ICE SiteX Report

OrderID: 98768701

SiteX Property Information Report



Subject Property Location

311 S RAILROAD ST, MANZANOLA, CO 81058-5024

County:	**OTERO CO**	Census Tract:	9684.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	4377-262-12002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$165,000**	FSD:	34	Common Confidence Score:	20
Value Range:	$108,900 - $221,100	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	031
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$583
Total Assessed Value:	$6,758	Total Assessor Market Value:	$108,132	Delinquent Year:	
				Tax Account ID:	102015
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 29-32 Block: 27 Subdivision: MANZANOLA Sec/Twnship/Range: SEC 26 TWN 22 RNG 58
Abbreviated Description: LOTS 29 TO 32 BLK 27 MANZANOLA B770 P16; MS# 2807 BY MIS; RCPTN- BL- LT- SEC- 26 TWN- 22 RNG- 58

Property Characteristics

Lot Size:	12,502 SF	Bedrooms:	2	Pool:	
Building Area:	1296 SF	Baths:	1	Fireplace:	
Year Built:	1981	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (not specified)
Number of Units:		Garage Type:		Heating:	Other
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch\Rambler	Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/07/2026	Sales Price:	N/A
Document #:	677870 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	12/14/2022	Loan Amount:	N/A
Document #:	667304 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Block: 27 Map Ref: 0
City/Muni/Twp: MANZANOLA

Mortgage Record

Recording Date:	12/14/2022	Loan Amount:	N/A
Document #:	667303 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/07/2022		
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Block: 27
City/Muni/Twp: MANZANOLA

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Prior Transfer

Recording Date:	12/14/2022	Sales Price:	$175,000
Document #:	667302 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/07/2022		
Document Type:	Deed		

Legal Description:
Block: 27
City/Muni/Twp: MANZANOLA

Prior Transfer

Recording Date:	05/05/2021	Sales Price:	N/A
Document #:	661137 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	09/04/2020	Sales Price:	$80,000
Document #:	658656 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	08/27/2020		
Document Type:	Deed		

Legal Description:
Block: 27 Subdivision: TOWN OF MANZANOLA

Mortgage Record

Recording Date:	02/19/2013	Loan Amount:	N/A
Document #:	634109 BK-PG -	Loan Type:	Conventional
Contract Date:	02/15/2013		
TD Due Date:	03/01/2043	Type Finance:	

Legal Description:
Block: 27
City/Muni/Twp: MANZANOLA

Prior Transfer

Recording Date:	02/19/2013	Sales Price:	$51,700
Document #:	634108 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/15/2013		
Document Type:	Deed		

Legal Description:
Block: 27
City/Muni/Twp: MANZANOLA

Prior Transfer

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

Legal Description:
Lot: M Block: 27 Subdivision: MANZANOLA Sec/Twnship/Range: SEC 26 TWN 22 RNG 58
Abbreviated Description: LOTS 29 TO 32 BLK 27 MANZANOLA B770 P16; MS# 2807 BY MIS; RCPTN- BL- LT- SEC- 26 TWN- 22 RNG- 58

Area Sales Analysis

Total Area Sales	$1,102,500	Median # of Bedrooms	2
Median Lot Size	7,501 SF	Median # of Baths	1
Median Living Area	1,084 SF	Median Year Built	1904
Price Range - 2 Yrs	$70,000 to $159,000	Age Range	59 years to 129 years
Median Value	$134,000	Median Age	122 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**313 S GRAND AVE** **MANZANOLA, CO 81058-5029**	09/01/2026	$135,000	$140	964	5/2/1	1900	6,251 SF	
		APN: 4377-262-25008 Document #: 678356 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 52 Abbreviated Description: Lot:4 Block:52 City/Muni/Twp:MANZANOLA City/Muni/Twp: MANZANOLA								
2	.31Mi.	**11229 COUNTY ROAD JJ.5** **MANZANOLA, CO 81058-9737**	08/03/2026	$137,200	$108	1275	7/3/1	1900	40,075 SF	
		APN: 4377-262-00022 Document #: 678110 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Block: 54 Abbreviated Description: Block:54								
3	2.6Mi.	**13764 US HIGHWAY 50** **MANZANOLA, CO 81058-9724**	09/10/2026	$256,800	$155	1657	6/3/1.8	1988	208,652 SF	
		APN: 4379-310-00025 Document #: 678437 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1&4 Sec/Twnship/Range: NE4 S31T22R57W 6PM Abbreviated Description: Lot:1&4 Sec/Twnship/Range:NE4 S31T22R57W 6PM								
4	8.19Mi.	**404 E SWINK AVE** **FOWLER, CO 81039-1247**	09/15/2026	$300,000	$156	1920	9/4/1	1972	12,506 SF	
		APN: 4375-212-09002 Document #: 678484 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4&5 Subdivision: BONDS SUBDIVISION Abbreviated Description: Lot:4&5 Subdivision:BONDS SUBDIVISION Abbreviated Description:W2 LOT5 City/Muni/Twp:FOWLER City/Muni/Twp: FOWLER								
5	8.27Mi.	**18890 US HIGHWAY 50** **ROCKY FORD, CO 81067-9614**	09/30/2026	$52,480	$31	1678	6/3/1	1957	10,502 SF	
		APN: 4445-124-02017 Document #: 678592 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 9 Subdivision: SWINKS FIRST SUBDIVISION Abbreviated Description: Lot:9 Subdivision:SWINKS FIRST SUBDIVISION Abbreviated Description:PORTION LOT9 City/Muni/Twp:ROCKY FORD City/Muni/Twp: ROCKY FORD

6	8.34Mi.	**305 E PARK AVE** **FOWLER, CO 81039-1240**	09/08/2026	$160,000	$154	1040	4/2/1	1953	10,115 SF

APN: 4375-212-03008 Document #: 678413
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8-10 Block: 1 Subdivision: FAIRVIEW ADDITION Abbreviated Description: Lot:8-10 Block:1 Subdivision:FAIRVIEW ADDITION City/Muni/Twp:FOWLER City/Muni/Twp: FOWLER

7	8.47Mi.	**304 6TH ST** **FOWLER, CO 81039-1106**	09/10/2026	$123,500	$167	740	5/2/1	1906	7,000 SF

APN: 4375-174-24011 Document #: 678431
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 12 Subdivision: TOWN OF FOWLER Abbreviated Description: Lot:14 Block:12 Subdivision:TOWN OF FOWLER City/Muni/Twp:FOWLER City/Muni/Twp: FOWLER

8	8.49Mi.	**405 S 2ND ST** **ROCKY FORD, CO 81067-1505**	09/28/2026	$58,700	$30	1960	5/3/2	1965	21,780 SF

APN: 4445-131-00023 Document #: 678567
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

9	8.58Mi.	**407 N 4TH ST** **ROCKY FORD, CO 81067-1121**	10/05/2026	$110,000	$118	936	5/2/1	1950	10,502 SF

APN: 4443-073-29010 Document #: 678661
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 74 Subdivision: ROCKY FORD Abbreviated Description: Lot:3&4 Block:74 Subdivision:ROCKY FORD Abbreviated Description:NORTH2 LOT4 City/Muni/Twp:ROCKY FORD City/Muni/Twp: ROCKY FORD

10	8.6Mi.	**800 BUTTERCUP AVE** **ROCKY FORD, CO 81067-2316**	09/09/2026	$264,000	$155	1708	7/3/2.3	1977	11,191 SF

APN: 4445-134-03002 Document #: 678424
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: III Subdivision: PARK WEST SUBDIVISION Abbreviated Description: Lot:12 Block:III Subdivision:PARK WEST SUBDIVISION

11	8.77Mi.	**409 W SWINK AVE** **FOWLER, CO 81039-1335**	08/12/2026	$65,000	$60	1080	7/2/1	1898	13,443 SF

APN: 4375-201-06004 Document #: 678198
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 3 Subdivision: OXFORD ADDITION Abbreviated Description: Lot:7&8 Block:3 Subdivision:OXFORD ADDITION City/Muni/Twp:FOWLER City/Muni/Twp: FOWLER

12	8.9Mi.	**410 S 8TH ST** **ROCKY FORD, CO 81067-1614**	09/16/2026	$365,000	$209	1747	6/3/2	1930	11,901 SF

APN: 4443-182-31005 Document #: 678486
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 35 Abbreviated Description: Lot:7&8 Block:35 Abbreviated Description:SOUTH35FT LOT8; SECOND FILING City/Muni/Twp:ROCKY FORD City/Muni/Twp: ROCKY FORD

13	8.9Mi.	**207 12TH ST** **FOWLER, CO 81039-1031**	08/19/2026	$158,000	$107	1482	6/2/2	1950	5,998 SF

APN: 4375-174-15007 Document #: 678265
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 2 Subdivision: ROMANECK SUBDIVISION Abbreviated Description: Lot:6&7 Block:2 Subdivision:ROMANECK SUBDIVISION City/Muni/Twp:FOWLER City/Muni/Twp: FOWLER

14	8.94Mi.	**618 WILLOW AVE** **ROCKY FORD, CO 81067-2346**	09/28/2026	$117,000	$65	1797	8/4/2	1958	9,148 SF

APN: 4443-183-08007 Document #: 678565
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: SWINGS SECOND SUBDIVISION AREA NO 3 Abbreviated Description: Lot:10 Subdivision:SWINGS SECOND SUBDIVISION AREA NO 3 City/Muni/Twp:ROCKY FORD City/Muni/Twp: ROCKY FORD

15	8.98Mi.	**904 S 7TH ST** **ROCKY FORD, CO 81067-2357**	08/03/2026	$160,000	$147	1086	5/3/1	1975	7,220 SF

APN: 4443-183-08030 Document #: 678119
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: SWINKS SECOND SUBDIVISION Abbreviated Description: Lot:7 Subdivision:SWINKS SECOND SUBDIVISION City/Muni/Twp:ROCKY FORD City/Muni/Twp: ROCKY FORD

16	9.01Mi.	**311 N MAIN ST** **ROCKY FORD, CO 81067-1253**	09/01/2026	$149,000	$57	2600	//	1887	3,428 SF

APN: 4443-181-25011 Document #: 678352
Document Type: Special Warranty Deed Price Code:
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 2 Block: 3 Abbreviated Description: Lot:2 Block:3 City/Muni/Twp:ROCKY FORD City/Muni/Twp: ROCKY FORD

17	9.1Mi.	**511 N 10TH ST** **ROCKY FORD, CO 81067-1311**	09/30/2026	$60,000	$50	1200	7/4/1	1908	10,001 SF

APN: 4443-074-16001 Document #: 678604
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 90 Subdivision: SECOND FILING Abbreviated Description: Lot:17&18 Block:90 Subdivision:SECOND FILING City/Muni/Twp:ROCKY FORD City/Muni/Twp: ROCKY FORD

18	9.18Mi.	**511 N 11TH ST** **ROCKY FORD, CO 81067-1323**	10/27/2026	$15,000	$12	1204	6/3/1	1944	8,250 SF

APN: 4443-074-15001 Document #: 678861
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 89 Abbreviated Description: Lot:1 Block:89 City/Muni/Twp:ROCKY FORD City/Muni/Twp: ROCKY FORD

19	9.18Mi.	**509 S 11TH ST** **ROCKY FORD, CO 81067-1728**	08/31/2026	$55,000	$62	882	4/2/1	1946	4,748 SF

APN: 4443-181-51008 Document #: 678343
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 49 Subdivision: SECOND FILING OF THE CITY OF ROCKY FORD Abbreviated Description: Lot:5 Block:49 Subdivision:SECOND FILING OF THE CITY OF ROCKY FORD Abbreviated Description:EAST95FT LOT5 City/Muni/Twp:ROCKY FORD City/Muni/Twp: ROCKY FORD

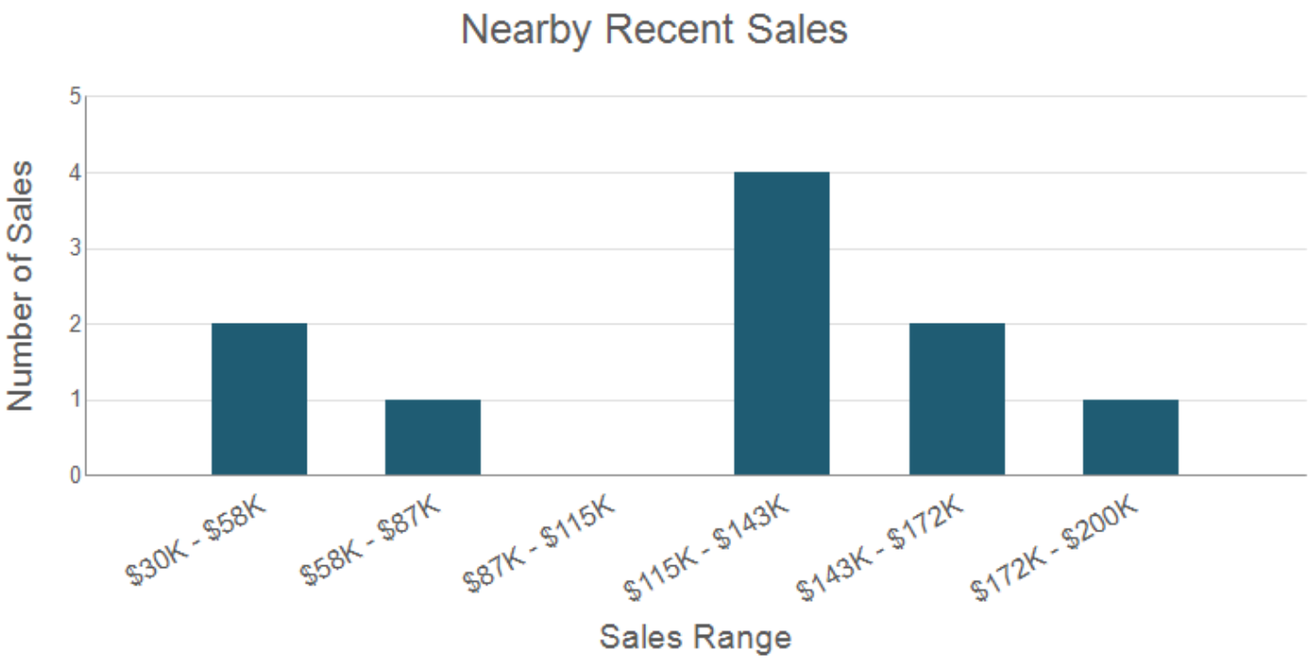
20	9.25Mi.	**611 S 12TH ST**	09/23/2026	$155,000	$107	1448	6/3/1.5	1938	7,000 SF

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ROCKY FORD, CO 81067-2121
APN: 4443-184-10008 Document #: 678555
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 55 Subdivision: SECOND FILING Abbreviated Description: Lot:6 Block:55 Subdivision:SECOND FILING City/Muni/Twp:ROCKY FORD City/Muni/Twp: ROCKY FORD

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.

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.	**311 S RAILROAD ST**		$108,132	$6,758	1,296	6/2/1	1981	12,502 SF	
.02Mi.	**119 N CANAL ST**		$32,361	$2,023	1,026	5/3/1	1908	21,876 SF	
.03Mi.	**121 N CANAL ST**		$20,732	$1,295	1,056	4/2/1	1906	12,502 SF	
.03Mi.	**401 S RAILROAD ST**	**07/11/2024**	$23,643	$1,477	832	5/2/1	1910	5,998 SF	
.05Mi.	**403 S RAILROAD ST**		$54,446	$3,403	1,077	5/3/1	1915	2,252 SF	
.05Mi.	**318 W 1ST ST**		$43,444	$2,716	748	4/1/1	1920	17,502 SF	
.06Mi.	**101 N MULBERRY ST**		$39,995	$2,500	1,272	6/2/1	1890	13,504 SF	
.06Mi.	**415 S RAILROAD ST**		$97,530	$6,095	1,332	6/3/1	1925	6,251 SF	
.07Mi.	**124 N CANAL ST**		$103,068	$6,442	1,040	5/3/1.5	1982	6,251 SF	
.07Mi.	**122 N CANAL ST**	**05/28/2024**	$68,302	$4,268	1,020	3/1/1	1959	12,502 SF	
.07Mi.	**417 S RAILROAD ST**		$120,686	$7,543	1,152	6/4/1.5	1982	6,251 SF	
.09Mi.	**104 S MULBERRY ST**		$33,704	$2,106	864	5/1/1	1898	9,374 SF	
.09Mi.	**301 W 1ST ST**		$13,354	$834	644	4/2/1	1900	6,251 SF	
.1Mi.	**107 S CANAL ST**		$25,791	$1,612	924	6/3/1	1900	6,251 SF	
.1Mi.	**106 S MULBERRY ST**		$6,285	$393	834	5/3/1	1904	9,374 SF	
.11Mi.	**109 S MULBERRY ST**		$56,358	$3,522	1,305	5/3/1	1908	6,251 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	42.8 years old	Households:	130
Median Household Income:	$39,553	Households w/Family:	67%
Household Income Per Capita:	$15,139	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Manzanola School District 3j	Students:	174
Number of Schools:	2	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.37Mi. **Manzanola Elementary School** Number of Students: 71 Student-Teacher Ratio: 9.56		F	Public	PK - 6
0.37Mi. **Manzanola Junior-Senior High School** Number of Students: 103 Student-Teacher Ratio: 14.13		D-	Public	7 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	47%	SIGNIFICANTLY LOWER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	53%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	92%	SIMILAR
OVERALL	45%	SIGNIFICANTLY LOWER

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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