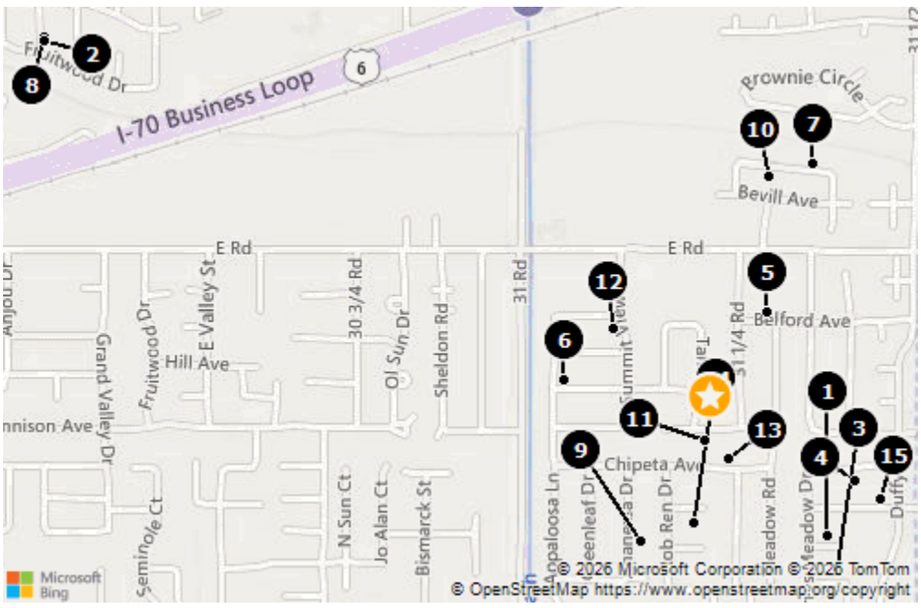
ICE SiteX Report

OrderID: 98264869

SiteX Property Information Report



Subject Property Location

460 TANNER ST, GRAND JUNCTION, CO 81504-6223

County:	**MESA CO**	Census Tract:	080770017.073014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2943-152-73-022	Thomas Bros Pg-Grid:	

Valuation

Value:	**$380,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$342,000 - $418,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	15910
Assd Land Value:	$3,750	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:	$19,070	Market Improvment Value:	$305,180	Total Taxable Value:	$1,656
Total Assessed Value:	$22,820	Total Assessor Market Value:	$365,180	Delinquent Year:	
				Tax Account ID:	R041450
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Block: 1 Subdivision: SUMMIT VIEW RANCH II Sec/Twnship/Range: SEC 15 TWN 01S RNG 01E
Abbreviated Description: LOT 21 BLK 1 SUMMIT VIEW RANCH II SEC 15 1S 1E & AN UND INT IN OUTLOTS AS DESC B-3340 P-42/43 MESA CO RECDS

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1558 SF	Baths:	2	Fireplace:	
Year Built:	2000	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/14/2026	Sales Price:	N/A
Document #:	3156005 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/28/2023	Loan Amount:	N/A
Document #:	3075372 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2050	Type Finance:	
Legal Description:			
Lot: 21 Block: 1 Subdivision: SUMMIT VIEW RANCH II			

Prior Transfer

Recording Date:	01/22/2021	Sales Price:	N/A
Document #:	2962841 BK-PG 4863-278	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/03/2020	Sales Price:	N/A
Document #:	2936039 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	07/13/2020	Loan Amount:	N/A
Document #:	2932519 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Lot: 21 Block: 1 Subdivision: SUMMIT VIEW RANCH II

Prior Transfer

Recording Date:	07/13/2020	Sales Price:	$233,375
Document #:	2932517 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/09/2020		
Document Type:			

Legal Description:
Lot: 12 Block: 1 Subdivision: SUMMIT VIEW RANCH II

Prior Transfer

Recording Date:	07/09/2020	Sales Price:	$233,300
Document #:	2932517 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: SUMMIT VIEW RANCH II Sec/Twnship/Range: SEC 15 TWN 01S RNG 01E
Abbreviated Description: LOT 21 BLK 1 SUMMIT VIEW RANCH II SEC 15 1S 1E & AN UND INT IN OUTLOTS AS DESC B-3340 P-42/43 MESA CO RECDS

Prior Transfer

Recording Date:	01/26/2018	Sales Price:	N/A
Document #:	2828675 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/25/2018		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Section: 15 Subdivision: SUMMIT RANCH II

Prior Transfer

Recording Date:	11/06/2009	Sales Price:	N/A
Document #:	2511962 BK-PG 4207-354	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/19/2009	Sales Price:	N/A
Document #:	2509509 BK-PG 4207-354	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/07/2009	Sales Price:	N/A
Document #:	2508452 BK-PG 4207-354	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/02/2009	Sales Price:	$214,500
Document #:	2491425 BK-PG 4863-0277	Type of Sale:	Full Amount on Deed
Contract Date:	05/26/2009		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: SUMMIT VIEW RANCH II

Mortgage Record

Recording Date:	07/20/2006	Loan Amount:	N/A
Document #:	2328542 BK-PG 4207-0354	Loan Type:	FHA
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 21 Block: 1 Subdivision: SUMMIT VIEW RANCH II

Prior Transfer

Recording Date:	07/10/2006	Sales Price:	$179,900
Document #:	2326553 BK-PG 4198-0052	Type of Sale:	Full Amount on Deed
Contract Date:	06/26/2006		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: SUMMIT VIEW RANCH II

Prior Transfer

Recording Date:	05/10/2001	Sales Price:	$120,900
Document #:	1995633 BK-PG 2848-0498	Type of Sale:	Full Amount on Deed
Contract Date:	04/25/2001		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: SUMMIT VIEW RANCH II

Mortgage Record

Recording Date:	10/23/2000	Loan Amount:	N/A
Document #:	1969593 BK-PG 2763-0095	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	ADJ

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Legal Description:
Lot: 21 Block: 1 Subdivision: SUMMIT VIEW RANCH II

Prior Transfer

Recording Date:	09/22/2000	Sales Price:	N/A
Document #:	1966009 BK-PG 2753-0095	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/21/2000		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: SUMMIT VIEW RANCH II

Area Sales Analysis

Total Area Sales	$5,703,050	Median # of Bedrooms	3
Median Lot Size	4,792 SF	Median # of Baths	2
Median Living Area	1,432 SF	Median Year Built	2004
Price Range - 2 Yrs	$330,000 to $463,000	Age Range	6 years to 50 years
Median Value	$365,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**3132 SUMMIT MEADOWS CT** **GRAND JUNCTION, CO 81504-6276**	07/31/2026	$380,000	$275	1379	5/3/1.75	2004	6,970 SF	
		APN: 2943-152-92-002 Document #: 3166413 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: SUMMIT MEADOWS WEST Abbreviated Description: Lot:2 Block:3 Subdivision:SUMMIT MEADOWS WEST City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
2	.27Mi.	**504 GRAMA CT** **GRAND JUNCTION, CO 81504-4473**	07/30/2026	$435,000	$247	1760	7/4/2.5	2020	5,227 SF	
		APN: 2943-103-37-019 Document #: 3166340 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: PIONEER MEADOWS Abbreviated Description: Lot:19 Subdivision:PIONEER MEADOWS City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
3	.27Mi.	**3134 OPEN MEADOWS CT** **GRAND JUNCTION, CO 81504-6274**	06/30/2026	$347,050	$315	1101	5/3/2	2004	6,534 SF	
		APN: 2943-152-91-003 Document #: 3163319 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: SUMMIT MEADOWS WEST Abbreviated Description: Lot:3 Block:2 Subdivision:SUMMIT MEADOWS WEST								
4	.21Mi.	**3139 UTE CANYON LN** **GRAND JUNCTION, CO 81504-6389**	06/26/2026	$405,000	$205	1974	7/3/2.5	2006	5,663 SF	
		APN: 2943-152-96-005 Document #: 3162993 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: SUMMIT VIEW MEADOWS FILING 2 Abbreviated Description: Lot:5 Block:2 Subdivision:SUMMIT VIEW MEADOWS FILING 2								
5	.13Mi.	**3128 BELFORD AVE** **GRAND JUNCTION, CO 81504-6120**	06/18/2026	$353,000	$260	1357	6/3/1.75	1976	SF	
		APN: 2943-152-04-005 Document #: 3162296 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: MEADOWOOD SUBDIVISION MapRef: DOC 1093315 Abbreviated Description: Lot:5 Block:1 Subdivision:MEADOWOOD SUBDIVISION Map Ref:DOC 1093315								
6	.18Mi.	**3106 EVANS AVE** **GRAND JUNCTION, CO 81504-6206**	06/16/2026	$365,000	$254	1432	5/3/2	2000	SF	
		APN: 2943-152-72-001 Document #: 3162022 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: SUMMIT VIEW RANCH Abbreviated Description: Lot:1 Block:4 Subdivision:SUMMIT VIEW RANCH								
7	.32Mi.	**3138 GRAMA AVE** **GRAND JUNCTION, CO 81504-4472**	05/29/2026	$435,000	$263	1650	6/3/1.75	2020	6,098 SF	
		APN: 2943-103-37-027 Document #: 3160304 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: PIONEER MEADOWS Abbreviated Description: Lot:27 Subdivision:PIONEER MEADOWS								
8	.28Mi.	**506 GRAMA CT** **GRAND JUNCTION, CO 81504-4473**	05/20/2026	$430,000	$248	1730	6/3/2	2020	4,792 SF	
		APN: 2943-103-37-020 Document #: 3159527 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: PIONEER MEADOWS Abbreviated Description: Lot:20 Subdivision:PIONEER MEADOWS								
9	.2Mi.	**464 ANANESSA DR** **GRAND JUNCTION, CO 81504-6116**	05/06/2026	$340,000	$326	1040	5/3/1	1978	SF	
		APN: 2943-152-20-004 Document #: 3158089 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 7 Subdivision: STRAWBERRY ACRES Abbreviated Description: Lot:4 Block:7 Subdivision:STRAWBERRY ACRES								
10	.25Mi.	**3129 BEVILL AVE** **GRAND JUNCTION, CO 81504-4404**	04/30/2026	$463,000	$270	1710	5/3/2	2019	7,405 SF	
		APN: 2943-103-37-005 Document #: 3157593 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: PIONEER MEADOWS SUBDIVISION MapRef: DOC 2857804 Abbreviated Description: Lot:5 Subdivision:PIONEER MEADOWS SUBDIVISION Map Ref:DOC 2857804								
11	.06Mi.	**3119 D 3/4 RD** **GRAND JUNCTION, CO 81504-6226**	04/24/2026	$335,000	$229	1459	5/3/2	2001	SF	
		APN: 2943-152-70-026 Document #: 3157012 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 3 Subdivision: SUMMIT VIEW RANCH II Abbreviated Description: Lot:14 Block:3 Subdivision:SUMMIT VIEW RANCH II								
12	.15Mi.	**3113 ARROWHEAD TRL** **GRAND JUNCTION, CO 81504-6235**	04/23/2026	$405,000	$263	1536	6/4/2	2001	SF	

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APN: 2943-152-79-001 Document #: 3156899
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: SUMMIT VIEW RANCH FILING 2 Abbreviated Description: Lot:1 Block:3 Subdivision:SUMMIT VIEW RANCH FILING 2

13	.08Mi.	**3124 CHIPETA AVE** **GRAND JUNCTION, CO 81504-6122**	04/20/2026	$345,000	$331	1040	5/3/1	1979	SF

APN: 2943-152-19-001 Document #: 3156506
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: COUNTRYSIDE SUBDIVISION Abbreviated Description: Lot:1 Block:4 Subdivision:COUNTRYSIDE SUBDIVISION

14	.16Mi.	**3121 ROB REN CT** **GRAND JUNCTION, CO 81504-7125**	04/10/2026	$330,000	$280	1176	5/3/1.5	1978	SF

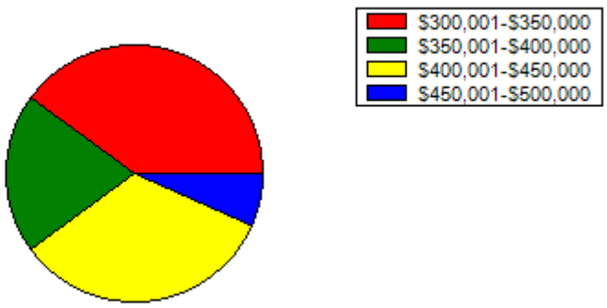
APN: 2943-152-21-008 Document #: 3155726
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 8 Subdivision: STRAWBERRY ACRES FILING NO 4 MapRef: DOC 1141711 Abbreviated Description: Lot:8 Block:8 Subdivision:STRAWBERRY ACRES FILING NO 4 Map Ref:DOC 1141711

15	.25Mi.	**3144 CROSS CANYON LN** **GRAND JUNCTION, CO 81504-6268**	04/03/2026	$335,000	$303	1102	6/3/2	2004	6,970 SF

APN: 2943-152-88-002 Document #: 3155002
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: SUMMIT VIEW MEADOWS Abbreviated Description: Lot:2 Block:4 Subdivision:SUMMIT VIEW MEADOWS

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**460 TANNER ST**	**07/09/2020**	$365,180	$22,820	1,558	6/3/2	2000		
.01Mi.	**458 TANNER ST**	**06/21/2024**	$309,020	$19,310	1,233	6/3/2	2000		
.01Mi.	**462 TANNER ST**	**08/11/2022**	$337,370	$21,090	1,576	7/4/2	2000		
.02Mi.	**483 31 1/4 RD**	**11/17/2003**	$257,310	$16,080	1,296	5/3/1.5	1977		
.02Mi.	**464 TANNER ST**	**01/14/2020**	$298,260	$18,640	1,166	5/3/2	2001		
.03Mi.	**3120 D 3/4 RD**	**04/03/2024**	$325,100	$20,320	1,290	6/3/2	2000		
.03Mi.	**485 31 1/4 RD**	**06/24/2011**	$258,750	$16,170	1,532	6/3/1	1976		
.03Mi.	**3118 D 3/4 RD**	**11/13/2024**	$346,400	$21,650	1,366	5/3/1.75	2001		
.03Mi.	**3121 EVANS AVE**	**03/10/2025**	$319,300	$19,960	1,293	5/3/2	2000		
.03Mi.	**463 TANNER ST**	**01/14/2020**	$339,310	$21,210	1,576	5/4/2	2001		
.03Mi.	**481 31 1/4 RD**	**06/13/2007**	$288,790	$18,050	1,470	7/3/1.75	1976		
.03Mi.	**466 TANNER ST**	**08/11/2023**	$344,100	$21,510	1,434	6/3/2	2001		
.04Mi.	**3116 D 3/4 CT**	**11/30/2020**	$299,280	$18,710	1,132	5/3/2	2001		
.04Mi.	**487 31 1/4 RD**	**09/29/2003**	$236,440	$14,780	1,357	6/3/1.75	1977		
.04Mi.	**465 TANNER ST**	**10/16/2025**	$295,990	$18,500	1,102	5/3/2	2001		
.05Mi.	**3119 EVANS AVE**	**01/14/2020**	$315,680	$19,730	1,233	6/3/2	2000		

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-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.88Mi.	**Central High School** Number of Students: 1,352 Student-Teacher Ratio: 17 Advanced Placement: Yes	C-	Public	9 - 12
1.07Mi.	**Grand Mesa Middle School** Number of Students: 476 Student-Teacher Ratio: 14.97	D	Public	6 - 8
0.69Mi.	**Chatfield Elementary School** Number of Students: 371 Student-Teacher Ratio: 17.58	C-	Public	KG - 5

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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