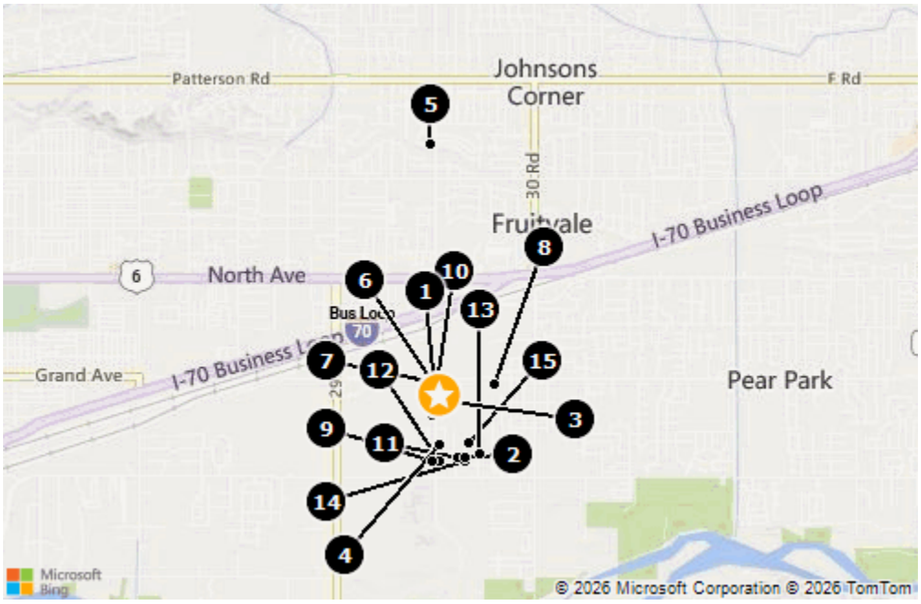
ICE SiteX Report

OrderID: 97569803

SiteX Property Information Report



Subject Property Location

445 29 1/2 RD, GRAND JUNCTION, CO 81504-6478

County:	**MESA CO**	Census Tract:	080770008.011018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2943-174-55-031	Thomas Bros Pg-Grid:	

Valuation

Value:	**$391,000**	FSD:	8	Common Confidence Score:	71
Value Range:	$359,720 - $422,280	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	10301
Assd Land Value:	$4,690	Market Land Value:	$75,000	Tax Year:	2025
Assd Improvement:	$16,870	Market Improvment Value:	$269,850	Total Taxable Value:	$1,919
Total Assessed Value:	$21,560	Total Assessor Market Value:	$344,850	Delinquent Year:	
				Tax Account ID:	R083501
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 31 Block: 55 Subdivision: WEXFORD ESTATES
Abbreviated Description: LOT 31 WEXFORD ESTATES SEC 17 1S 1E & AN UND INT IN TRACTS - 0.11AC

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	3	Pool:	
Building Area:	1412 SF	Baths:	2	Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Stucco
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

Prior Transfer

Recording Date:	06/02/2022	Sales Price:	N/A
Document #:	3033224 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/29/2019	Sales Price:	N/A
Document #:	2881337 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/15/2019	Loan Amount:	N/A
Document #:	2876364 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2049	Type Finance:	
Legal Description:			

Lot: 31 Subdivision: WEXFORD ESTATES
Abbreviated Description: MB 5124 PG 560&561 DOC 2562927

Prior Transfer

Recording Date:	04/15/2019	Sales Price:	$245,000
Document #:	2876362 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/12/2019		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 31 Subdivision: WEXFORD ESTATES Map Ref: MB 5124 PG 560&561

Prior Transfer

Recording Date:	04/12/2019	Sales Price:	$245,000
Document #:	2876362 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 31 Block: 55 Subdivision: WEXFORD ESTATES
Abbreviated Description: LOT 31 WEXFORD ESTATES SEC 17 1S 1E & AN UND INT IN TRACTS - 0.11AC

Mortgage Record

Recording Date:	08/15/2018	Loan Amount:	N/A
Document #:	2851089 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2048	Type Finance:	

Legal Description:
Lot: 5 Subdivision: WEXFORD ESTATES

Prior Transfer

Recording Date:	09/07/2016	Sales Price:	N/A
Document #:	2773273 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/02/2016	Sales Price:	$205,476
Document #:	2772973 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/01/2016		
Document Type:			

Legal Description:
Lot: 31 Subdivision: WEXFORD ESTATES Map Ref: MB5124 PG560&561

Prior Transfer

Recording Date:	08/25/2016	Sales Price:	$205,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/27/2016	Sales Price:	$39,900
Document #:	2761806 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/27/2016		
Document Type:			

Legal Description:
Lot: 31 Subdivision: WEXFORD ESTATES Map Ref: MB5124 PG560&561

Area Sales Analysis

Total Area Sales	$6,363,599	Median # of Bedrooms	3
Median Lot Size	4,792 SF	Median # of Baths	2
Median Living Area	1,619 SF	Median Year Built	2016
Price Range - 2 Yrs	$320,000 to $620,500	Age Range	4 years to 126 years
Median Value	$409,000	Median Age	10 years

Comparable Sales Data

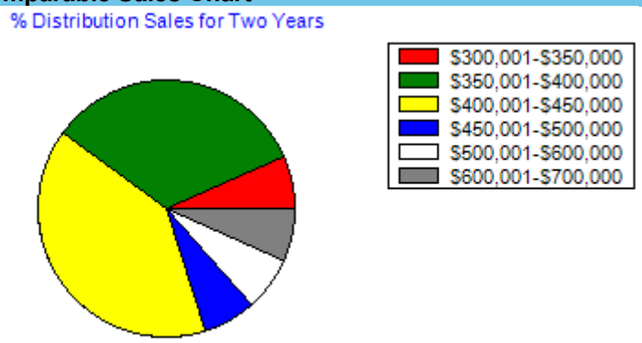
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**438 DONOGAL DR** **GRAND JUNCTION, CO 81504-4067**	05/01/2026	$390,000	$275	1415	5/3/2	2016	4,792 SF	
		APN: 2943-173-55-050 Document #: 3157637 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: WEXFORD ESTATES Abbreviated Description: Lot:50 Subdivision:WEXFORD ESTATES								
2	.34Mi.	**409 KALLEN CT** **GRAND JUNCTION, CO 81504-7686**	04/10/2026	$412,099	$214	1922	7/3/2.5	2021	3,049 SF	
		APN: 2943-174-58-050 Document #: 3155632 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: WEST BRANCH SUBDIVISION FILING FOUR Abbreviated Description: Lot:50 Subdivision:WEST BRANCH SUBDIVISION FILING FOUR								
3	.04Mi.	**441 DONOGAL DR** **GRAND JUNCTION, CO 81504-4073**	04/01/2026	$398,000	$276	1441	5/3/2	2015	4,792 SF	
		APN: 2943-173-55-063 Document #: 3154669 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63 Subdivision: WEXFORD ESTATES SUBDIVISION MapRef: DOC 2562927 Abbreviated Description: Lot:63 Subdivision:WEXFORD ESTATES SUBDIVISION Map Ref:DOC 2562927								
4	.26Mi.	**2950 RED CLOUD LN** **GRAND JUNCTION, CO 81504-7620**	03/30/2026	$403,000	$249	1613	5/3/2.5	2007	5,227 SF	
		APN: 2943-174-43-016 Document #: 3154365 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 6 Subdivision: COUNTRYPLACE ESTATES Abbreviated Description: Lot:16 Block:6 Subdivision:COUNTRYPLACE ESTATES City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
5	.34Mi.	**2946 CHINTO DR** **GRAND JUNCTION, CO 81504-6441**	03/30/2026	$385,000	$249	1546	5/3/2	2007	5,227 SF	
		APN: 2943-173-39-008 Document #: 3154341 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: COUNTRYPLACE ESTATES Abbreviated Description: Lot:8 Block:2 Subdivision:COUNTRYPLACE ESTATES								

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6	.04Mi.	**2951 GALOWAY CT** **GRAND JUNCTION, CO 81504-2901**	03/06/2026	$415,000	$248	1669	6/3/2.5	2018	5,663 SF
		APN: 2943-174-55-010 Document #: 3152211 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: WEXFORD ESTATES Abbreviated Description: Lot:10 Subdivision:WEXFORD ESTATES City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION							
7	.07Mi.	**448 DONOGAL DR** **GRAND JUNCTION, CO 81504-4079**	03/04/2026	$409,000	$268	1523	6/3/1.75	2016	7,405 SF
		APN: 2943-173-55-057 Document #: 3151863 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: WEXFORD ESTATES SUBDIVISION Abbreviated Description: Lot:57 Subdivision:WEXFORD ESTATES SUBDIVISION							
8	.27Mi.	**2979 D 1/2 RD** **GRAND JUNCTION, CO 81504-8629**	01/05/2026	$620,500	$257	2406	5/3/2.25	1900	143,749 SF
		APN: 2943-174-14-004 Document #: 3147078 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: BROWNS MINOR SUBDIVISION II Abbreviated Description: Lot:1 Subdivision:BROWNS MINOR SUBDIVISION II City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION							
9	.33Mi.	**404 CHERT DR** **GRAND JUNCTION, CO 81504-7658**	01/05/2026	$440,000	$198	2218	7/4/2.5	2007	4,792 SF
		APN: 2943-173-39-007 Document #: 3147101 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: COUNTRYPLACE ESTATES Abbreviated Description: Lot:7 Block:2 Subdivision:COUNTRYPLACE ESTATES							
10	.11Mi.	**433 DONOGAL DR** **GRAND JUNCTION, CO 81504-4079**	12/10/2025	$415,000	$256	1619	5/3/2	2017	4,356 SF
		APN: 2943-173-55-071 Document #: 3145042 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 71 Subdivision: WEXFORD ESTATES Abbreviated Description: Lot:71 Subdivision:WEXFORD ESTATES							
11	.33Mi.	**2961 RED CLOUD LN** **GRAND JUNCTION, CO 81504-7628**	11/12/2025	$320,000	$238	1344	5/3/1.75	2003	6,098 SF
		APN: 2943-174-20-014 Document #: 3142460 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Subdivision: FLINT RIDGE SUBDIVISION Abbreviated Description: Lot:13 Block:2 Subdivision:FLINT RIDGE SUBDIVISION City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION							
12	.33Mi.	**408 29 1/2 RD** **GRAND JUNCTION, CO 81504-6435**	10/20/2025	$363,000	$255	1420	5/3/2	2007	4,792 SF
		APN: 2943-174-40-015 Document #: 3140348 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Subdivision: COUNTRYPLACE ESTATES Abbreviated Description: Lot:15 Block:3 Subdivision:COUNTRYPLACE ESTATES							
13	.36Mi.	**2972 LUKE ST** **GRAND JUNCTION, CO 81504-5101**	10/16/2025	$469,000	$285	1644	6/3/2	2020	SF
		APN: 2943-174-56-011 Document #: 3140079 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: WEST BRANCH SUBDIVISION FILING TWO Abbreviated Description: Lot:11 Subdivision:WEST BRANCH SUBDIVISION FILING TWO							
14	.36Mi.	**405 KALLEN CT** **GRAND JUNCTION, CO 81504-7686**	10/02/2025	$399,000	$220	1811	7/4/2.25	2021	3,049 SF
		APN: 2943-174-58-046 Document #: 3138831 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: WEST BRANCH SUBDIVISION FILING FOUR Abbreviated Description: Lot:46 Subdivision:WEST BRANCH SUBDIVISION FILING FOUR							
15	.28Mi.	**420 KALLEN CT** **GRAND JUNCTION, CO 81504-7686**	09/26/2025	$525,000	$267	1964	6/3/1.75	2022	8,276 SF
		APN: 2943-174-59-014 Document #: 3138204 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 67 Subdivision: WEST BRANCH SUBDIVISION FILING FIVE Abbreviated Description: Lot:67 Subdivision:WEST BRANCH SUBDIVISION FILING FIVE							

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.

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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.	**445 29 1/2 RD**	**04/12/2019**	$344,850	$21,560	1,412	5/3/2	2016	4,792 SF	
.01Mi.	**443 29 1/2 RD**	**04/13/2018**	$377,320	$23,590	1,465	6/3/2	2014	4,792 SF	
.01Mi.	**447 29 1/2 RD**	**10/21/2016**	$388,130	$24,260	1,554	5/3/2	2016	5,227 SF	
.02Mi.	**440 DONOGAL DR**	**10/28/2019**	$361,100	$22,570	1,522	5/3/2	2016	5,227 SF	
.02Mi.	**441 29 1/2 RD**	**08/21/2024**	$385,750	$24,110	1,554	5/3/2	2015	4,792 SF	
.02Mi.	**440 DONOGAL DR**	**09/04/2018**	$346,780	$21,680	1,428	5/3/2	2016	4,792 SF	
.02Mi.	**449 29 1/2 RD**	**05/21/2018**	$352,640	$22,040	1,485	8/3/1.75	2017	4,792 SF	
.02Mi.	**442 DONOGAL DR**	**11/18/2024**	$355,530	$22,220	1,363	5/3/2	2016	6,534 SF	
.03Mi.	**2950 GALOWAY CT**	**09/20/2019**	$357,870	$22,370	1,477	6/3/2	2017	5,663 SF	
.03Mi.	**446 29 1/2 RD**	**10/28/2020**	$347,700	$21,730	1,449	5/3/1.75	2016	6,098 SF	
.03Mi.	**438 DONOGAL DR**	**05/06/2022**	$345,310	$21,580	1,415	5/3/2	2016	4,792 SF	
.03Mi.	**439 29 1/2 RD**	**02/13/2015**	$378,170	$23,640	1,515	5/3/2	2014	4,792 SF	
.03Mi.	**442 DONOGAL DR**	**03/02/2021**	$363,930	$22,750	1,528	6/3/2	2017	4,792 SF	
.03Mi.	**2944 INISHMORE WAY**	**11/12/2020**	$366,960	$22,940	1,501	6/3/2	2020	5,227 SF	
.03Mi.	**438 DONOGAL DR**	**10/02/2020**	$399,180	$24,950	1,592	5/3/2.75	2017	4,792 SF	
.04Mi.	**2924 INISHMORE WAY**	**09/20/2018**	$393,350	$24,590	1,585	5/3/2	2017	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	39.2 years old	Households:	12,770
Median Household Income:	$65,159	Households w/Family:	69%
Household Income Per Capita:	$29,680	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

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
0.82Mi.	**Pear Park Elementary School** Number of Students: 428 Student-Teacher Ratio: 15.02	B-	Public	PK - 5
3.20Mi.	**Grand Junction High School** Number of Students: 1,832 Student-Teacher Ratio: 20.04 Advanced Placement: Yes	C+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	107%	SIMILAR
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	78%	LOWER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	57%	NOTABLY LOWER
MURDER	82%	LOWER
OVERALL	64%	NOTABLY 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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