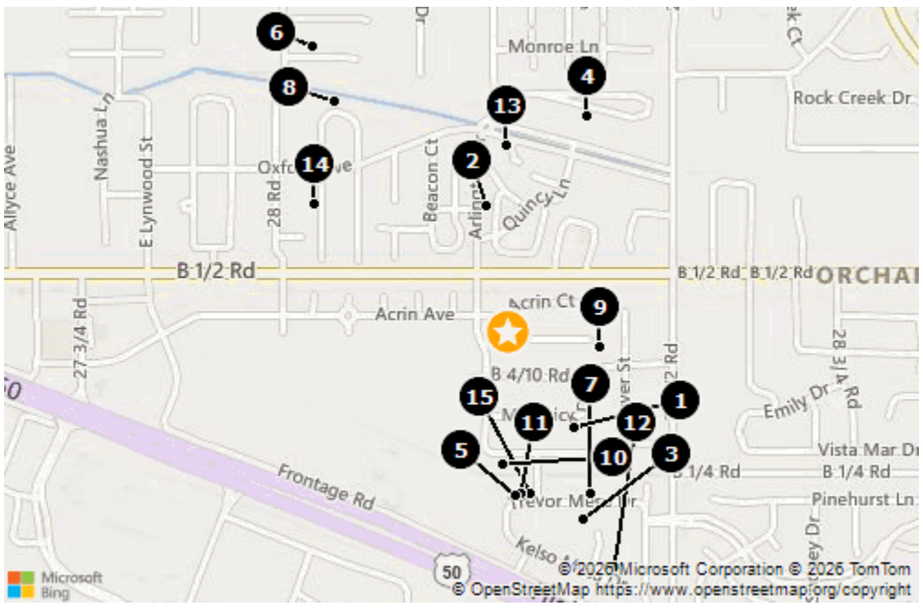
ICE SiteX Report

OrderID: 98513573

SiteX Property Information Report



Subject Property Location

2828 1/2 PITCHBLEND CT, GRAND JUNCTION, CO 81503-3164

County:	**MESA CO**	Census Tract:	080770013.031000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2943-303-61-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$404,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$371,680 - $436,320	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	14100
Assd Land Value:	$4,380	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$19,550	Market Improvment Value:	$312,760	Total Taxable Value:	$1,889
Total Assessed Value:	$23,930	Total Assessor Market Value:	$382,760	Delinquent Year:	
				Tax Account ID:	R048665
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II Sec/Twnship/Range: SEC 30 TWN 01S RNG 01E
Abbreviated Description: LOT 3 BLK 2 ARROWHEAD ACRES II SEC 30 1S 1E & AN UND INT IN TRACTS

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1526 SF	Baths:	2	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
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

Mortgage Record

Recording Date:	09/18/2024	Loan Amount:	N/A
Document #:	3104551 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2064	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II

Mortgage Record

Recording Date:	03/13/2023	Loan Amount:	N/A
Document #:	3058066 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II

Prior Transfer

Recording Date:	12/02/2020	Sales Price:	N/A
Document #:	2955165 BK-PG 5595-28	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/17/2020	Sales Price:	$280,000
Document #:	2952861 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/16/2020		

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Document Type:
Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II

Prior Transfer

Recording Date:	11/16/2020	Sales Price:	$280,000
Document #:	2952861 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II Sec/Twnship/Range: SEC 30 TWN 01S RNG 01E
Abbreviated Description: LOT 3 BLK 2 ARROWHEAD ACRES II SEC 30 1S 1E & AN UND INT IN TRACTS

Prior Transfer

Recording Date:	07/03/2014	Sales Price:	N/A
Document #:	2694754 BK-PG 5617-0858	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/25/2014		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II

Prior Transfer

Recording Date:	06/17/2014	Sales Price:	N/A
Document #:	2692966 BK-PG 4806-0300	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2014	Sales Price:	$195,000
Document #:	2688513 BK-PG 5595-0027	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2014		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II

Prior Transfer

Recording Date:	03/26/2009	Sales Price:	N/A
Document #:	2481825 BK-PG 4204-812	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/11/2009	Sales Price:	N/A
Document #:	2479497 BK-PG 3926-234	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/04/2009	Loan Amount:	N/A
Document #:	2478518 BK-PG 4806-0300	Loan Type:	VA
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II

Mortgage Record

Recording Date:	07/18/2006	Loan Amount:	N/A
Document #:	2327958 BK-PG 4204-0812	Loan Type:	Unknown
TD Due Date:	08/01/2036	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II

Mortgage Record

Recording Date:	06/23/2005	Loan Amount:	N/A
Document #:	2260649 BK-PG 3926-0234	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/22/2025	Type Finance:	VAR

Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II

Prior Transfer

Recording Date:	02/02/2004	Sales Price:	$155,000
Document #:	2174859 BK-PG 3579-0378	Type of Sale:	Full Amount on Deed
Contract Date:	01/28/2004		
Document Type:			

Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II

Prior Transfer

Recording Date:	03/21/2001	Sales Price:	$128,450
Document #:	1988292 BK-PG 2820-0796	Type of Sale:	Full Amount on Deed
Contract Date:	03/16/2001		
Document Type:			

Legal Description:
Block: 61 Subdivision: ARROWHEAD ACRES II Sec/Twnship/Range: SEC 30 TWN 1S RNG 1E
Abbreviated Description: LOT 3 BLK 2 ARROWHEAD ACRES II SEC 30 1S 1E & AN UND INT IN TRACTS

Mortgage Record

Recording Date:	08/23/2000	Loan Amount:	N/A
Document #:	1962388 BK-PG 2743-0100	Loan Type:	Building or Construction Loan

ICE SiteX Report

OrderID: 98513573

TD Due Date: Type Finance:

Legal Description:
Lot: 3 Block: 2 Subdivision: ARROWHEAD ACRES II

Area Sales Analysis

Total Area Sales	$6,059,400	Median # of Bedrooms	3
Median Lot Size	5,227 SF	Median # of Baths	1.75
Median Living Area	1,542 SF	Median Year Built	2002
Price Range - 2 Yrs	$219,000 to $477,000	Age Range	6 years to 47 years
Median Value	$405,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**2839 MAVERICK DR** **GRAND JUNCTION, CO 81503-2193**	08/31/2026	$475,000	$306	1549	6/3/2	2001	SF	
		APN: 2943-303-67-008 Document #: 3169371 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 4 Subdivision: ARROWHEAD ACRES II FILING TWO Abbreviated Description: Lot:8 Block:4 Subdivision:ARROWHEAD ACRES II FILING TWO City/Muni/Twp:MESA City/Muni/Twp: MESA								
2	.15Mi.	**259 COVENTRY PL** **GRAND JUNCTION, CO 81503-2173**	07/15/2026	$219,000	$186	1176	4/2/1.5	1995	SF	
		APN: 2943-302-31-045 Document #: 3164788 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Block: 5 Subdivision: COVENTRY CLUB Abbreviated Description: Lot:43 Block:5 Subdivision:COVENTRY CLUB City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
3	.25Mi.	**2841 TREVOR MESA DR** **GRAND JUNCTION, CO 81503-4200**	06/11/2026	$430,000	$301	1424	5/2/2.5	2018	5,227 SF	
		APN: 2943-303-43-009 Document #: 3161626 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Subdivision: MESA ESTATES Abbreviated Description: Lot:9 Block:4 Subdivision:MESA ESTATES								
4	.29Mi.	**2835 NEWPORT CIR** **GRAND JUNCTION, CO 81503-3108**	06/01/2026	$400,000	$262	1526	5/3/2	1979	SF	Spa Only
		APN: 2943-302-28-063 Document #: 3160524 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Block: 1 Subdivision: REPLAT OF VILLAGE NINE PHASE 2 Abbreviated Description: Lot:23 Block:1 Subdivision:REPLAT OF VILLAGE NINE PHASE 2								
5	.2Mi.	**2832 TREVOR MESA DR** **GRAND JUNCTION, CO 81503-4230**	05/18/2026	$477,000	$279	1704	6/3/1.75	2020	5,663 SF	
		APN: 2943-303-41-004 Document #: 3159278 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: MESA ESTATES Abbreviated Description: Lot:4 Block:2 Subdivision:MESA ESTATES								
6	.44Mi.	**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	.23Mi.	**2842 TREVOR MESA DR** **GRAND JUNCTION, CO 81503-4232**	05/15/2026	$445,000	$276	1610	5/3/2	2018	6,098 SF	
		APN: 2943-303-40-012 Document #: 3159086 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: MESA ESTATES Abbreviated Description: Lot:12 Block:1 Subdivision:MESA ESTATES								
8	.36Mi.	**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								
9	.12Mi.	**2840 1/2 PITCHBLEND CT** **GRAND JUNCTION, CO 81503-3161**	05/11/2026	$380,000	$246	1542	6/3/2	2002	SF	
		APN: 2943-303-61-013 Document #: 3158554 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Subdivision: ARROWHEAD ACRES II Abbreviated Description: Lot:13 Block:2 Subdivision:ARROWHEAD ACRES II								
10	.17Mi.	**2827 B 3/10 RD** **GRAND JUNCTION, CO 81503-3234**	05/07/2026	$405,000	$256	1580	5/3/2	2002	8,276 SF	
		APN: 2943-303-65-005 Document #: 3158303 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: ARROWHEAD ACRES II Abbreviated Description: Lot:4 Block:3 Subdivision:ARROWHEAD ACRES II								
11	.2Mi.	**2834 TREVOR MESA DR** **GRAND JUNCTION, CO 81503-4230**	04/27/2026	$470,000	$270	1738	6/3/1.75	2020	5,663 SF	
		APN: 2943-303-41-002 Document #: 3157215 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: MESA ESTATES Abbreviated Description: Lot:2 Block:2 Subdivision:MESA ESTATES City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
12	.32Mi.	**212 MONITOR MESA CT** **GRAND JUNCTION, CO 81503-4212**	04/17/2026	$450,000	$293	1531	8/3/1.75	2020	6,534 SF	
		APN: 2943-303-43-035 Document #: 3156283 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Block: 4 Subdivision: MESA ESTATES Abbreviated Description: Lot:35 Block:4 Subdivision:MESA ESTATES								
13	.23Mi.	**2823 OXFORD AVE** **GRAND JUNCTION, CO 81503-3339**	04/10/2026	$281,000	$312	900	4/2/1	1980	SF	
		APN: 2943-302-30-030 Document #: 3155752 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: OXFORD AVENUE TOWNE Phase No: 2 Abbreviated Description: Lot:2 Block:4 Subdivision:OXFORD AVENUE TOWNE Phase No:2

14	.3Mi.	**259 W DANBURY CT** **GRAND JUNCTION, CO 81503-3140**	03/27/2026	$384,900	$271	1416	4/3/1.75	1982	7,405 SF

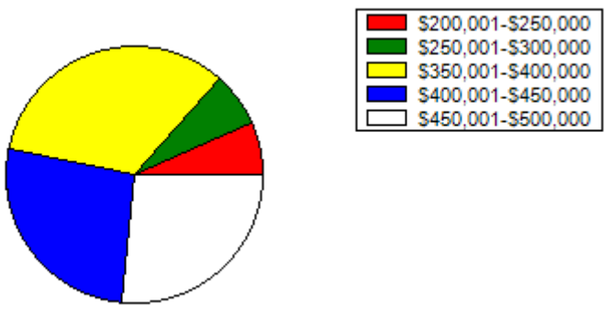
APN: 2943-302-46-003 Document #: 3154302
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: VILLAGE NINE FILING NO 3 Abbreviated Description: Lot:3 Block:3 Subdivision:VILLAGE NINE FILING NO 3

15	.21Mi.	**2834 1/2 TREVOR MESA DR** **GRAND JUNCTION, CO 81503-4231**	03/20/2026	$474,000	$274	1728	6/3/1.75	2020	8,276 SF

APN: 2943-303-41-001 Document #: 3153598
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: MESA ESTATES Abbreviated Description: Lot:1 Block:2 Subdivision:MESA ESTATES

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.

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.	**2828 1/2 PITCHBLEND CT**	**11/16/2020**	$382,760	$23,930	1,526	6/3/2	2000		
.01Mi.	**2830 PITCHBLEND CT**	**12/14/2015**	$339,320	$21,210	1,410	7/3/2	2000		
.01Mi.	**2828 PITCHBLEND CT**	**12/14/2015**	$353,680	$22,110	1,398	7/3/2	2000		
.02Mi.	**2827 ACRIN CT**	**09/30/2025**	$443,700	$27,740	1,951	6/4/3.5	2002	8,712 SF	
.03Mi.	**2832 PITCHBLEND CT**	**12/14/2015**	$354,820	$22,180	1,422	6/3/2	2000		
.03Mi.	**2826 1/2 PITCHBLEND CT**	**08/23/2024**	$338,650	$21,170	1,300	6/3/2	2001		
.03Mi.	**2829 PITCHBLEND CT**	**06/05/2018**	$368,290	$23,020	1,512	7/3/1.75	2001		
.03Mi.	**2831 PITCHBLEND CT**	**06/15/2018**	$421,990	$26,380	1,772	7/3/2	2000		
.03Mi.	**2827 PITCHBLEND CT**	**12/14/2015**	$324,850	$20,310	1,296	6/3/2	2000		
.04Mi.	**2829 ACRIN CT**	**12/10/2021**	$359,620	$22,480	1,422	5/3/1.75	2002	7,405 SF	
.04Mi.	**2833 PITCHBLEND CT**	**08/27/2024**	$343,480	$21,470	1,572	6/3/2.5	2000		
.04Mi.	**2834 PITCHBLEND CT**	**12/14/2015**	$407,950	$25,500	1,642	6/3/2	2000		
.04Mi.	**245 ARLINGTON DR**	**12/14/2015**	$329,160	$20,580	1,229	6/3/2	2004		
.05Mi.	**2828 B 4/10 RD**	**02/18/2022**	$400,520	$25,040	1,957	7/4/2.5	2001		
.05Mi.	**2826 ACRIN CT**	**06/24/2020**	$397,120	$24,830	1,984	6/4/2	2003	9,148 SF	
.05Mi.	**2835 PITCHBLEND CT**	**09/06/2022**	$349,830	$21,870	1,462	6/3/1.75	2000		

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
1.17Mi.	**Orchard Mesa Middle School**	B-	Public	6 - 8

Number of Students: 560
Student-Teacher Ratio: 15.99

0.59Mi.	**Lincoln Orchard Mesa Elementary School**	B-	Public	KG - 5

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Number of Students: 289
Student-Teacher Ratio: 13.49

3.35Mi. **Grand Junction High School** B Public 9 - 12
Number of Students: 1,832
Student-Teacher Ratio: 20.04
Advanced Placement: Yes

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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