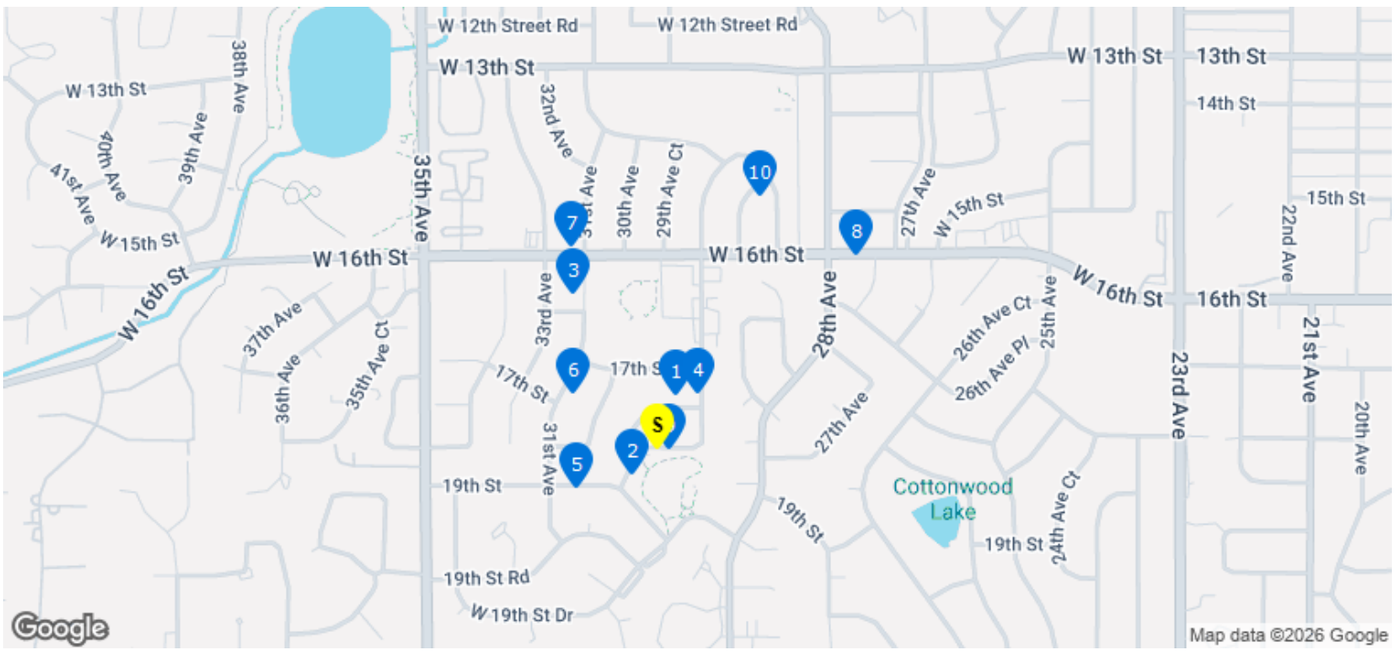
ICE SiteX Report

OrderID: 98768670

SiteX Property Information Report



Subject Property Location

2931 18TH ST, GREELEY, CO 80634-6818

County:	**WELD CO**	Census Tract:	0012.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R2270186	Thomas Bros Pg-Grid:	

Valuation

Value:	**$369,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$335,790 - $402,210	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0600
Assd Land Value:	$3,750	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:	$19,780	Market Improvment Value:	$316,451	Total Taxable Value:	$2,148
Total Assessed Value:	$23,530	Total Assessor Market Value:	$376,451	Delinquent Year:	
				Tax Account ID:	R2270186
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11 Block: 7 Subdivision: WOODBRIAR 2ND FG 2ND RPLT Map Ref: MAP 1288 Sec/Twnship/Range: SEC 12 TWN 5N RNG 66W
Abbreviated Description: GR 2WB7-11 L11 BLK7 2ND REPLAT WOODBRIAR 2ND FILING

Property Characteristics

Lot Size:	9,496 SF	Bedrooms:	4	Pool:	
Building Area:	1008 SF	Baths:	3	Fireplace:	
Year Built:	1974	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/18/2024	Sales Price:	$179,685
Document #:	5000655 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/21/2024	Loan Amount:	N/A
Document #:	4961344 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/04/2024		
TD Due Date:	05/01/2064	Type Finance:	

Legal Description:
Block: 7 Subdivision: SECOND REPLAT OF WOODBRIAR SECOND FILING Map Ref: 0
City/Muni/Twp: GREELEY

Mortgage Record

Recording Date:	04/24/2017	Loan Amount:	N/A
Document #:	4296142 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/06/2017		
TD Due Date:	05/01/2047	Type Finance:	

ICE SiteX Report

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Legal Description:
Block: 7 Subdivision: 2ND REPLAT OF WOODBRIAR 2ND FILING Map Ref: 0
City/Muni/Twp: GREELEY

Prior Transfer

Recording Date:	01/12/2017	Sales Price:	$179,685
Document #:	4269190 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	08/07/2014	Sales Price:	$77,000
Document #:	4036533 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/29/2014	Loan Amount:	N/A
Document #:	4034094 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/17/2014		
TD Due Date:	08/01/2044	Type Finance:	

Legal Description:
Block: 7 Subdivision: SECOND REPLAT OF WOODBRIAR SECOND FILING
City/Muni/Twp: GREELEY

Prior Transfer

Recording Date:	07/29/2014	Sales Price:	$183,000
Document #:	4034093 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/17/2014		
Document Type:	Deed		

Legal Description:
Block: 7 Subdivision: SECOND REPLAT OF WOODBRIAR SECOND FILING
City/Muni/Twp: GREELEY

Mortgage Record

Recording Date:	07/29/2004	Loan Amount:	N/A
Document #:	3203821 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	07/23/2004		
TD Due Date:	08/01/2034	Type Finance:	

Legal Description:
Block: 7 Subdivision: SECOND REPLAT OF WOODBRIAR SECOND FILING Map Ref: 0
City/Muni/Twp: GREELEY

Mortgage Record

Recording Date:	11/15/2002	Loan Amount:	N/A
Document #:	3005697 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	12/01/2032	Type Finance:	Fixed Rate

Legal Description:
Block: 7 Subdivision: SECOND REPLAT OF WOODBRIAR SECOND FILING Map Ref: 0
City/Muni/Twp: GREELEY

Mortgage Record

Recording Date:	03/13/1998	Loan Amount:	N/A
Document #:	2599579 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	04/01/2028	Type Finance:	

Legal Description:
Block: 7 Subdivision: SECOND REPLAT WOODBRIAR SECOND FILING Map Ref: 0
City/Muni/Twp: GREELEY

Prior Transfer

Recording Date:	01/17/1984	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 7 Subdivision: WOODBRIAR 2ND FG 2ND RPLT Sec/Twnship/Range: SEC 12 TWN 5N RNG 66W
Abbreviated Description: GR 2WB7-11 L11 BLK7 2ND REPLAT WOODBRIAR 2ND FILING

Area Sales Analysis

Total Area Sales	$3,665,255	Median # of Bedrooms	4
Median Lot Size	8,102 SF	Median # of Baths	2
Median Living Area	1,003 SF	Median Year Built	1972
Price Range - 2 Yrs	$247,755 to $425,000	Age Range	52 years to 64 years
Median Value	$376,250	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**1761 31ST AVE** **GREELEY, CO 80634-6830**	09/18/2026	$410,000	$237	1727	/4/3	1972	8,233 SF	
		APN: R2258286 Document #: 5127651 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Block: 9 Subdivision: WOODBRIAR SECOND FILING Abbreviated Description: Lot:19 Block:9 Subdivision:WOODBRIAR SECOND FILING								
2	.14Mi.	**1667 31ST AVE** **GREELEY, CO 80634-6860**	06/29/2026	$247,755	$291	850	/3/1	1972	7,710 SF	
		APN: R2263086 Document #: 5111123 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 7 Block: 4 Subdivision: WOODBRIAR FIRST FILING Abbreviated Description: Lot:7 Block:4 Subdivision:WOODBRIAR FIRST FILING City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

3	.15Mi.	**1663 29TH AVENUE PL** **GREELEY, CO 80634-6822**	05/13/2026	$1,000,000	$79	12603	32//		55,365 SF

APN: R3236504 Document #: 5101612
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential (General) (Single)
Legal: Lot: 1 Block: 1 Subdivision: GARDEN SQUARE MINOR SUBDIVISION MapRef: DOC 3211947 Abbreviated Description: Lot:1 Block:1 Subdivision:GARDEN SQUARE MINOR SUBDIVISION Map Ref:DOC 3211947City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

4	.18Mi.	**2719 18TH STREET RD** **GREELEY, CO 80634-5773**	10/08/2026	$450,000	$243	1854	/3/3	1972	8,015 SF

APN: R2235086 Document #: 5131534
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: ROLLING HILLS SECOND ADDITION Abbreviated Description: Lot:3 Block:2 Subdivision:ROLLING HILLS SECOND ADDITION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

5	.22Mi.	**1933 29TH AVE** **GREELEY, CO 80634-5724**	09/08/2026	$408,500	$430	950	5/4/2	1973	7,318 SF

APN: R2252586 Document #: 5125713
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 29 Block: 4 Subdivision: ROLLING HILLS THIRD ADDITION Abbreviated Description: Lot:29 Block:4 Subdivision:ROLLING HILLS THIRD ADDITION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

6	.24Mi.	**2724 19TH ST** **GREELEY, CO 80634-5702**	08/28/2026	$392,000	$227	1729	8/5/3	1973	13,852 SF

APN: R2239486 Document #: 5123961
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 9 Subdivision: ROLLING HILLS THIRD ADDITION Abbreviated Description: Lot:1 Block:9 Subdivision:ROLLING HILLS THIRD ADDITION

7	.25Mi.	**1956 29TH AVE** **GREELEY, CO 80634-5752**	06/09/2026	$390,000	$251	1552	6/3/3	1976	7,474 SF

APN: R2281686 Document #: 5107003
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Block: 1 Subdivision: COTTONWOOD CREEK Legal Unit: 1 MapRef: DOC 1697195 Abbreviated Description: Block:1 Subdivision:COTTONWOOD CREEK Legal Unit:1 Map Ref:DOC 1697195Abbreviated Description:BLDG A City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

8	.25Mi.	**3339 19TH ST** **GREELEY, CO 80634-5731**	05/19/2026	$373,200	$371	1006	5/4/2	1974	6,011 SF

APN: R2242286 Document #: 5102752
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: ROLLING HILLS THIRD ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:ROLLING HILLS THIRD ADDITION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

9	.27Mi.	**1940 29TH AVE** **GREELEY, CO 80634-5752**	06/25/2026	$280,000	$202	1387	5/3/3	1976	7,474 SF

APN: R2279086 Document #: 5110381
Document Type: Special Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 4 Block: 1 Subdivision: COTTONWOOD CREEK Legal Unit: 3 MapRef: DOC 1697194 Abbreviated Description: Lot:4 Block:1 Subdivision:COTTONWOOD CREEK Legal Unit:3 Map Ref:DOC 1697194City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

10	.3Mi.	**1721 27TH AVE** **GREELEY, CO 80634-4937**	06/23/2026	$495,000	$244	2029	8/4/3	1971	10,149 SF

APN: R2298986 Document #: 5109965
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: ROLLING HILLS FIRST ADDITION Abbreviated Description: Lot:6 Block:3 Subdivision:ROLLING HILLS FIRST ADDITION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

11	.3Mi.	**1975 28TH AVE** **GREELEY, CO 80634-5781**	05/19/2026	$375,000	$203	1851	7/5/4	1976	7,474 SF

APN: R2279586 Document #: 5102792
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Block: 2 Subdivision: COTTONWOOD CREEK Legal Unit: 4 MapRef: DOC 3600124 Abbreviated Description: Lot:2 Block:2 Subdivision:COTTONWOOD CREEK Map Ref:DOC 3600124Abbreviated Description:BLDG 4

12	.31Mi.	**2701 19TH STREET DR** **GREELEY, CO 80634-5759**	07/06/2026	$279,900	$226	1236	4/2/2	1979	3,857 SF

APN: R2284686 Document #: 5112394
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: COTTONWOOD EAST CONDOMINIUM Legal Unit: 12 MapRef: DOC 1772081 Abbreviated Description: Subdivision:COTTONWOOD EAST CONDOMINIUM Legal Unit:12 Map Ref:DOC 1772081City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

13	.31Mi.	**1931 34TH AVE** **GREELEY, CO 80634-5749**	07/06/2026	$367,000	$341	1076	/3/2	1973	8,189 SF

APN: R2243886 Document #: 5112207
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: ROLLING HILLS THIRD ADDITION Abbreviated Description: Lot:2 Block:3 Subdivision:ROLLING HILLS THIRD ADDITION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

14	.31Mi.	**2947 W 20TH ST** **GREELEY, CO 80634-6581**	06/29/2026	$370,000			//	2024	1,960 SF

APN: R8985065 Document #: 5111240
Document Type: Special Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 13 Subdivision: WESTLAKE COMMONS MINOR SUBDIVISION 2ND FILING MapRef: DOC 4949308 Abbreviated Description: Lot:13 Subdivision:WESTLAKE COMMONS MINOR SUBDIVISION 2ND FILING Map Ref:DOC 4949308City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

15	.32Mi.	**2701 19TH STREET DR** **GREELEY, CO 80634-5759**	07/30/2026	$272,000	$231	1176	4/2/2	1979	3,857 SF

APN: R2284486 Document #: 5117881
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: COTTONWOOD EAST CONDOMINIUMS Legal Unit: 10 Abbreviated Description: Subdivision:COTTONWOOD EAST CONDOMINIUMS Legal Unit:10 Abbreviated Description:BUILDING B City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

16	.34Mi.	**3405 W 16TH ST** **GREELEY, CO 80634-6842**	06/26/2026	$232,500	$370	628	/2/2	1980	4,090 SF

APN: R2167486 Document #: 5110774
Document Type: Warranty Deed Price Code: A

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Land Use: Condominium Unit (Residential)
Legal: Subdivision: SHERWOOD VILLAGE CONDOMINIUMS Legal Unit: 6 MapRef: DOC 1805673 Abbreviated Description: Subdivision:SHERWOOD VILLAGE CONDOMINIUMS Legal Unit:6 Map Ref:DOC 1805673Abbreviated Description:BUILDING B City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

17	.35Mi.	**1640 35TH AVENUE CT** **GREELEY, CO 80634-2814**	07/24/2026	$599,900	$356	1684	6/4/3	1998	19,166 SF

APN: R7124298 Document #: 5116425
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: RANGEVIEW COMMONS Abbreviated Description: Lot:2 Block:1 Subdivision:RANGEVIEW COMMONS City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

18	.36Mi.	**2709 W 17TH ST** **GREELEY, CO 80634-4925**	09/14/2026	$499,000	$275	1812	6/3/3	1969	10,106 SF

APN: R2295686 Document #: 5126638
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: ROLLING HILLS FIRST ADDITION Abbreviated Description: Lot:12 Block:1 Subdivision:ROLLING HILLS FIRST ADDITION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

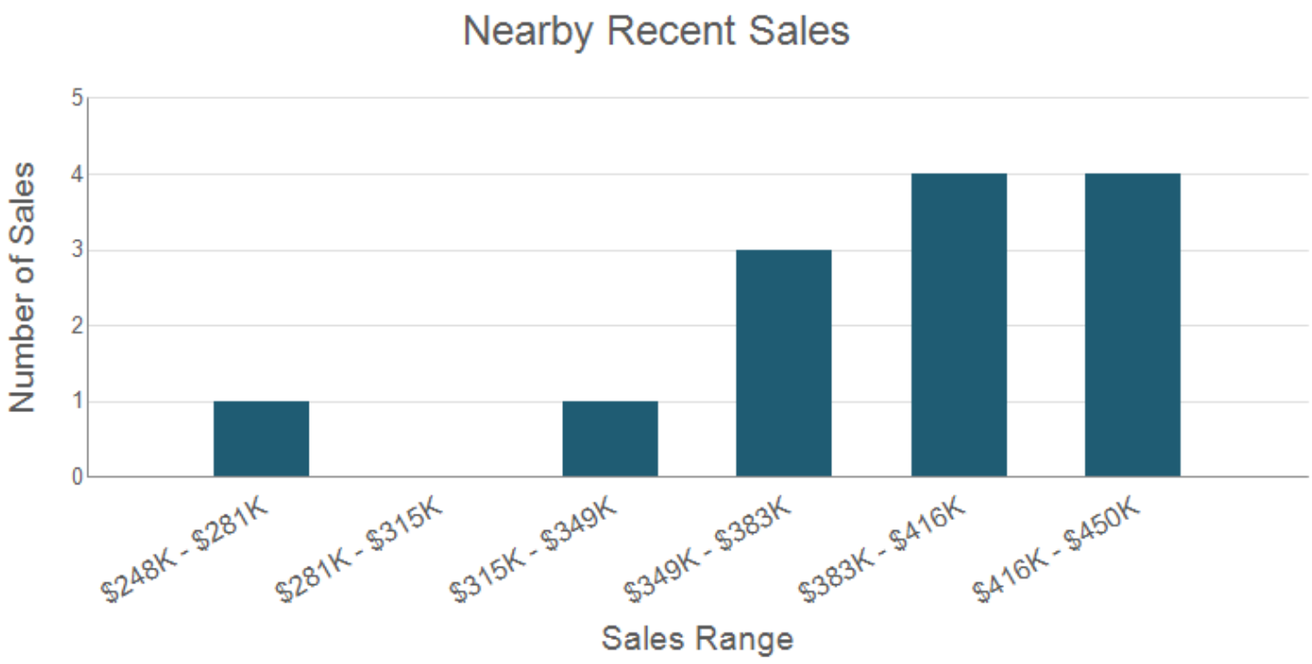
19	.36Mi.	**1510 29TH AVE** **GREELEY, CO 80634-6318**	09/01/2026	$362,500	$382	950	/3/1	1961	8,407 SF

APN: R2227286 Document #: 5124354
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 4 Subdivision: SHERWOOD PARK Abbreviated Description: Lot:7 Block:4 Subdivision:SHERWOOD PARK

20	.36Mi.	**1708 35TH AVENUE CT** **GREELEY, CO 80634-2815**	08/17/2026	$500,000	$315	1588	/5/3	2002	13,504 SF

APN: R7124698 Document #: 5121198
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: RANGEVIEW COMMONS MapRef: DOC 2622944 Abbreviated Description: Lot:6 Block:1 Subdivision:RANGEVIEW COMMONS Map Ref:DOC 2622944City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

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.

ICE SiteX Report

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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.	**2931 18TH ST**	**07/29/2014**	$376,451	$23,530	1,008	/4/3	1974	9,496 SF	
.02Mi.	**2925 18TH ST**	**05/30/2025**	$337,722	$21,110	816	4/2/2	1974	7,623 SF	
.02Mi.	**2926 W 17TH STREET RD**	**04/22/2019**	$350,345	$21,900	850	6/3/2	1973	9,278 SF	
.03Mi.	**2919 18TH ST**	**11/01/2013**	$366,598	$22,910	1,076	4/4/2	1974	7,623 SF	
.03Mi.	**2951 W 17TH STREET RD**	**01/19/2021**	$370,298	$23,140	850	5/3/2	1973	9,148 SF	
.03Mi.	**2945 W 17TH STREET RD**	**12/14/2001**	$352,143	$22,010	850	5/2/2	1973	7,797 SF	
.03Mi.	**2957 W 17TH STREET RD**	**04/01/2021**	$326,586	$20,410	1,008	/3/1	1972	8,756 SF	
.04Mi.	**2920 W 17TH STREET RD**	**11/09/1976**	$351,239	$21,950	1,350	/3/2	1973	7,579 SF	
.04Mi.	**1801 30TH AVE**	**09/26/2024**	$406,582	$25,410	1,224	9/4/2	1974	7,710 SF	
.04Mi.	**2939 W 17TH STREET RD**	**12/27/2019**	$368,860	$23,050	1,008	6/4/2	1974	9,845 SF	
.04Mi.	**2913 18TH ST**	**06/08/2016**	$353,681	$22,110	1,350	/4/2	1973	7,623 SF	
.05Mi.	**1803 30TH AVE**	**11/04/2025**	$345,499	$21,590	850	/4/2	1973	8,799 SF	
.05Mi.	**2914 W 17TH STREET RD**	**07/11/2011**	$356,344	$22,270	857	8/4/2	1973	7,623 SF	
.05Mi.	**2933 W 17TH STREET RD**	**10/04/2005**	$349,002	$21,810	850	/4/2	1973	12,850 SF	
.05Mi.	**1726 30TH AVENUE CT**	**02/05/2024**	$432,727	$27,050	1,508	7/3/3	1973	8,146 SF	
.05Mi.	**1720 30TH AVENUE CT**	**08/30/2021**	$371,673	$23,230	1,628	/2/2	1974	7,928 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	39.3 years old	Households:	29,129
Median Household Income:	$82,021	Households w/Family:	67%
Household Income Per Capita:	$40,365	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Greeley School District 6	Students:	22,917
Number of Schools:	34	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.45Mi.	**Scott Elementary School** Number of Students: 566 Student-Teacher Ratio: 19.38	D	Public	KG - 5
1.38Mi.	**Greeley Central High School** Number of Students: 1,507 Student-Teacher Ratio: 21.27 Advanced Placement: Yes	A-	Public	9 - 12
0.81Mi.	**Heath Middle School** Number of Students: 499 Student-Teacher Ratio: 15.19	C-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	122%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	83%	LOWER
MURDER	102%	SIMILAR
OVERALL	99%	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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ICE SiteX Report

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