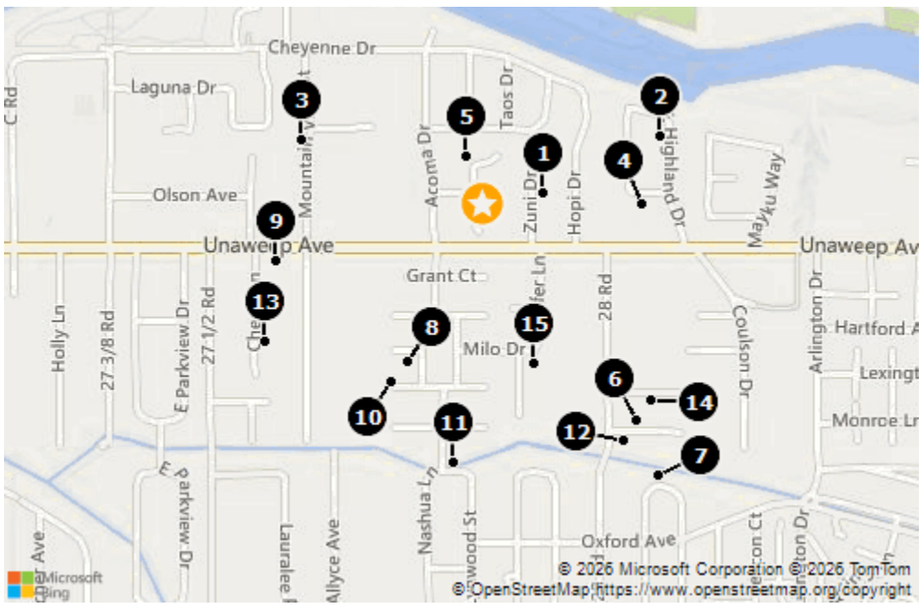
ICE SiteX Report

OrderID: 98388183

SiteX Property Information Report



Subject Property Location

2785 HELENA CT, GRAND JUNCTION, CO 81503-3083

County:	**MESA CO**	Census Tract:	080770013.041019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2945-244-45-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$418,000**	FSD:	6	Common Confidence Score:	82
Value Range:	$392,920 - $443,080	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	14100
Assd Land Value:	$5,940	Market Land Value:	$95,000	Tax Year:	2025
Assd Improvement:	$17,530	Market Improvment Value:	$280,410	Total Taxable Value:	$1,857
Total Assessed Value:	$23,470	Total Assessor Market Value:	$375,410	Delinquent Year:	
				Tax Account ID:	R070249
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUB Sec/Twnship/Range: SEC 24 TWN 01S RNG 01W
Abbreviated Description: LOT 18 BLK 1 CARRIAGE HILLS SUB SEC 24 1S 1W & AN UND INT IN TRACTS - 0.13AC

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	3	Pool:	
Building Area:	1407 SF	Baths:	2	Fireplace:	
Year Built:	2008	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Stucco
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/10/2026	Sales Price:	N/A
Document #:	3161553 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/24/2025	Loan Amount:	N/A
Document #:	3118034 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION

Mortgage Record

Recording Date:	12/05/2023	Loan Amount:	N/A
Document #:	3080599 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION

Mortgage Record

Recording Date:	04/13/2023	Loan Amount:	N/A
Document #:	3060808 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2051	Type Finance:	

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Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION

Prior Transfer

Recording Date:	07/27/2021	Sales Price:	$9,818
Document #:	2992094 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/23/2021	Sales Price:	$245,471
Document #:	2991786 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/16/2021	Loan Amount:	N/A
Document #:	2990634 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILL SUBDIVISION

Prior Transfer

Recording Date:	07/16/2021	Sales Price:	$340,000
Document #:	2990632 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/15/2021		
Document Type:			

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISON
City/Muni/Twp: GRAND JUNCTION

Prior Transfer

Recording Date:	07/15/2021	Sales Price:	$340,000
Document #:	2990632 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUB Sec/Twnship/Range: SEC 24 TWN 01S RNG 01W
Abbreviated Description: LOT 18 BLK 1 CARRIAGE HILLS SUB SEC 24 1S 1W & AN UND INT IN TRACTS - 0.13AC

Prior Transfer

Recording Date:	05/28/2019	Sales Price:	N/A
Document #:	2881252 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/06/2019	Loan Amount:	N/A
Document #:	2878757 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION

Prior Transfer

Recording Date:	05/06/2019	Sales Price:	$250,000
Document #:	2878755 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/03/2019		
Document Type:			

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION

Prior Transfer

Recording Date:	05/03/2019	Sales Price:	$250,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/09/2016	Sales Price:	$169,239
Document #:	2783599 BK-PG 5694-0682	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/07/2016	Sales Price:	N/A
Document #:	2783365 BK-PG 5694-0682	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/14/2016	Loan Amount:	N/A
Document #:	2773995 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2046	Type Finance:	

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION

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Prior Transfer

Recording Date:	03/10/2015	Sales Price:	N/A
Document #:	2717191 BK-PG 5526-0968	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/02/2015	Sales Price:	N/A
Document #:	2716322 BK-PG 5694-0701	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/23/2015		
Document Type:			

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION

Prior Transfer

Recording Date:	10/03/2013	Sales Price:	N/A
Document #:	2670710 BK-PG 4891-0258	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/17/2013	Sales Price:	$166,000
Document #:	2668887 BK-PG 5526-0967	Type of Sale:	Full Amount on Deed
Contract Date:	09/10/2013		
Document Type:			

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION

Prior Transfer

Recording Date:	10/19/2009	Sales Price:	$233,600
Document #:	2509526 BK-PG 4677-0638	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/21/2009	Loan Amount:	N/A
Document #:	2498241 BK-PG 4891-0258	Loan Type:	FHA
TD Due Date:	08/01/2039	Type Finance:	

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION

Prior Transfer

Recording Date:	06/05/2008	Sales Price:	$236,900
Document #:	2442955 BK-PG 4677-0637	Type of Sale:	Full Amount on Deed
Contract Date:	05/29/2008		
Document Type:			

Legal Description:
Lot: 18 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION

Area Sales Analysis

Total Area Sales	$5,162,350	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1.75
Median Living Area	1,344 SF	Median Year Built	1979
Price Range - 2 Yrs	$157,000 to $399,000	Age Range	18 years to 81 years
Median Value	$357,450	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**308 ZUNI DR** **GRAND JUNCTION, CO 81503-2823**	09/01/2026	$357,450	$265	1344	6/3/1	1959	SF	
		APN: 2945-244-07-005 Document #: 3169609 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: OPLINGER SUBDIVISION Abbreviated Description: Lot:5 Block:2 Subdivision:OPLINGER SUBDIVISION City/Muni/Twp:MESA City/Muni/Twp: MESA								
2	.12Mi.	**315 HOPI DR** **GRAND JUNCTION, CO 81503-2810**	08/18/2026	$380,000	$188	2020	5/2/2	1961	SF	
		APN: 2945-244-07-018 Document #: 3168169 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: OPLINGER SUBDIVISION Abbreviated Description: Lot:9 Block:2 Subdivision:OPLINGER SUBDIVISION City/Muni/Twp:MESA City/Muni/Twp: MESA								
3	.25Mi.	**317 MOUNTAIN VIEW ST** **GRAND JUNCTION, CO 81503-2818**	06/15/2026	$285,000	$231	1232	5/3/1.5	1962	SF	
		APN: 2945-244-09-011 Document #: 3161836 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: KELLEY SUBDIVISION Abbreviated Description: Lot:11 Block:1 Subdivision:KELLEY SUBDIVISION								
4	.2Mi.	**309 W HIGHLAND DR** **GRAND JUNCTION, CO 81503-2141**	06/02/2026	$388,000	$292	1326	6/3/1.75	1956	SF	
		APN: 2943-193-05-009 Document #: 3160736 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: HIGHLAND ACRES MapRef: MB 8 PG 92 Abbreviated Description: Lot:3 Block:1 Subdivision:HIGHLAND ACRES Map Ref:MB 8 PG 92								
5	.06Mi.	**317 CARRIAGE HILLS CT** **GRAND JUNCTION, CO 81503-5266**	05/29/2026	$391,600	$271	1440	5/3/2.5	2008	5,227 SF	
		APN: 2945-244-45-004 Document #: 3160430								

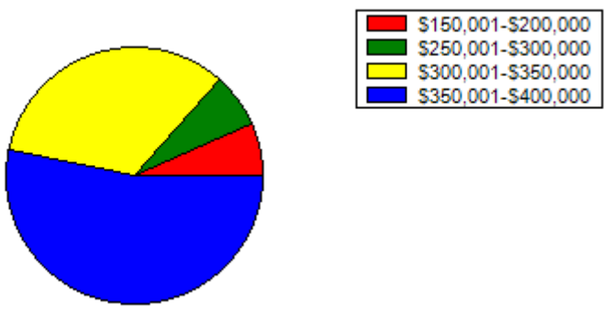
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	Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: CARRIAGE HILLS SUBDIVISION Abbreviated Description: Lot:4 Block:1 Subdivision:CARRIAGE HILLS SUBDIVISION								
6	.33Mi.	**2804 MONROE CT** **GRAND JUNCTION, CO 81503-2148**	05/15/2026	$369,500	$297	1244	5/3/1.75	1979	SF
	APN: 2943-302-43-002 Document #: 3159076 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: MONROEVILLE SUBDIVISION Abbreviated Description: Lot:2 Subdivision:MONROEVILLE SUBDIVISION								
7	.41Mi.	**273 W DANBURY CIR** **GRAND JUNCTION, CO 81503-3142**	05/14/2026	$399,000	$175	2274	6/4/2.75	1980	SF
	APN: 2943-302-47-017 Document #: 3158938 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 12 Subdivision: VILLAGE NINE FILING 3 Abbreviated Description: Lot:17 Block:12 Subdivision:VILLAGE NINE FILING 3								
8	.22Mi.	**2775 MILO DR** **GRAND JUNCTION, CO 81503-2814**	05/08/2026	$335,000	$218	1536	4/4/2	1979	SF
	APN: 2945-251-23-003 Document #: 3158458 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 9 Subdivision: LYNWOOD SUBDIVISION Abbreviated Description: Lot:3 Block:9 Subdivision:LYNWOOD SUBDIVISION								
9	.27Mi.	**2759 UNAWEEP AVE** **GRAND JUNCTION, CO 81503-2092**	04/27/2026	$335,000	$200	1674	6/2/1	1946	SF
	APN: 2945-251-01-001 Document #: 3157187 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: FREEMAN SUBDIVISION Abbreviated Description: Lot:1 Subdivision:FREEMAN SUBDIVISION								
10	.25Mi.	**2772 LEXINGTON CT** **GRAND JUNCTION, CO 81503-2861**	04/22/2026	$345,000	$287	1202	5/3/1.5	1979	SF
	APN: 2945-251-23-008 Document #: 3156808 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 9 Subdivision: LYNWOOD SUBDIVISION Abbreviated Description: Lot:8 Block:9 Subdivision:LYNWOOD SUBDIVISION								
11	.33Mi.	**2778 E LYNWOOD ST** **GRAND JUNCTION, CO 81503-3805**	03/30/2026	$390,000	$220	1768	6/3/1.75	1983	SF
	APN: 2945-251-32-052 Document #: 3154339 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 9 Subdivision: VILALGE NINE FILING 4 Abbreviated Description: Lot:1&2 Block:9 Subdivision:VILALGE NINE FILING 4								
12	.35Mi.	**2801 MONROE CT** **GRAND JUNCTION, CO 81503-2147**	03/13/2026	$325,000	$307	1056	5/3/1	1980	SF
	APN: 2943-302-43-012 Document #: 3152797 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: MONROEVILLE SUBDIVISION Abbreviated Description: Lot:12 Subdivision:MONROEVILLE SUBDIVISION								
13	.32Mi.	**288 CHERRY LN** **GRAND JUNCTION, CO 81503-2016**	03/12/2026	$329,800	$318	1036	5/3/1	1945	SF
	APN: 2945-251-00-021 Document #: 3152738 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	.33Mi.	**2805 COLLUM LN** **GRAND JUNCTION, CO 81503-3105**	03/02/2026	$157,000	$138	1134	5/3/1	1982	SF
	APN: 2943-302-53-002 Document #: 3151555 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PINYON HEIGHTS Abbreviated Description: Lot:2 Subdivision:PINYON HEIGHTS								
15	.21Mi.	**2791 MILO DR** **GRAND JUNCTION, CO 81503-2866**	02/23/2026	$375,000	$240	1560	6/3/1.75	1977	SF
	APN: 2945-251-08-014 Document #: 3150927 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: C ROAD LIMITED SUBDIVISION Abbreviated Description: Lot:14 Block:2 Subdivision:C ROAD LIMITED SUBDIVISION								

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.	**2785 HELENA CT**	**07/15/2021**	$375,410	$23,470	1,407	6/3/2	2008	5,663 SF	
.01Mi.	**2787 HELENA CT**	**05/30/2008**	$410,480	$25,660	1,538	5/3/2	2007	5,663 SF	
.01Mi.	**308 CARRIAGE HILLS CT**	**05/03/2024**	$442,310	$27,650	1,594	/3/2	2019	6,534 SF	
.02Mi.	**309 CARRIAGE HILLS CT**	**06/04/2025**	$353,420	$22,090	1,456	6/3/2.5	2008	4,792 SF	
.02Mi.	**307 CARRIAGE HILLS CT**	**01/29/2020**	$448,140	$28,010	2,011	8/4/2.5	2008	4,356 SF	
.02Mi.	**2784 HELENA CT**	**10/25/2024**	$357,510	$22,350	1,528	6/3/2.5	2008	5,227 SF	
.03Mi.	**2789 HELENA CT**	**09/21/2016**	$367,190	$22,950	1,572	6/3/2.5	2008	5,663 SF	
.03Mi.	**306 CARRIAGE HILLS CT**	**03/25/2021**	$433,400	$27,090	1,904	9/3/2.25	2019	6,970 SF	
.03Mi.	**2786 HELENA CT**	**10/03/2018**	$352,150	$22,010	1,293	5/3/2	2007	4,792 SF	
.03Mi.	**305 CARRIAGE HILLS CT**	**12/07/2016**	$423,530	$26,470	1,888	8/4/2.5	2007	4,356 SF	
.03Mi.	**2790 HELENA CT**	**01/09/2009**	$366,820	$22,930	1,418	6/3/2	2009	4,792 SF	
.03Mi.	**311 CARRIAGE HILLS CT**	**03/13/2025**	$337,060	$21,070	1,299	3/3/2	2009	4,356 SF	
.03Mi.	**302 CARRIAGE HILLS CT**	**02/28/2025**	$366,860	$22,930	1,414	5/3/2	2008	6,098 SF	
.04Mi.	**2788 HELENA CT**	**08/27/2013**	$377,970	$23,630	1,420	5/3/2	2013	5,227 SF	
.04Mi.	**2781 HELENA ST**	**05/05/2005**	$272,190	$17,010	1,008	5/2/1	1997		
.04Mi.	**316 CARRIAGE HILLS CT**	**05/11/2018**	$410,350	$25,650	1,776	6/3/2.5	2007	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	40.9 years old	Households:	6,331
Median Household Income:	$67,911	Households w/Family:	73%
Household Income Per Capita:	$29,588	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Mesa County Valley School District 51	Students:	19,753
Number of Schools:	44	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.54Mi.	**Orchard Mesa Middle School** Number of Students: 560 Student-Teacher Ratio: 15.99	B-	Public	6 - 8
1.24Mi.	**Dos Rios Elementary School** Number of Students: 293 Student-Teacher Ratio: 16.12	C-	Public	PK - 5
2.58Mi.	**Grand Junction High School** Number of Students: 1,832 Student-Teacher Ratio: 20.04 Advanced Placement: Yes	C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	92%	SIMILAR
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	120%	HIGHER
OVERALL	108%	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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