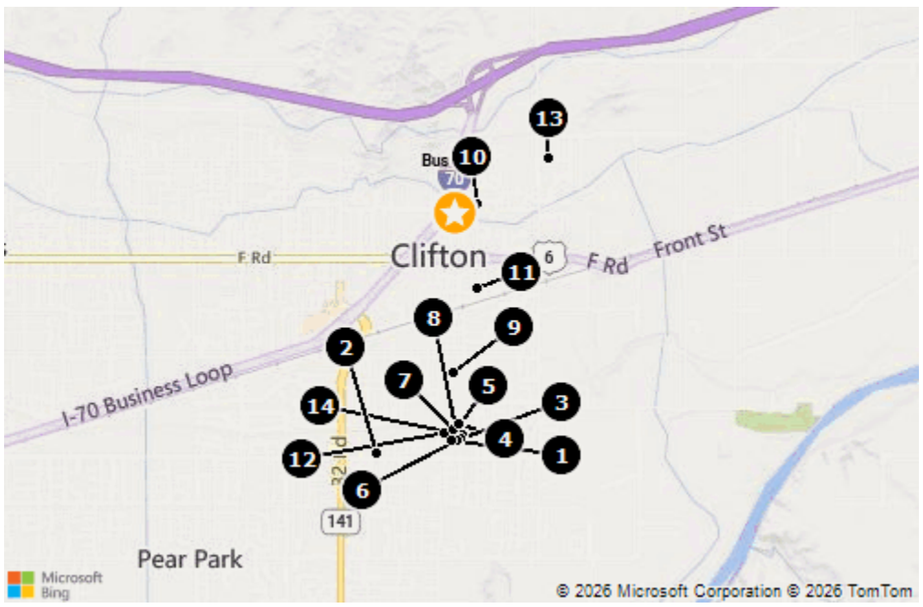
# ICE SiteX Report

**OrderID: 97581118**

## SiteX Property Information Report




## Subject Property Location

### 442 SMALLWOOD DR, CLIFTON, CO 81520-7549

| | | | |
|---|---|---|---|
| County: | **MESA CO** | Census Tract: | 080770017.051021 |
| Property Use: | Mobile/Manufactured Home (regardless of Land ownership) | Zoning: | |
| Parcel Number: | 2943-024-00-042 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$302,000** | FSD: | 13 | Common Confidence Score: | 58 |
| Value Range: | $262,740 - $341,260 | ICE Confidence Score: | 87 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 16102 |
| Assd Land Value: | $5,630 | Market Land Value: | $90,000 | Tax Year: | 2025 |
| Assd Improvement: | $5,510 | Market Improvment Value: | $88,200 | Total Taxable Value: | $952 |
| Total Assessed Value: | $11,140 | Total Assessor Market Value: | $178,200 | Delinquent Year: | |
| | | | | Tax Account ID: | R027086 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 42 Sec/Twnship/Range: SEC 02 TWN 01S RNG 01E

Abbreviated Description: N 198FT OF E2W2SW4SE4 SEC 2 1S 1E EXC E 155FT AND ALSO EXC RD ROW B-824 P-208 RECPT NO 815396 MESA CO RECDS - 0.80 AC

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | 3 | Pool: | |
| Building Area: | 1216 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1999 | Partial Baths: | | Type Const: | Wood |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | Wood Siding |
| Number of Units: | 1 | Garage Type: | | Heating: | Forced Air |
| Number of Stories: | 1 | Number of Cars: | | A/C: | Yes |
| Style: | 4 | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/03/2025 | Sales Price: | N/A |
| Document #: | 3138912 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/13/2021 | Loan Amount: | N/A |
| Document #: | 2981088 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 10/01/2049 | Type Finance: | |
| **Legal Description:** | | | |

Sec/Twnship/Range: E2W2SW4SE4 S02T01SR01E UM

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/31/2019 | Sales Price: | N/A |
| Document #: | 2901195 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/23/2019 | Loan Amount: | N/A |
| Document #: | 2895929 BK-PG - | Loan Type: | Stand Alone Second |

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| | | | |
|---|---|---|---|
| TD Due Date: | 10/01/2049 | Type Finance: | |

**Legal Description:**
Sec/Twnship/Range: E2W2SWSE4 S02T01SR01E UM

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/23/2019 | Sales Price: | $195,000 |
| Document #: | 2895927 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 09/20/2019 | | |
| Document Type: | | | |

**Legal Description:**
Sec/Twnship/Range: E2W2SW4SE4 S02T01SR01E UM

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/20/2019 | Sales Price: | $195,000 |
| Document #: | 2895927 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 42 Sec/Twnship/Range: SEC 02 TWN 01S RNG 01E
Abbreviated Description: N 198FT OF E2W2SW4SE4 SEC 2 1S 1E EXC E 155FT AND ALSO EXC RD ROW B-824 P-208 RECPT NO 815396 MESA CO RECDS - 0.80 AC

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/16/2017 | Sales Price: | $148,000 |
| Document #: | 2817667 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 10/13/2017 | | |
| Document Type: | | | |

**Legal Description:**
Sec/Twnship/Range: W2SW4SE4 S02T01SR01E

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/04/2017 | Sales Price: | $80,000 |
| Document #: | 2795257 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 02/10/2017 | | |
| Document Type: | | | |

**Legal Description:**
Abbreviated Description: STR: N198 FT E2W2SW4SE4 S02T01SR01E UM
City/Muni/Twp: CLIFTON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/21/1999 | Sales Price: | $44,000 |
| Document #: | 1920819 BK-PG 2634-0389 | Type of Sale: | Price Unconfirmed |
| Contract Date: | 09/17/1999 | | |
| Document Type: | | | |

**Legal Description:**
Sec/Twnship/Range: SEC 02 TWN 1S RNG 1E
Abbreviated Description: W 155FT OF N 198FT OF E2W2SW4SE4 SEC 2 1S 1E EXC HWY

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,057,112 | Median # of Bedrooms | 3 |
| Median Lot Size | 4,138 SF | Median # of Baths | 2 |
| Median Living Area | 1,068 SF | Median Year Built | 1999 |
| Price Range - 2 Yrs | $70,000 to $380,000 | Age Range | 24 years to 47 years |
| Median Value | $216,000 | Median Age | 27 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1.13Mi. | **3257 FRIENDSHIP DR**<br>**CLIFTON, CO 81520-7997** | 03/26/2026 | $210,000 | $194 | 1080 | 5/3/2 | 1998 | 6,534 SF | |
| | | APN: 2943-114-54-007 Document #: 3154062<br>Document Type: Price Code: D<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 6 Subdivision: FRIENDSHIP WOODS AMENDED Abbreviated Description: Lot:6 Subdivision:FRIENDSHIP WOODS AMENDED | | | | | | | | |
| 2 | 1.23Mi. | **3216 E RD**<br>**CLIFTON, CO 81520-7873** | 03/23/2026 | $380,000 | $212 | 1792 | 7/4/3 | 2001 | SF | |
| | | APN: 2943-113-00-150 Document #: 3153740<br>Document Type: Price Code: D<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Abbreviated Description: City/Muni/Twp:CLIFTON City/Muni/Twp: CLIFTON | | | | | | | | |
| 3 | 1.13Mi. | **3261 FRIENDSHIP DR**<br>**CLIFTON, CO 81520-7997** | 12/02/2025 | $230,000 | $239 | 960 | 4/3/2 | 2000 | SF | |
| | | APN: 2943-114-54-010 Document #: 3144248<br>Document Type: Price Code: D<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 9 Subdivision: FRIENDSHIP WOODS AMENDED MapRef: DOC 1888710 Abbreviated Description: Lot:9 Subdivision:FRIENDSHIP WOODS AMENDED Map Ref:DOC 1888710 | | | | | | | | |
| 4 | 1.05Mi. | **518 FRIENDSHIP DR**<br>**CLIFTON, CO 81520-7996** | 12/02/2025 | $225,000 | $166 | 1350 | 5/3/2 | 2001 | 5,663 SF | |
| | | APN: 2943-114-54-022 Document #: 3144250<br>Document Type: Price Code: D<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 21 Subdivision: FRIENDSHIP WOODS AMENDED MapRef: DOC 1888710MB16PG388 Abbreviated Description: Lot:21 Subdivision:FRIENDSHIP WOODS AMENDED Map Ref:DOC 1888710MB16PG388 | | | | | | | | |
| 5 | 1.05Mi. | **516 1/2 FRIENDSHIP DR**<br>**CLIFTON, CO 81520-7996** | 11/21/2025 | $199,112 | $273 | 728 | 5/2/1 | 1997 | 6,970 SF | |
| | | APN: 2943-114-54-021 Document #: 3143490<br>Document Type: Price Code: D<br>Land Use: Mobile/Manufactured Home (regardless of Land ownership)<br>Legal: Lot: 20 Subdivision: FRIENDSHIP WOODS AMENDED MapRef: DOC 1984067 Abbreviated Description: Lot:20 Subdivision:FRIENDSHIP WOODS AMENDED Map Ref:DOC 1984067 | | | | | | | | |

# ICE SiteX Report

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| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | 1.13Mi. | **3265 FRIENDSHIP DR**<br>**CLIFTON, CO 81520-7997** | 11/07/2025 | $182,000 | $183 | 992 | 5/2/1 | 2000 | 3,920 SF |

APN: 2943-114-54-013 Document #: 3142284
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 12 Subdivision: FRIENDSHIP WOODS AMENDED Abbreviated Description: Lot:12 Subdivision:FRIENDSHIP WOODS AMENDED

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | 1.09Mi. | **512 FRIENDSHIP CT**<br>**CLIFTON, CO 81520-7993** | 10/27/2025 | $180,000 | $187 | 960 | 4/2/1 | 1999 | 6,098 SF |

APN: 2943-114-54-031 Document #: 3141088
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 30 Subdivision: FRIENDSHIP WOODS AMENDED Abbreviated Description: Lot:30 Subdivision:FRIENDSHIP WOODS AMENDED

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | 1.07Mi. | **515 FRIENDSHIP DR**<br>**CLIFTON, CO 81520-7995** | 10/10/2025 | $185,000 | $175 | 1056 | 4/2/2 | 1999 | SF |

APN: 2943-114-54-025 Document #: 3139663
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 24 Subdivision: FRIENDSHIP WOODS AMENDED MapRef: DOC 1888710 Abbreviated Description: Lot:24 Subdivision:FRIENDSHIP WOODS AMENDED Map Ref:DOC 1888710

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .8Mi. | **544 1/2 PAULINE ST**<br>**CLIFTON, CO 81520-7915** | 06/30/2025 | $224,000 | $198 | 1126 | 5/3/2 | 1995 | SF |

APN: 2943-114-49-008 Document #: 3129957
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 8 Subdivision: PAULINE SUBDIVISION Abbreviated Description: Lot:8 Subdivision:PAULINE SUBDIVISION

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .13Mi. | **3269 F 3/10 RD**<br>**CLIFTON, CO 81520-7533** | 06/26/2025 | $70,000 | | | // | | SF |

APN: 2943-024-00-116 Document #: 3129818
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .39Mi. | **218 4TH ST**<br>**CLIFTON, CO 81520-7756** | 05/23/2025 | $190,000 | $202 | 938 | 5/3/2 | 1979 | SF |

APN: 2943-111-09-014 Document #: 3126719
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 29&30 Block: 5 Subdivision: E N SPENCERS ADDITION Abbreviated Description: Lot:29&30 Block:5 Subdivision:E N SPENCERS ADDITION City/Muni/Twp:CLIFTON City/Muni/Twp: CLIFTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | 1.1Mi. | **3250 FRIENDSHIP DR**<br>**CLIFTON, CO 81520-8029** | 05/02/2025 | $222,000 | $182 | 1216 | 5/3/2 | 1997 | 4,356 SF |

APN: 2943-114-54-039 Document #: 3124537
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 38 Subdivision: FRIENDSHIP WOODS AMENDED Abbreviated Description: Lot:38 Subdivision:FRIENDSHIP WOODS AMENDED City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION

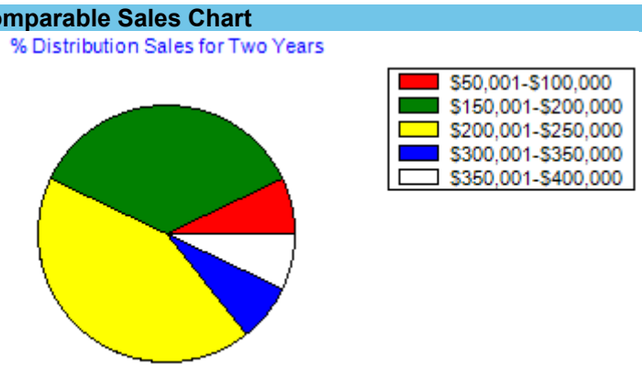
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .55Mi. | **3304 F 1/2 RD**<br>**CLIFTON, CO 81520-8140** | 04/29/2025 | $330,000 | $275 | 1196 | 5/3/2 | 2002 | 15,246 SF |

APN: 2943-012-36-002 Document #: 3124224
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2 Subdivision: ROBERTS MINOR SUBDIVISION Sec/Twnship/Range: S01T01S01E Abbreviated Description: Lot:2 Subdivision:ROBERTS MINOR SUBDIVISION Sec/Twnship/Range:S01T01S01E

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | 1.11Mi. | **510 FRIENDSHIP DR**<br>**CLIFTON, CO 81520-7994** | 04/23/2025 | $230,000 | $189 | 1216 | 5/3/2 | 1998 | 6,098 SF |

APN: 2943-114-54-015 Document #: 3123706
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 14 Subdivision: FRIENDSHIP WOODS AMENDED Abbreviated Description: Lot:14 Subdivision:FRIENDSHIP WOODS AMENDED City/Muni/Twp:CLIFTON City/Muni/Twp: CLIFTON

## 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: 97581118**

## 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. | **442 SMALLWOOD DR** | **09/20/2019** | $178,200 | $11,140 | 1,216 | 5/3/2 | 1999 | | |
| .03Mi. | **443 LOIS ST** | **10/09/2015** | $194,070 | $12,130 | 1,720 | 6/4/1.75 | 1973 | | |
| .06Mi. | **436 SMALLWOOD DR** | **01/29/2024** | $22,440 | $1,400 | 1,080 | 6/3/1.75 | 1993 | | |
| .06Mi. | **436 SMALLWOOD DR** | **01/29/2024** | $60,000 | $3,750 | | | | | |
| .06Mi. | **624 LOIS ST** | **04/29/2020** | $166,820 | $10,430 | 1,092 | 5/3/1.75 | 1980 | | |
| .08Mi. | **434 LOIS ST** | **12/15/2020** | $136,510 | $8,530 | 924 | 5/3/2 | 1993 | | |
| .12Mi. | **636 LOIS ST** | **02/17/2016** | $195,520 | $12,230 | 1,344 | 6/3/2 | 2015 | | |
| .13Mi. | **3269 F 3/10 RD** | **08/28/2025** | $7,780 | $490 | 440 | 3/1/0.75 | 1959 | | |
| .13Mi. | **3269 F 3/10 RD** | **06/26/2025** | $50,000 | $3,130 | | | | | |
| .13Mi. | **422 SMALLWOOD DR** | **12/03/2025** | $61,320 | $3,830 | | | | | |
| .13Mi. | **422 SMALLWOOD DR** | | | | | | | | |
| .13Mi. | **422 SMALLWOOD DR** | **10/05/2018** | $13,280 | $830 | 958 | 4/2/1 | 1972 | | |
| .15Mi. | **633 32 4/10 RD** | **07/18/2022** | $145,420 | $9,090 | 960 | 5/2/1.75 | 1972 | | |
| .15Mi. | **633 HOLLAND ST** | **09/30/2025** | $92,790 | $5,800 | | | | | |
| .15Mi. | **633 HOLLAND ST** | **05/31/2006** | $26,680 | $1,670 | 984 | 6/2/1 | 1972 | | |
| .16Mi. | **635 HOLLAND ST** | **07/25/1980** | $14,110 | $880 | 856 | 4/2/1 | 1963 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 30% | Households Occupied by Owners: | 65% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 37.2 years old | Households: | 5,420 |
| Median Household Income: | $51,282 | Households w/Family: | 68% |
| Household Income Per Capita: | $25,025 | Households w/Family Married: | 42% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 32% |

## 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 |
|---|---|---|---|---|
| 2.18Mi. | **Mount Garfield Middle School** | C+ | Public | 6 - 8 |
| Number of Students: 569 | | | | |
| Student-Teacher Ratio: 16.74 | | | | |
| 0.23Mi. | **Clifton Elementary School** | D+ | Public | PK - 5 |
| Number of Students: 346 | | | | |
| Student-Teacher Ratio: 14.65 | | | | |
| 4.28Mi. | **Palisade High School** | C+ | Public | 9 - 12 |
| Number of Students: 1,073 | | | | |
| Student-Teacher Ratio: 18.3 | | | | |

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 138% | NOTABLY HIGHER |
| **BURGLARY** | 118% | HIGHER |
| **MOTOR VEHICLE THEFT** | 135% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 143% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 78% | LOWER |
| **FORCIBLE RAPE** | 120% | HIGHER |
| **MURDER** | 129% | HIGHER |
| **OVERALL** | 119% | 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

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