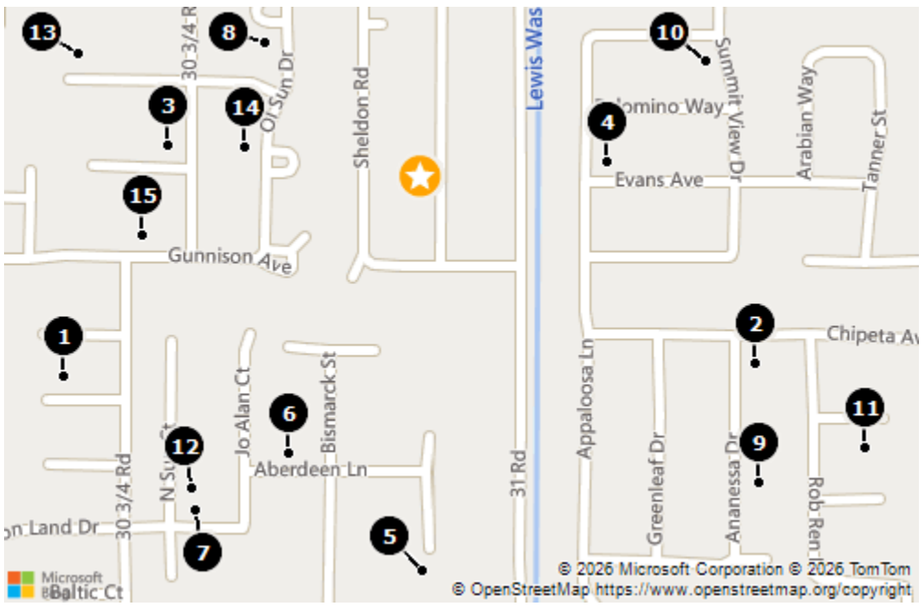
ICE SiteX Report

OrderID: 98458201

SiteX Property Information Report



Subject Property Location

483 APPLE BLOSSOM RD, GRAND JUNCTION, CO 81504-5831

County:	**MESA CO**	Census Tract:	080770008.021021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2943-161-01-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$368,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$338,560 - $397,440	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	15612
Assd Land Value:	$3,440	Market Land Value:	$55,000	Tax Year:	2025
Assd Improvement:	$15,710	Market Improvment Value:	$251,370	Total Taxable Value:	$1,457
Total Assessed Value:	$19,150	Total Assessor Market Value:	$306,370	Delinquent Year:	
				Tax Account ID:	R042280
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 2 Subdivision: ORCHARD SUB Sec/Twnship/Range: SEC 16 TWN 01S RNG 01E
Abbreviated Description: LOT 9 BLK 2 PONDS ORCHARD SUB FIL NO 3 SEC 16 1S 1E

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1608 SF	Baths:	1.75	Fireplace:	Yes
Year Built:	1978	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
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:	06/04/2026	Sales Price:	N/A
Document #:	3160934 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/28/2021	Sales Price:	$301,000
Document #:	3001427 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/25/2021		
Document Type:			

Legal Description:
Lot: 9 Block: 2 Subdivision: PONDS ORCHARD SUBDIVISION FILING NO THREE Map Ref: MB11PG171DOC1096663

Prior Transfer

Recording Date:	09/27/2021	Sales Price:	$301,000
Document #:	3001427 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 Block: 2 Subdivision: ORCHARD SUB Sec/Twnship/Range: SEC 16 TWN 01S RNG 01E
Abbreviated Description: LOT 9 BLK 2 PONDS ORCHARD SUB FIL NO 3 SEC 16 1S 1E

Prior Transfer

Recording Date:	04/05/2018	Sales Price:	N/A

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Document #:	2836016 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/04/2018		
Document Type:			

Legal Description:
Lot: 9 Block: 2 Subdivision: PONDS ORCHARD SUB FIL # 3 Sec/Twnship/Range: S16T01SR01E

Prior Transfer

Recording Date:	06/23/2004	Sales Price:	N/A
Document #:	2198397 BK-PG 3681-0313	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/23/2004		
Document Type:			

Legal Description:
Lot: 9 Block: 2 Subdivision: PONDS ORCHARD SUB FIL #3
Abbreviated Description: SECTION16 1S 1E

Mortgage Record

Recording Date:	11/08/1996	Loan Amount:	N/A
Document #:	1777340 BK-PG 2278-0284	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	ADJ

Legal Description:
Block: 01 Subdivision: PONDS ORCHARD SUBDIVISION FILING #3 Sec/Twnship/Range: SEC 16 TWN 1S RNG 1E
Abbreviated Description: LOT 9 BLK 2 PONDS ORCHARD SUB FIL NO 3 SEC 16 1S 1E

Mortgage Record

Recording Date:	11/08/1996	Loan Amount:	N/A
Document #:	1777339 BK-PG 2278-0277	Loan Type:	FHA
TD Due Date:		Type Finance:	ADJ

Legal Description:
Block: 01 Subdivision: PONDS ORCHARD SUBDIVISION FILING #3 Sec/Twnship/Range: SEC 16 TWN 1S RNG 1E
Abbreviated Description: LOT 9 BLK 2 PONDS ORCHARD SUB FIL NO 3 SEC 16 1S 1E

Prior Transfer

Recording Date:	08/06/1996	Sales Price:	$101,000
Document #:	1766862 BK-PG 2254-0954	Type of Sale:	Full Amount on Deed
Contract Date:	07/31/1996		
Document Type:			

Legal Description:
Block: 01 Subdivision: PONDS ORCHARD SUBDIVISION FILING #3 Sec/Twnship/Range: SEC 16 TWN 1S RNG 1E
Abbreviated Description: LOT 9 BLK 2 PONDS ORCHARD SUB FIL NO 3 SEC 16 1S 1E

Area Sales Analysis

Total Area Sales	$5,599,300	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,356 SF	Median Year Built	1984
Price Range - 2 Yrs	$325,000 to $450,000	Age Range	15 years to 48 years
Median Value	$365,000	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**3070 DUPONT CT** **GRAND JUNCTION, CO 81504-6354**	08/31/2026	$325,000	$239	1356	5/3/2	1993	SF	
		APN: 2943-161-91-036 Document #: 3169332 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: ORCHARD VIEW SUBDIVISION Abbreviated Description: Lot:36 Subdivision:ORCHARD VIEW SUBDIVISION City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
2	.24Mi.	**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: Price Code: D 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								
3	.16Mi.	**3074 SUNFLOWER CT** **GRAND JUNCTION, CO 81504-5475**	07/31/2026	$420,000	$216	1936	6/4/1.75	1980	SF	
		APN: 2943-161-36-003 Document #: 3166442 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: SUNRIDGE SUBDIVISION Abbreviated Description: Lot:3 Block:3 Subdivision:SUNRIDGE SUBDIVISION City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
4	.12Mi.	**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								
5	.25Mi.	**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: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: DAKOTA WEST FILING THREE Abbreviated Description: Lot:4 Subdivision:DAKOTA WEST FILING THREE								
6	.19Mi.	**3084 ABERDEEN LN** **GRAND JUNCTION, CO 81504-6261**	06/09/2026	$450,000	$190	2362	6/4/2.5	2006	6,970 SF	
		APN: 2943-161-98-015 Document #: 3161361 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: DAKOTA WEST SUBDIVISION Abbreviated Description: Lot:14 Block:1 Subdivision:DAKOTA WEST SUBDIVISION								
7	.25Mi.	**3078 CANYON LAND DR** **GRAND JUNCTION, CO 81504-6346**	06/01/2026	$355,000	$303	1170	5/3/2	2002	8,712 SF	

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APN: 2943-161-96-002 Document #: 3160599
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: FRUITVALE MEADOWS Abbreviated Description: Lot:1 Block:3 Subdivision:FRUITVALE MEADOWS City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION

8	.13Mi.	**489 OL SUN DR** **GRAND JUNCTION, CO 81504-6385**	05/28/2026	$331,500	$282	1172	5/2/1.5	1984	SF

APN: 2943-161-88-007 Document #: 3160176
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: OL SUN SUBDIVISION Abbreviated Description: Lot:7 Block:2 Subdivision:OL SUN SUBDIVISION

9	.29Mi.	**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	.19Mi.	**3113 ARROWHEAD TRL** **GRAND JUNCTION, CO 81504-6235**	04/23/2026	$405,000	$263	1536	6/4/2	2001	SF

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

11	.33Mi.	**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

12	.24Mi.	**462 N SUN CT** **GRAND JUNCTION, CO 81504-6343**	03/30/2026	$339,900	$290	1170	6/3/2	2002	6,970 SF

APN: 2943-161-97-018 Document #: 3154409
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: FRUITVALE MEADOWS Abbreviated Description: Lot:18 Block:1 Subdivision:FRUITVALE MEADOWS City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION

13	.23Mi.	**3068 HILL AVE** **GRAND JUNCTION, CO 81504-5874**	03/25/2026	$389,000	$288	1350	5/3/1.75	1980	SF

APN: 2943-161-35-019 Document #: 3153878
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Subdivision: SUNRIDGE SUBDIVISION FIRST ADDITION MapRef: DOC 1209281 Abbreviated Description: Lot:11 Block:1 Subdivision:SUNRIDGE SUBDIVISION FIRST ADDITION Map Ref:DOC 1209281

14	.11Mi.	**481 OL SUN DR** **GRAND JUNCTION, CO 81504-6380**	03/09/2026	$390,000	$286	1360	5/3/1.75	1983	SF

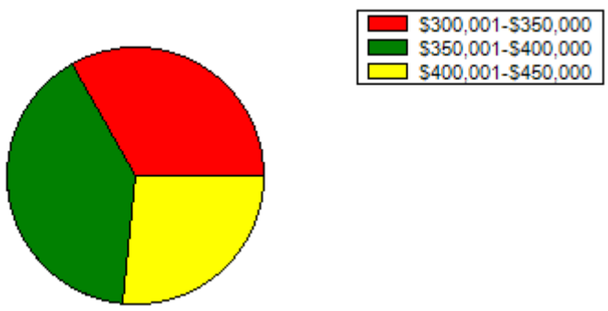
APN: 2943-161-89-009 Document #: 3152273
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: OI SUN SUBDIVISION Abbreviated Description: Lot:3 Block:3 Subdivision:OI SUN SUBDIVISION

15	.18Mi.	**3072 GUNNISON AVE** **GRAND JUNCTION, CO 81504-5873**	02/25/2026	$430,000	$244	1756	6/3/2	1980	SF

APN: 2943-161-36-019 Document #: 3151206
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 2 Subdivision: SUNRIDGE SUBDIVISION FIRST ADDITION Abbreviated Description: Lot:11 Block:2 Subdivision:SUNRIDGE SUBDIVISION FIRST ADDITION

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.

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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.	**483 APPLE BLOSSOM RD**	**09/27/2021**	$306,370	$19,150	1,608	6/3/1.75	1978		
.02Mi.	**481 APPLE BLOSSOM RD**	**03/07/2022**	$275,790	$17,240	1,376	5/3/1.75	1977		
.02Mi.	**485 APPLE BLOSSOM RD**	**10/06/2022**	$281,590	$17,600	1,404	5/3/1.75	1978		
.02Mi.	**482 SHELDON RD**	**01/04/2021**	$289,360	$18,090	1,384	5/3/2	1975		
.03Mi.	**480 SHELDON RD**	**03/12/2010**	$313,680	$19,610	1,698	7/3/1.75	1975		
.03Mi.	**484 SHELDON RD**	**12/23/2025**	$281,980	$17,630	1,431	6/3/1.75	1974		
.03Mi.	**482 APPLE BLOSSOM RD**	**07/26/2016**	$314,040	$19,630	1,704	5/3/1.75	1977		
.04Mi.	**484 APPLE BLOSSOM RD**	**01/27/2022**	$313,720	$19,610	1,680	6/3/1.75	1978		
.04Mi.	**480 APPLE BLOSSOM RD**	**07/25/2007**	$334,930	$20,940	1,776	6/3/2.5	1977		
.04Mi.	**479 APPLE BLOSSOM RD**	**05/27/2021**	$308,190	$19,260	1,700	5/3/1.75	1976		
.04Mi.	**487 APPLE BLOSSOM RD**	**03/14/1997**	$320,110	$20,010	1,732	6/3/1.75	1979		
.04Mi.	**478 SHELDON RD**	**09/02/2021**	$291,440	$18,220	1,430	5/3/1.75	1976		
.04Mi.	**486 SHELDON RD**	**08/10/1990**	$261,880	$16,370	1,628	7/3/2	1974		
.05Mi.	**486 APPLE BLOSSOM RD**	**03/17/2023**	$330,240	$20,640	1,855	6/3/2	1978		
.05Mi.	**483 SHELDON RD**	**05/23/2007**	$267,880	$16,750	1,337	6/3/1.75	1975		
.05Mi.	**483 31 RD**	**02/23/2005**	$314,950	$19,690	1,624	6/3/2	1978		

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
0.93Mi.	**Central High School** Number of Students: 1,352 Student-Teacher Ratio: 17 Advanced Placement: Yes	B-	Public	9 - 12
1.15Mi.	**Grand Mesa Middle School** Number of Students: 476 Student-Teacher Ratio: 14.97	C-	Public	6 - 8
0.98Mi.	**Chatfield Elementary School** Number of Students: 371 Student-Teacher Ratio: 17.58	B	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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