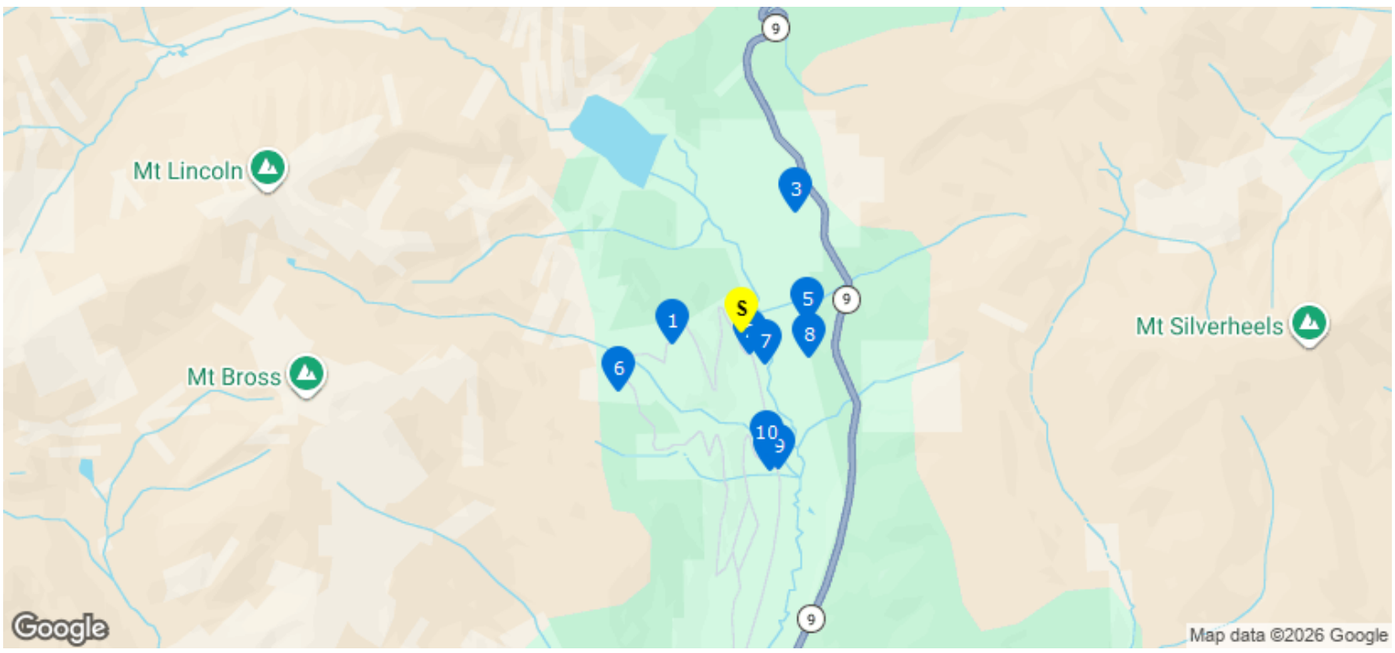
ICE SiteX Report

OrderID: 98775343

SiteX Property Information Report



Subject Property Location

404 ROBERTS RD, ALMA, CO 80420-5128

County:	**PARK CO**	Census Tract:	0003.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0043284	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,003,000**	FSD:	15	Common Confidence Score:	55
Value Range:	$852,550 - $1,153,450	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0015
Assd Land Value:	$7,200	Market Land Value:	$115,234	Tax Year:	2025
Assd Improvement:	$60,470	Market Improvment Value:	$967,442	Total Taxable Value:	$4,606
Total Assessed Value:	$67,670	Total Assessor Market Value:	$1,082,676	Delinquent Year:	
				Tax Account ID:	43284
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Subdivision: PLACER VALLEY UNIT 07
Abbreviated Description: T08 R78 S24 NW4 PLACER VALLEY UNIT 07 LOT 12

Property Characteristics

Lot Size:	1.470 AC	Bedrooms:	3	Pool:	
Building Area:	1745 SF	Baths:	3	Fireplace:	
Year Built:	1994	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Stucco
Number of Units:		Garage Type:	Detached Garage	Heating:	
Number of Stories:	2+B	Number of Cars:	8	A/C:	
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/25/2022	Sales Price:	$528,255
Document #:	795738 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/24/2020	Loan Amount:	N/A
Document #:	764259 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/17/2020		
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Subdivision: PLACER VALLEY UNIT 7 Map Ref: DOC 164191

Prior Transfer

Recording Date:	03/24/2020	Sales Price:	$538,000
Document #:	764257 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/17/2020		
Document Type:	Deed		

Legal Description:
Subdivision: PLACER VALLEY UNIT 7 Map Ref: DOC 164191

ICE SiteX Report

OrderID: 98775343

Prior Transfer

Recording Date:	01/28/2020	Sales Price:	N/A
Document #:	762685 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/28/2020		
Document Type:	Deed		

Legal Description:
Subdivision: PLACER VALLEY UNIT 7 Map Ref: DOC 164191
Abbreviated Description: PRIOR REF: 753112 02/07/2019

Prior Transfer

Recording Date:	02/07/2019	Sales Price:	N/A
Document #:	753112 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/06/2019		
Document Type:	Deed		

Legal Description:
Subdivision: PLACER VALLEY Legal Unit: 77 Map Ref: DOC 164191

Prior Transfer

Recording Date:	02/06/2019	Sales Price:	N/A
Document #:	753070 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/01/2019		
Document Type:	Deed		

Legal Description:
Subdivision: PLACER VALLEY Legal Unit: 77 Map Ref: DOC 164191

Prior Transfer

Recording Date:	08/02/2017	Sales Price:	N/A
Document #:	737829 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	01/07/2016	Sales Price:	N/A
Document #:	721890 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/16/2015	Loan Amount:	N/A
Document #:	720606 BK-PG -	Loan Type:	Conventional
Contract Date:	11/06/2015		
TD Due Date:	12/01/2045	Type Finance:	

Legal Description:
Subdivision: PLACER VALLEY Legal Unit: 7 Map Ref: DOC164191

Prior Transfer

Recording Date:	11/16/2015	Sales Price:	$464,900
Document #:	720604 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/06/2015		
Document Type:	Deed		

Legal Description:
Subdivision: PLACER VALLEY Legal Unit: 7 Map Ref: DOC164191

Prior Transfer

Recording Date:	10/22/2015	Sales Price:	N/A
Document #:	719968 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/08/2009	Loan Amount:	N/A
Document #:	665871 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	09/25/2009		
TD Due Date:	09/30/2011	Type Finance:	VAR

Legal Description:
Subdivision: PLACER VALLEY Legal Unit: 7 Map Ref: 0

Mortgage Record

Recording Date:	10/28/2005	Loan Amount:	N/A
Document #:	620319 BK-PG -	Loan Type:	Conventional
Contract Date:	10/19/2005		
TD Due Date:	11/01/2035	Type Finance:	Type Financing not disclosed on document

Legal Description:
Subdivision: PLACER VALLEY Legal Unit: 7

Prior Transfer

Recording Date:	10/28/2005	Sales Price:	N/A
Document #:	620318 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/19/2005		
Document Type:	Deed		

Legal Description:
Subdivision: PLACER VALLEY Legal Unit: 7

ICE SiteX Report

OrderID: 98775343

Area Sales Analysis

Total Area Sales	$7,690,600	Median # of Bedrooms	2
Median Lot Size	12,419 SF	Median # of Baths	2
Median Living Area	1,074 SF	Median Year Built	1981
Price Range - 2 Yrs	$530,000 to $1,300,000	Age Range	20 years to 58 years
Median Value	$711,000	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**288 ROBERTS RD** **ALMA, CO 80420-5126**	09/14/2026	$573,600	$501	1144	5/2/1	1981	46,609 SF	
		APN: R0013446 Document #: 829907 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 7 Subdivision: UNIT 7 PLACER VALLEY Abbreviated Description: Lot:14 Block:7 Subdivision:UNIT 7 PLACER VALLEY City/Muni/Twp:ALMA City/Muni/Twp: ALMA								
2	.13Mi.	**3553 COUNTY ROAD 6** **ALMA, CO 80420-**	01/28/2026	$95,000			//		53,143 SF	
		APN: R0012396 Document #: 824330 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 9 Subdivision: PLACER VALLEY UNIT 07 Abbreviated Description: Lot:9 Subdivision:PLACER VALLEY UNIT 07								
3	.15Mi.	**1307 ROBERTS RD** **ALMA, CO 80420-**	03/25/2025	$50,000			//		56,628 SF	
		APN: R0012137 Document #: 816644 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 10 Subdivision: PLACER VALLEY UNIT 13 MapRef: DOC 173406 Abbreviated Description: Lot:10 Subdivision:PLACER VALLEY UNIT 13 Map Ref:DOC 173406City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
4	.17Mi.	**1275 ROBERTS RD** **ALMA, CO 80420-**	12/08/2025	$105,000			//		52,708 SF	
		APN: R0011501 Document #: 823212 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 12 Subdivision: PLACER VALLEY UNIT 13 Abbreviated Description: Lot:12 Subdivision:PLACER VALLEY UNIT 13								
5	.17Mi.	**1375 ROBERTS RD** **ALMA, CO 80420-**	09/03/2025	$972,500	$661	1472	5/3/3	2005	101,495 SF	
		APN: R0011517 Document #: 820713 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Subdivision: PLACER VALLEY-UNIT 13 Abbreviated Description: Lot:8 Subdivision:PLACER VALLEY-UNIT 13								
6	.21Mi.	**227 ROBERTS RD** **ALMA, CO 80420-5126**	09/24/2026	$530,000	$586	904	4/2/1	1974	24,829 SF	
		APN: R0013852 Document #: 830211 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PLACER VALLEY UNIT 7 Abbreviated Description: Lot:1 Subdivision:PLACER VALLEY UNIT 7 City/Muni/Twp:ALMA City/Muni/Twp: ALMA								
7	.31Mi.	**127 ANSLEY AVE** **ALMA, CO 80420-**	05/05/2025	$99,000			//		46,174 SF	
		APN: R0006385 Document #: 817713 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 23 Subdivision: PLACER VALLEY UNITS 12 AND 13 Abbreviated Description: Lot:23 Subdivision:PLACER VALLEY UNITS 12 AND 13								
8	.32Mi.	**2246 COUNTY ROAD 4** **ALMA, CO 80420-**	07/20/2026	$876,000	$973	900	6/4/2	1981	41,818 SF	
		APN: R0012428 Document #: 828377 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 37 Subdivision: PLACER VALLEY UNIT 2 Abbreviated Description: Lot:37 Subdivision:PLACER VALLEY UNIT 2								
9	.34Mi.	**2080 COUNTY ROAD 4** **ALMA, CO 80420-**	05/18/2026	$950,000	$539	1762	9/5/3.5	2008	22,303 SF	
		APN: R0046038 Document #: 826901 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 30 Subdivision: PLACER VALLEY UNIT 2 MapRef: DOC 159696 Abbreviated Description: Lot:30 Subdivision:PLACER VALLEY UNIT 2 Map Ref:DOC 159696								
10	.36Mi.	**219 ANSLEY AVE** **ALMA, CO 80420-**	09/30/2026	$395,000	$658	600	3/1/1	1969	50,965 SF	
		APN: R0015145 Document #: 830359 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21 Block: 13 Subdivision: PLACER VALLEY UNITS 12 AND 13 AMENDED Abbreviated Description: Lot:21 Block:13 Subdivision:PLACER VALLEY UNITS 12 AND 13 AMENDED City/Muni/Twp:ALMA City/Muni/Twp: ALMA								
11	.37Mi.	**201 NUTHATCH DR** **ALMA, CO 80420-5087**	06/29/2026	$890,000	$932	955	7/3/2	1982	33,977 SF	
		APN: R0012631 Document #: 827942 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 Subdivision: PLACER VALLEYUNIT 2 Abbreviated Description: Lot:25 Subdivision:PLACER VALLEYUNIT 2								
12	.37Mi.	**235 NUTHATCH DR** **ALMA, CO 80420-5087**	06/24/2026	$485,000	$594	816	4/2/1	1993	28,750 SF	
		APN: R0035729 Document #: 827862 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 24 Subdivision: PLACER VALLEYUNIT 2 MapRef: DOC 159696 Abbreviated Description: Lot:24 Subdivision:PLACER VALLEYUNIT 2 Map Ref:DOC 159696								
13	.38Mi.	**62 LAZY REX RD** **ALMA, CO 80420-5161**	08/20/2025	$1,300,000	$702	1852	9/3/3	2006	357,192 SF	
		APN: R0006412 Document #: 820409 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PLACER VALLEY UNITS 12 AND 13 AMENDED Legal Unit: 13 Abbreviated Description: Lot:1 Subdivision:PLACER VALLEY UNITS 12 AND 13 AMENDED Legal Unit:13								

ICE SiteX Report

OrderID: 98775343

14	.39Mi.	**28 NUTHATCH DR** **ALMA, CO 80420-5086**	04/16/2025	$601,000	$599	1004	5/2/1.5	2006	27,443 SF
	APN: R0014962 Document #: 817187 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: PLACER VALLEY UNIT 2 MapRef: DOC 159696 Abbreviated Description: Lot:10 Subdivision:PLACER VALLEY UNIT 2 Map Ref:DOC 159696								
15	.41Mi.	**1032 ROBERTS RD** **ALMA, CO 80420-**	03/05/2025	$59,500			//		84,942 SF
	APN: R0004955 Document #: 816188 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 22 Subdivision: PLACER VALLEY Legal Unit: 12 Abbreviated Description: Lot:22 Subdivision:PLACER VALLEY Legal Unit:12								
16	.45Mi.	**1840 COUNTY ROAD 4** **ALMA, CO 80420-**	04/30/2025	$97,000			//		34,848 SF
	APN: R0014142 Document #: 817648 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 1 Subdivision: PLACER VALLEY UNIT 2 Abbreviated Description: Lot:1 Subdivision:PLACER VALLEY UNIT 2								
17	.46Mi.	**36 COOT PL** **ALMA, CO 80420-**	08/20/2025	$875,000	$646	1354	4/2/1.5	1976	38,899 SF
	APN: R0011504 Document #: 820426 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PLACER VALLEY UNIT 2 Abbreviated Description: Lot:3 Subdivision:PLACER VALLEY UNIT 2								
18	.47Mi.	**52 COOT PL** **ALMA, CO 80420-**	09/08/2026	$770,000	$526	1464	6/3/2	2015	51,009 SF
	APN: R0006050 Document #: 829755 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: PLACER VALLEY Legal Unit: 2 Abbreviated Description: Lot:4 Subdivision:PLACER VALLEY Legal Unit:2 City/Muni/Twp:ALMA City/Muni/Twp: ALMA								

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

OrderID: 98775343

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.	**404 ROBERTS RD**	**03/17/2020**	$1,082,676	$67,670	1,745	8/3/3	1994	1 SF	
.04Mi.	**395 ROBERTS DR**		$588,495	$36,780	1,375	4/2/1.5	1983	2 SF	
.06Mi.	**359 ROBERTS DR**		$966,867	$60,430	1,862	5/2/2.5	2004	32,234 SF	
.08Mi.	**644 ROBERTS RD**	**12/17/2009**	$572,271	$35,770	1,024	4/2/1	1973	1 SF	
.08Mi.	**330 ROBERTS DR**	**04/30/2019**	$603,717	$54,650	1,008	4/1/1	1983	1 SF	
.09Mi.	**451 ROBERTS RD**	**09/20/2007**	$872,433	$54,530	2,500	7/3/2	1984	3 SF	
.09Mi.	**3479 RIVER RD**	**08/21/2002**	$353,972	$22,130	640	3/2/1	1969	1 SF	
.12Mi.	**689 ROBERTS RD**	**06/26/2021**	$690,006	$43,130	1,635	6/3/2	1994	2 SF	
.13Mi.	**288 ROBERTS RD**	**03/01/2025**	$615,517	$38,470	1,144	5/2/1	1981	1 SF	
.14Mi.	**716 ROBERTS RD**	**11/15/2004**	$617,215	$38,580	1,358	5/2/2.5	1993	2 SF	
.15Mi.	**3337 COUNTY ROAD 6**		$417,485	$26,090	720	4/2/1	1969	39,204 SF	
.17Mi.	**246 ROBERTS RD**	**03/31/2024**	$827,068	$51,690	1,456	6/3/1.5	1983	1 SF	
.17Mi.	**1375 ROBERTS RD**	**08/28/2025**	$1,027,587	$64,220	1,472	5/3/3	2005	2 SF	
.18Mi.	**3315 COUNTY ROAD 6**	**03/09/2017**	$574,395	$35,900	925	4/2/1.5	1981	32,234 SF	
.21Mi.	**227 ROBERTS RD**	**12/02/2024**	$367,869	$23,000	904	4/2/1	1974	24,829 SF	
.23Mi.	**86 ANSLEY AVE**	**03/27/2013**	$1,071,599	$66,980	1,616	8/3/3.5	2004	2 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	40.6 years old	Households:	596
Median Household Income:	$78,654	Households w/Family:	50%
Household Income Per Capita:	$45,282	Households w/Family Married:	43%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	15%

School District

School District Zone:	Park County School District Re-2	Students:	576
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.84Mi.	**South Park Middle School** Number of Students: 87 Student-Teacher Ratio: 11.69	D	Public	6 - 8
8.84Mi.	**Edith Teter Elementary School** Number of Students: 190 Student-Teacher Ratio: 22.51	F	Public	PK - 5
8.84Mi.	**South Park High School** Number of Students: 121 Student-Teacher Ratio: 17.85 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	175%	NOTABLY HIGHER
BURGLARY	182%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	163%	NOTABLY HIGHER
FORCIBLE ROBBERY	187%	NOTABLY HIGHER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	170%	NOTABLY HIGHER
OVERALL	140%	NOTABLY HIGHER

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

OrderID: 98775343

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