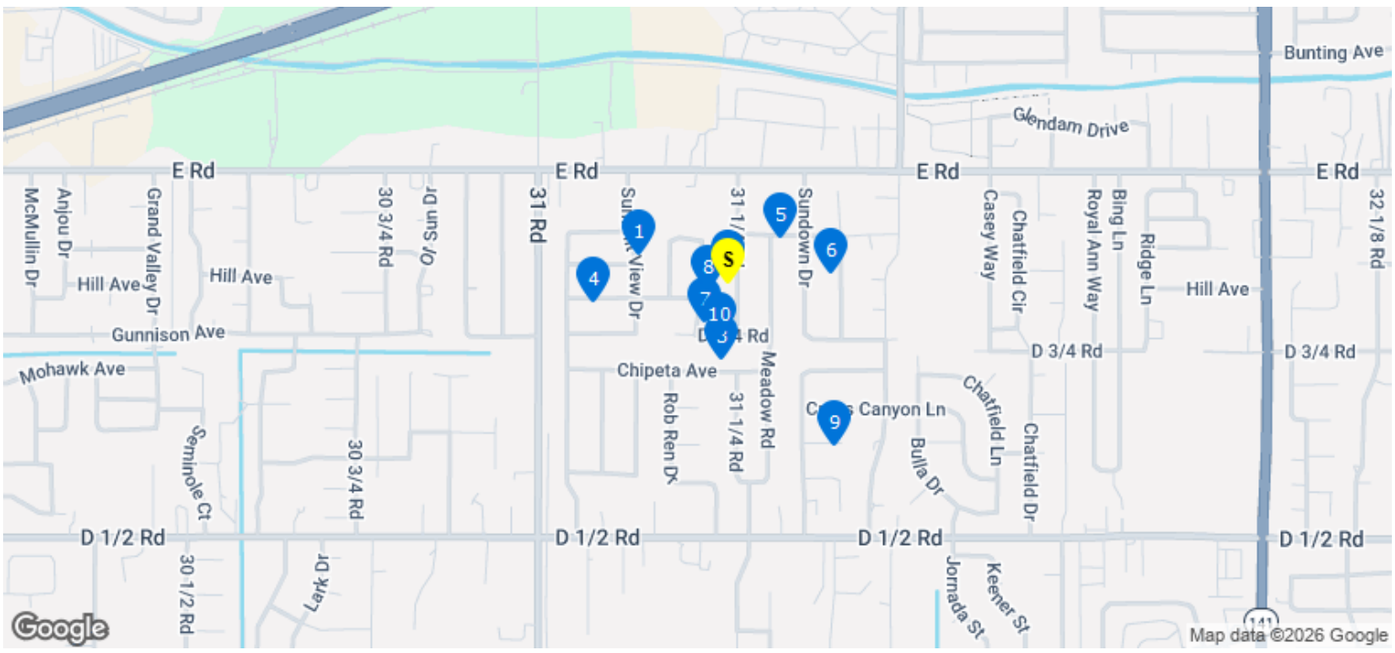
ICE SiteX Report

OrderID: 98809158

SiteX Property Information Report



Subject Property Location

468 TANNER ST, GRAND JUNCTION, CO 81504-6223

County:	**MESA CO**	Census Tract:	0017.07
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2943-152-73-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$359,000**	FSD:	6	Common Confidence Score:	93
Value Range:	$337,460 - $380,540	ICE Confidence Score:	94		

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:	$16,440	Market Improvment Value:	$263,010	Total Taxable Value:	$1,464
Total Assessed Value:	$20,190	Total Assessor Market Value:	$323,010	Delinquent Year:	
				Tax Account ID:	R041446
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Block: 1 Subdivision: SUMMIT VIEW RANCH II Sec/Twnship/Range: SEC 15 TWN 01S RNG 01E

Abbreviated Description: LOT 17 BLK 1 SUMMIT VIEW RANCH II SEC 15 1S 1E UM & AN UND INT IN OUTLOTS AS DESC B-3340 P-42/43 MESA CO RECDS

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1395 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:	Radiant
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/30/2026	Sales Price:	N/A
Document #:	3166338 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/26/2023	Sales Price:	N/A
Document #:	3064815 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/24/2023		
Document Type:	Deed		
Legal Description:			

Block: 1 Subdivision: SUMMIT VIEW RANCH II

Abbreviated Description: PRIOR REF: 3056866 02/27/2023

Prior Transfer

Recording Date:	03/22/2023	Sales Price:	N/A
Document #:	3058953 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	02/27/2023	Loan Amount:	N/A
Document #:	3056866 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	02/24/2023		
TD Due Date:	03/01/2053	Type Finance:	

Legal Description:
Block: 1 Subdivision: SUMMIT VIEW RANCH II Map Ref: 0

Mortgage Record

Recording Date:	02/27/2023	Loan Amount:	N/A
Document #:	3056865 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/24/2023		
TD Due Date:	03/01/2053	Type Finance:	

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

Prior Transfer

Recording Date:	02/27/2023	Sales Price:	$311,000
Document #:	3056864 BK-PG -	Type of Sale:	Distressed Sale
Contract Date:	02/24/2023		
Document Type:	Deed		

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

Prior Transfer

Recording Date:	01/14/2020	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: SUMMIT VIEW RANCH II Sec/Twnship/Range: SEC 15 TWN 01S RNG 01E
Abbreviated Description: LOT 17 BLK 1 SUMMIT VIEW RANCH II SEC 15 1S 1E UM & AN UND INT IN OUTLOTS AS DESC B-3340 P-42/43 MESA CO RECDS

Prior Transfer

Recording Date:	04/23/2019	Sales Price:	$148,146
Document #:	2877228 BK-PG 5178-0284	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	07/18/2011	Loan Amount:	N/A
Document #:	2578696 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/20/2011		
TD Due Date:	07/01/2041	Type Finance:	

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

Prior Transfer

Recording Date:	07/18/2011	Sales Price:	$152,000
Document #:	2578695 BK-PG 5178-0282	Type of Sale:	Lender Sold
Contract Date:	06/20/2011		
Document Type:	Deed		

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

Prior Transfer

Recording Date:	06/20/2007	Sales Price:	N/A
Document #:	2386677 BK-PG 2967-591	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/05/2007	Loan Amount:	N/A
Document #:	2367625 BK-PG 4369-0001	Loan Type:	Unknown Loan Type
Contract Date:	03/02/2007		
TD Due Date:	03/02/2012	Type Finance:	Type Financing not disclosed on document

Legal Description:
Block: 1 Subdivision: SUMMIT VIEW RANCH II Map Ref: 0

Mortgage Record

Recording Date:	03/05/2007	Loan Amount:	N/A
Document #:	2367624 BK-PG -	Loan Type:	Adjustable Rate Mortgage
Contract Date:	03/02/2007		
TD Due Date:	03/01/2037	Type Finance:	ADJ

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

Prior Transfer

Recording Date:	03/05/2007	Sales Price:	$209,900
Document #:	2367623 BK-PG 4368-0970	Type of Sale:	Arms-Length Transfer
Contract Date:	03/02/2007		
Document Type:	Deed		

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

Mortgage Record

Recording Date:	11/27/2001	Loan Amount:	N/A
Document #:	2027182 BK-PG 2967-0591	Loan Type:	Unknown Loan Type

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TD Due Date:	12/01/2031	Type Finance:	Fixed Rate

Legal Description:
Block: 1 Subdivision: SUMMIT VIEW RANCH II Map Ref: 0

Mortgage Record

Recording Date:	01/11/2001	Loan Amount:	N/A
Document #:	1979876 BK-PG -	Loan Type:	
Contract Date:	01/04/2001		
TD Due Date:	01/01/2031	Type Finance:	

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

Prior Transfer

Recording Date:	01/11/2001	Sales Price:	$113,695
Document #:	1979875 BK-PG 2790-0834	Type of Sale:	Arms-Length Transfer
Contract Date:	01/04/2001		
Document Type:	Deed		

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

Mortgage Record

Recording Date:	09/28/2000	Loan Amount:	N/A
Document #:	1966697 BK-PG 2755-0095	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	ADJ

Legal Description:
Block: 1 Subdivision: SUMMIT VIEW RANCH II Map Ref: 0

Prior Transfer

Recording Date:	09/22/2000	Sales Price:	N/A
Document #:	1966010 BK-PG 2753-0096	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/21/2000		
Document Type:	Deed		

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

Area Sales Analysis

Total Area Sales	$3,609,150	Median # of Bedrooms	3
Median Lot Size	6,970 SF	Median # of Baths	2
Median Living Area	1,373 SF	Median Year Built	2001
Price Range - 2 Yrs	$287,250 to $405,000	Age Range	22 years to 50 years
Median Value	$360,950	Median Age	25.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**3128 BELFORD AVE** **GRAND JUNCTION, CO 81504-6120**	06/18/2026	$353,000	$260	1357	6/3/1.8	1976	SF	

APN: 2943-152-04-005 Document #: 3162296
Document Type: Special Warranty Deed Price Code: A
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

2	.14Mi.	**484 SUNDOWN DR** **GRAND JUNCTION, CO 81504-6121**	10/02/2026	$405,000	$282	1435	6/3/1.8	1994	SF	

APN: 2943-152-52-002 Document #: 3172323
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: SUNDOWN VILLAGE Abbreviated Description: Lot:4 Block:4 Subdivision:SUNDOWN VILLAGE

3	.17Mi.	**472 ANANESSA DR** **GRAND JUNCTION, CO 81504-6116**	08/28/2026	$362,500	$180	2012	6/3/2	1978	SF	

APN: 2943-152-20-008 Document #: 3169314
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 7 Subdivision: STRAWBERRY ACRES Abbreviated Description: Lot:8 Block:7 Subdivision:STRAWBERRY ACRES City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION

4	.19Mi.	**3106 EVANS AVE** **GRAND JUNCTION, CO 81504-6206**	06/16/2026	$365,000	$255	1432	5/3/2	2000	SF	

APN: 2943-152-72-001 Document #: 3162022
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: SUMMIT VIEW RANCH Abbreviated Description: Lot:1 Block:4 Subdivision:SUMMIT VIEW RANCH

5	.2Mi.	**3129 BEVILL AVE** **GRAND JUNCTION, CO 81504-4404**	04/30/2026	$463,000	$271	1710	5/3/2	2019	7,405 SF	

APN: 2943-103-37-005 Document #: 3157593
Document Type: Special Warranty Deed Price Code: A
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

6	.23Mi.	**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: Special Warranty Deed Price Code: A
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

7	.24Mi.	**472 APPALOOSA LN** **GRAND JUNCTION, CO 81504-6129**	09/30/2026	$178,500	$172	1040	5/3/1	1977	SF	

APN: 2943-152-11-008 Document #: 3172042
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 5 Subdivision: STRAWBERRY ACRES Abbreviated Description: Lot:8 Block:5 Subdivision:STRAWBERRY ACRES

ICE SiteX Report

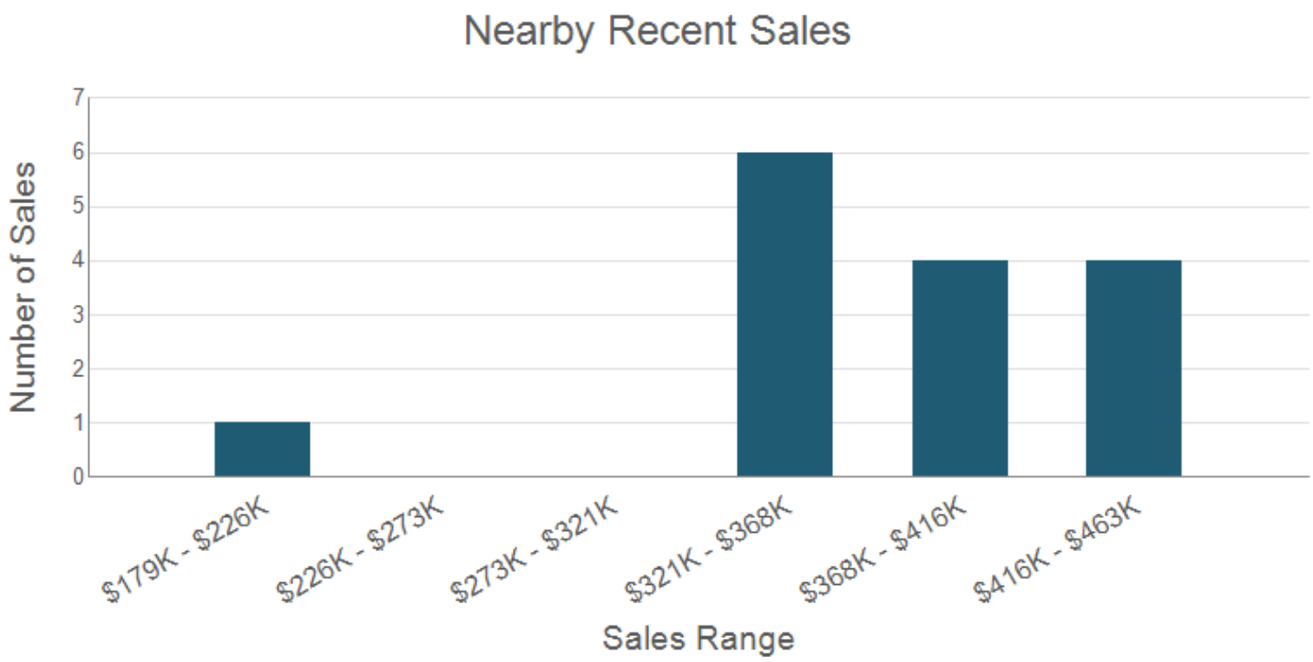
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8	.24Mi.	**3139 UTE CANYON LN** **GRAND JUNCTION, CO 81504-6389**	06/26/2026	$405,000	$205	1974	7/3/2.5	2006	5,663 SF
		APN: 2943-152-96-005 Document #: 3162993 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: SUMMIT VIEW MEADOWS FILING 2 Abbreviated Description: Lot:5 Block:2 Subdivision:SUMMIT VIEW MEADOWS FILING 2							
9	.24Mi.	**506 GRAMA CT** **GRAND JUNCTION, CO 81504-4473**	05/20/2026	$430,000	$249	1730	6/3/2	2020	4,792 SF
		APN: 2943-103-37-020 Document #: 3159527 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 20 Subdivision: PIONEER MEADOWS Abbreviated Description: Lot:20 Subdivision:PIONEER MEADOWS							
10	.24Mi.	**464 ANANESSA DR** **GRAND JUNCTION, CO 81504-6116**	05/06/2026	$340,000	$327	1040	5/3/1	1978	SF
		APN: 2943-152-20-004 Document #: 3158089 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 7 Subdivision: STRAWBERRY ACRES Abbreviated Description: Lot:4 Block:7 Subdivision:STRAWBERRY ACRES							
11	.27Mi.	**3132 SUMMIT MEADOWS CT** **GRAND JUNCTION, CO 81504-6276**	07/31/2026	$380,000	$276	1379	5/3/1.8	2004	6,970 SF
		APN: 2943-152-92-002 Document #: 3166413 Document Type: Special Warranty Deed Price Code: 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							
12	.28Mi.	**3138 GRAMA AVE** **GRAND JUNCTION, CO 81504-4472**	05/29/2026	$435,000	$264	1650	6/3/1.8	2020	6,098 SF
		APN: 2943-103-37-027 Document #: 3160304 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 27 Subdivision: PIONEER MEADOWS Abbreviated Description: Lot:27 Subdivision:PIONEER MEADOWS							
13	.31Mi.	**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: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: SUMMIT MEADOWS WEST Abbreviated Description: Lot:3 Block:2 Subdivision:SUMMIT MEADOWS WEST							
14	.35Mi.	**471 CHATFIELD LN** **GRAND JUNCTION, CO 81504-6432**	08/13/2026	$470,000	$272	1725	5/3/1.8	2008	6,534 SF
		APN: 2943-151-16-023 Document #: 3167797 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Block: 7 Subdivision: CHATFIELD III SUBDIVISION Abbreviated Description: Lot:23 Block:7 Subdivision:CHATFIELD III SUBDIVISION							
15	.39Mi.	**3156 JOEY LN** **GRAND JUNCTION, CO 81504-5534**	07/15/2026	$440,000	$259	1698	6/3/2	2007	6,534 SF
		APN: 2943-151-12-005 Document #: 3164842 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: CHATFIELD III SUBDIVISION Abbreviated Description: Lot:5 Block:3 Subdivision:CHATFIELD III SUBDIVISION City/Muni/Twp:MESA City/Muni/Twp: MESA							
16	.4Mi.	**3123 PERKINS DR** **GRAND JUNCTION, CO 81504-7042**	06/30/2026	$297,000	$220	1350	6/3/2	2000	SF
		APN: 2943-103-29-011 Document #: 3163335 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: ETHINGTON ESTATES FILING NO THREE Abbreviated Description: Lot:14 Block:2 Subdivision:ETHINGTON ESTATES FILING NO THREE							
17	.4Mi.	**489 OL SUN DR** **GRAND JUNCTION, CO 81504-6385**	05/28/2026	$331,500	$283	1172	5/2/1.5	1984	SF
		APN: 2943-161-88-007 Document #: 3160176 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: OL SUN SUBDIVISION Abbreviated Description: Lot:7 Block:2 Subdivision:OL SUN SUBDIVISION							
18	.43Mi.	**455 WASHBURN ST** **GRAND JUNCTION, CO 81504-6292**	06/15/2026	$366,400	$283	1294	5/3/2	2011	8,712 SF
		APN: 2943-161-58-004 Document #: 3161873 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Subdivision: DAKOTA WEST FILING THREE Abbreviated Description: Lot:4 Subdivision:DAKOTA WEST FILING THREE							
19	.44Mi.	**3084 ABERDEEN LN** **GRAND JUNCTION, CO 81504-6261**	06/09/2026	$450,000	$191	2362	6/4/2.5	2006	6,970 SF
		APN: 2943-161-98-015 Document #: 3161361 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: DAKOTA WEST SUBDIVISION Abbreviated Description: Lot:14 Block:1 Subdivision:DAKOTA WEST SUBDIVISION							
20	.44Mi.	**460 BULLA DR** **GRAND JUNCTION, CO 81504-5801**	05/08/2026	$465,000	$263	1767	5/4/2	2007	6,534 SF
		APN: 2943-151-14-006 Document #: 3158438 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 5 Subdivision: CHATFIELD III SUBDIVISION Abbreviated Description: Lot:6 Block:5 Subdivision:CHATFIELD III SUBDIVISION							

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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.	**468 TANNER ST**	**02/24/2023**	$323,010	$20,190	1,395	6/3/2	2000		
.01Mi.	**466 TANNER ST**	**08/11/2023**	$344,100	$21,510	1,434	6/3/2	2001		
.01Mi.	**470 TANNER ST**	**02/24/2025**	$318,620	$19,910	1,284	6/3/2	2000		
.02Mi.	**487 31 1/4 RD**	**09/29/2003**	$236,440	$14,780	1,357	6/3/1.8	1977		
.02Mi.	**489 31 1/4 RD**	**06/15/2020**	$249,110	$15,570	1,222	5/3/1.5	1976		
.02Mi.	**464 TANNER ST**	**01/14/2020**	$298,260	$18,640	1,166	5/3/2	2001		
.03Mi.	**472 TANNER ST**	**01/14/2020**	$328,020	$20,500	1,366	6/3/2	2001		
.03Mi.	**467 TANNER ST**	**01/13/2022**	$295,990	$18,500	1,102	5/3/2	2001		
.03Mi.	**465 TANNER ST**	**10/16/2025**	$295,990	$18,500	1,102	5/3/2	2001		
.03Mi.	**469 TANNER ST**	**10/03/2022**	$294,060	$18,380	1,102	5/3/2	2001		
.04Mi.	**485 31 1/4 RD**	**06/24/2011**	$258,750	$16,170	1,532	6/3/1	1976		
.04Mi.	**462 TANNER ST**	**08/11/2022**	$337,370	$21,090	1,576	7/4/2	2000		
.04Mi.	**463 TANNER ST**	**01/14/2020**	$339,310	$21,210	1,576	5/4/2	2001		
.04Mi.	**474 TANNER ST**	**01/14/2020**	$316,540	$19,780	1,395	6/3/2	2001		
.04Mi.	**491 31 1/4 RD**	**07/28/2022**	$389,400	$24,340	2,258	7/4/2.3	1978		
.04Mi.	**471 TANNER ST**	**12/03/2021**	$327,110	$20,440	1,536	6/3/2	2001		

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
0.83Mi.	**Central High School** Number of Students: 1,352 Student-Teacher Ratio: 17 Advanced Placement: Yes	B-	Public	9 - 12
1.02Mi.	**Grand Mesa Middle School** Number of Students: 476	C-	Public	6 - 8

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Student-Teacher Ratio: 14.97

0.71Mi. **Chatfield Elementary School** B Public KG - 5
Number of Students: 371
Student-Teacher Ratio: 17.58

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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