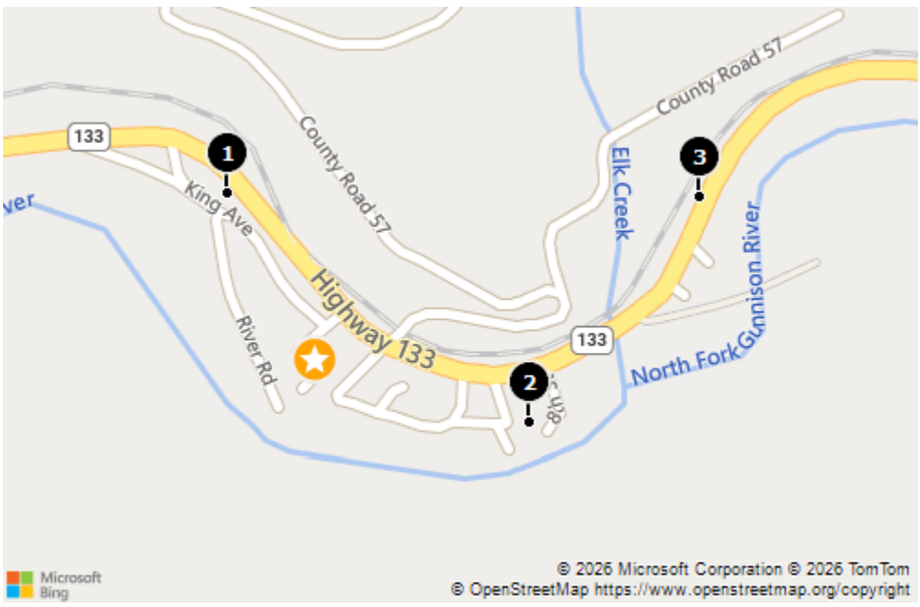
ICE SiteX Report

OrderID: 98273851

SiteX Property Information Report



Subject Property Location

26 2ND ST, SOMERSET, CO 81434-5001

County:	**GUNNISON CO**	Census Tract:	080519639.001123
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	318517006003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$176,000**	FSD:	22	Common Confidence Score:	32
Value Range:	$137,280 - $214,720	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	703
Assd Land Value:	$1,250	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$8,570	Market Improvment Value:	$137,130	Total Taxable Value:	$583
Total Assessed Value:	$9,820	Total Assessor Market Value:	$157,130	Delinquent Year:	
				Tax Account ID:	R015957
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 6 Subdivision: SOMERSET TOWN OF
Abbreviated Description: LOT 3, BLOCK 6, SOMERSET, #671264

Property Characteristics

Lot Size:	4,459 SF	Bedrooms:	2	Pool:	
Building Area:	908 SF	Baths:	1	Fireplace:	
Year Built:	1908	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Wood
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Convention	Basement:		Roof Cover:	Metal
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/17/2025	Sales Price:	N/A
Document #:	700383 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/18/2024	Loan Amount:	N/A
Document #:	695631 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 3 Block: 6
City/Muni/Twp: TOWN OF SOMERSET

Mortgage Record

Recording Date:	11/17/2020	Loan Amount:	N/A
Document #:	671266 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 3 Block: 6
City/Muni/Twp: SOMERSET

Prior Transfer

Recording Date:	11/17/2020	Sales Price:	$118,000

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Document #:	671264 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/16/2020		
Document Type:			

Legal Description:
Lot: 3 Block: 6 Subdivision: TOWN OF SOMERSET Map Ref: DOC 244850

Prior Transfer

Recording Date:	11/16/2020	Sales Price:	$118,000
Document #:	671264 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 6 Subdivision: SOMERSET TOWN OF
Abbreviated Description: LOT 3, BLOCK 6, SOMERSET, #671264

Prior Transfer

Recording Date:	07/31/2013	Sales Price:	N/A
Document #:	0621745 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/28/2013	Sales Price:	N/A
Document #:	0620316 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/13/2013		
Document Type:			

Legal Description:
Lot: 3 Block: 6 Map Ref: DOC244850
City/Muni/Twp: SOMERSET

Prior Transfer

Recording Date:	06/06/2006	Sales Price:	$62,400
Document #:	0565818 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/05/2006		
Document Type:			

Legal Description:
Lot: 3 Block: 6 Subdivision: SOMERSET Map Ref: DOC244850

Area Sales Analysis

Total Area Sales	$781,125	Median # of Bedrooms	2
Median Lot Size	4,640 SF	Median # of Baths	1
Median Living Area	864 SF	Median Year Built	1908
Price Range - 2 Yrs	$126,000 to $390,000	Age Range	100 years to 123 years
Median Value	$265,125	Median Age	118 years

Comparable Sales Data

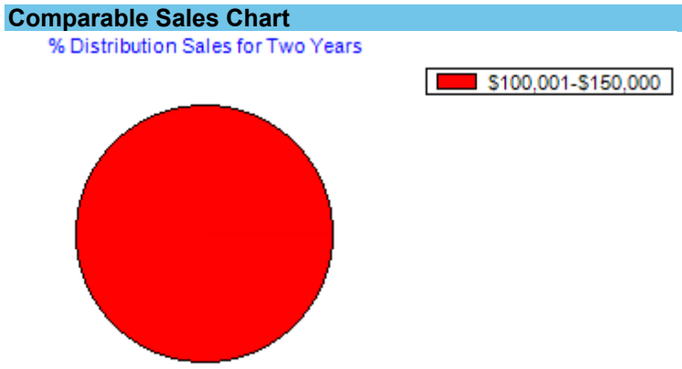
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**125 KING AVE** **SOMERSET, CO 81434-5009**	07/16/2026	$390,000	$541	720	/1/1	1903	4,640 SF	
2	.15Mi.	**407 KING AVE** **SOMERSET, CO 81434-5010**	07/18/2025	$126,000	$145	864	/2/1	1926	5,495 SF	
3	.26Mi.	**4015 HIGHWAY 133** **SOMERSET, CO 81434-5008**	07/08/2025	$265,125	$207	1276	/2/3	1908	4,021 SF	

APN: 318508004004 Document #: 709693
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 9 MapRef: REC NO 244850 Abbreviated Description: Lot:7 Block:9 Map Ref:REC NO 244850City/Muni/Twp:TOWN OF SOMERSET
City/Muni/Twp: TOWN OF SOMERSET

APN: 318517002004 Document #: 703061
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: SOMERSET MapRef: REC NO 244850 Abbreviated Description: Lot:2 Block:4 Subdivision:SOMERSET Map Ref:REC NO 244850City/Muni/Twp:TOWN OF SOMERSET City/Muni/Twp: TOWN OF SOMERSET

APN: 318508002001 Document #: 702779
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 MapRef: REC NO 244850 Abbreviated Description: Lot:1 Block:2 Map Ref:REC NO 244850City/Muni/Twp:TOWN OF SOMERSET
City/Muni/Twp: TOWN OF SOMERSET

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.

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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.	**26 2ND ST**	**11/16/2020**	$157,130	$9,820	908	/2/1	1908	4,459 SF	
.02Mi.	**8 PIKE AVE**	**09/10/2015**	$187,180	$11,700	2,133	/3/2	1903	6,769 SF	
.02Mi.	**33 4TH ST**	**07/26/2021**	$138,510	$8,660	1,142	/3/1	1907	4,063 SF	
.02Mi.	**19 4TH ST**	**10/15/2021**	$191,440	$11,970	1,750	/2/2	1908	3,796 SF	
.02Mi.	**31 2ND ST**	**04/29/2024**	$112,150	$7,010	729	/2/1	1903	4,922 SF	
.02Mi.	**17 2ND ST**	**05/09/2023**	$179,790	$11,240	1,068	/2/1	1903	4,719 SF	
.03Mi.	**101 RIVER RD**	**09/07/2023**	$276,920	$17,310	1,065	/3/1	1903	12,754 SF	
.03Mi.	**28 PIKE AVE**	**05/02/2013**	$165,330	$10,330	1,313	/3/1	1908	13,364 SF	
.03Mi.	**3688 HIGHWAY 133**	**02/13/2019**	$164,180	$10,260	1,272	/3/1	1903	3,670 SF	
.04Mi.	**75 RIVER RD**	**06/15/2017**	$132,060	$8,250	1,010	/3/1	1903	9,061 SF	
.04Mi.	**32 4TH ST**	**11/16/2020**	$184,750	$11,550	1,072	/3/1	1903	4,931 SF	
.04Mi.	**16 4TH ST**	**10/30/2024**	$155,630	$9,730	1,017	/2/1	1907	5,733 SF	
.04Mi.	**55 4TH ST**	**11/04/2021**	$44,620	$2,790	861	/2/1	1908	9,973 SF	
.04Mi.	**199 KING AVE**	**09/07/2005**	$141,150	$8,820	1,228	/2/1	1903	4,710 SF	
.04Mi.	**44 4TH ST**	**11/04/2021**	$173,750	$10,860	1,028	/2/1	1908	7,346 SF	
.05Mi.	**6 4TH ST**	**06/27/2016**	$176,310	$11,020	1,491	/3/1	1908	5,748 SF	

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	52.9 years old	Households:	338
Median Household Income:	$106,296	Households w/Family:	66%
Household Income Per Capita:	$63,461	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	22%

School District

School District Zone:	Delta County School District 50j	Students:	4,396
Number of Schools:	16	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
16.81Mi.	**North Fork Montessori School at Crawford** Number of Students: 120 Student-Teacher Ratio: 14.93	NA	Public	PK - 6
7.78Mi.	**Paonia Junior-Senior High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	7 - 12
24.28Mi.	**Cedaredge Middle School** Number of Students: 154 Student-Teacher Ratio: 16.21	C+	Public	6 - 8
33.89Mi.	**Delta Opportunity School** Number of Students: 68 Student-Teacher Ratio: 13.6	F	Public	7 - 12
33.98Mi.	**Delta High School** Number of Students: 626 Student-Teacher Ratio: 16.01 Advanced Placement: Yes	B	Public	9 - 12
15.70Mi.	**Hotchkiss Elementary School** Number of Students: 297 Student-Teacher Ratio: 13.81	C	Public	KG - 8
15.51Mi.	**Hotchkiss High School** Number of Students: 265 Student-Teacher Ratio: 14.06 Advanced Placement: Yes	C+	Public	9 - 12
34.67Mi.	**Delta Family Center - Backpack Program** Number of Students: 188 Student-Teacher Ratio: 188	NA	Public	PK - PK
34.44Mi.	**Lincoln Elementary School** Number of Students: 371 Student-Teacher Ratio: 15.46	C+	Public	KG - 5
34.19Mi.	**Garnet Mesa Elementary School** Number of Students: 488 Student-Teacher Ratio: 16.13	C	Public	KG - 5
7.70Mi.	**Paonia Elementary School** Number of Students: 247	A	Public	PK - 6

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Student-Teacher Ratio: 14.68

34.68Mi. **Delta Middle School** Number of Students: 498 Student-Teacher Ratio: 18.03	C	Public	6 - 8
24.41Mi. **Cedaredge Elementary School** Number of Students: 346 Student-Teacher Ratio: 18.67	C+	Public	KG - 5
24.21Mi. **Cedaredge High School** Number of Students: 280 Student-Teacher Ratio: 15.88 Advanced Placement: Yes	B-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	23%	SIGNIFICANTLY LOWER
BURGLARY	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	3%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	72%	NOTABLY LOWER
OVERALL	131%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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