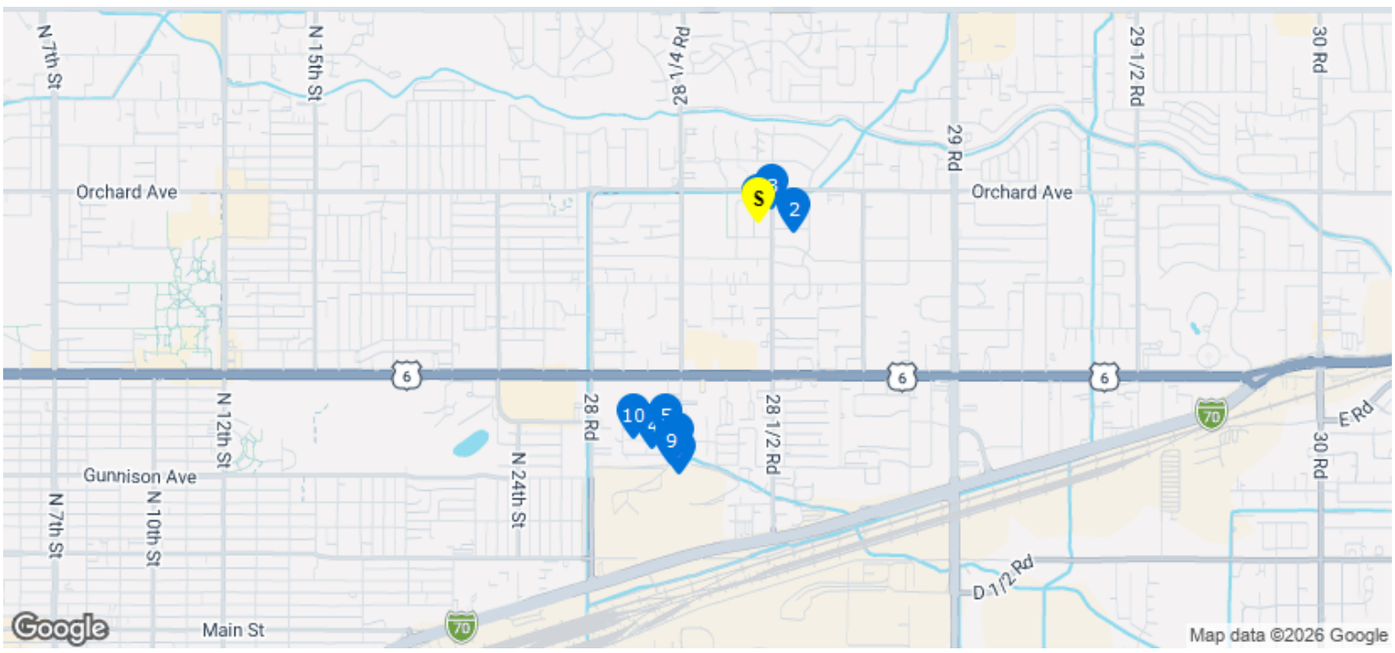
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

548 1/2 WILLOW RD, GRAND JUNCTION, CO 81501-5387

County:	**MESA CO**	Census Tract:	0006.02
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	2943-073-01-043	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	26	Common Confidence Score:	29
Value Range:	$194,620 - $331,380	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	10301
Assd Land Value:	$4,810	Market Land Value:	$77,000	Tax Year:	2025
Assd Improvement:	$8,230	Market Improvment Value:	$131,620	Total Taxable Value:	$945
Total Assessed Value:	$13,040	Total Assessor Market Value:	$208,620	Delinquent Year:	
				Tax Account ID:	R032699
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 2 Subdivision: TULA SUB 1ST ADD Sec/Twnship/Range: SEC 07 TWN 01S RNG 001E
Abbreviated Description: LOT 2 BLK 2 COTTONWOOD MEADOWS MOBILE HOME EST 2ND ADD + REPLAT LOTS 1 TO 8 + LOTS 10 TO 16 BLK 1 TULA SUB 1ST ADD

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1630 SF	Baths:	2	Fireplace:	
Year Built:	1999	Partial Baths:		Type Const:	Steel
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Mobile/ Manufactured	Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/26/2025	Sales Price:	$104,700
Document #:	3120918 BK-PG 5005-365	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/11/2010	Sales Price:	N/A
Document #:	2542111 BK-PG 4222-178	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	04/29/2010	Loan Amount:	N/A
Document #:	2531192 BK-PG 5005-0365	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/23/2010		
TD Due Date:	05/01/2040	Type Finance:	
Legal Description:			

Block: 2 Subdivision: COTTONWOOD MEADOWS MOBILE HOME ESTATES SECOND ADDI Map Ref: 0

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Prior Transfer

Recording Date:	04/23/2010	Sales Price:	N/A
Document #:	2531193 BK-PG 5005-376	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: TULA SUB 1ST ADD Sec/Twnship/Range: SEC 07 TWN 01S RNG 001E
Abbreviated Description: LOT 2 BLK 2 COTTONWOOD MEADOWS MOBILE HOME EST 2ND ADD + REPLAT LOTS 1 TO 8 + LOTS 10 TO 16 BLK 1 TULA SUB 1ST ADD

Prior Transfer

Recording Date:	10/12/2006	Sales Price:	$104,401
Document #:	2343083 BK-PG 3844-0756	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/09/2006	Loan Amount:	N/A
Document #:	2331841 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/03/2006		
TD Due Date:	09/01/2036	Type Finance:	

Legal Description:
Block: 2 Subdivision: COTTONWOOD MEADOWS MOBILE HOME ESTATES SECOND ADD
Abbreviated Description: REPLAT LOTS1-8&10-16 BLK1 TULA SUB FIRST ADD

Prior Transfer

Recording Date:	08/09/2006	Sales Price:	$120,000
Document #:	2331840 BK-PG 4222-0177	Type of Sale:	Arms-Length Transfer
Contract Date:	08/03/2006		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: COTTONWOOD MEADOWS MOBILE HOME ESTATES SECOND ADD
Abbreviated Description: REPLAT LOTS1-8&10-16 BLK1 TULA SUB FIRST ADD

Prior Transfer

Recording Date:	04/14/2005	Sales Price:	$101,408
Document #:	2248480 BK-PG 3498-506	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/28/2005	Loan Amount:	N/A
Document #:	2240936 BK-PG 3844-0756	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/23/2005		
TD Due Date:	03/01/2035	Type Finance:	

Legal Description:
Block: 2 Subdivision: COTTONWOOD MEADOWS MOBILE HOME ESTATES SECOND ADD Map Ref: 0
Abbreviated Description: REPLAT LOTS1-8 & LOTS10-16 BLK1 TULA SUB 1ST ADD

Mortgage Record

Recording Date:	10/02/2003	Loan Amount:	N/A
Document #:	2151567 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/26/2003		
TD Due Date:	11/01/2033	Type Finance:	

Legal Description:
Block: 2 Subdivision: COTTONWOOD MEADOWS MOBILE HOME ESTATES SECOND ADD
Abbreviated Description: REPLAT LOTS1-8&10-16 BLK1 TULA SUB 1ST ADD

Prior Transfer

Recording Date:	10/02/2003	Sales Price:	$103,000
Document #:	2151566 BK-PG 3498-0505	Type of Sale:	Arms-Length Transfer
Contract Date:	09/26/2003		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: COTTONWOOD MEADOWS MOBILE HOME ESTATES SECOND ADD
Abbreviated Description: REPLAT LOTS1-8&10-16 BLK1 TULA SUB 1ST ADD

Mortgage Record

Recording Date:	02/22/2000	Loan Amount:	N/A
Document #:	1939753 BK-PG 2681-0539	Loan Type:	Unknown Loan Type
TD Due Date:	04/01/2030	Type Finance:	

Legal Description:
Block: 2 Subdivision: COTTONWOOD MEADOWS MOBILE HOME ESTATES SECOND ADD Map Ref: 0
Abbreviated Description: REPLAT LOTS1-8 & LOTS10-16 BLK1 TULA SUB FIRST ADD

Prior Transfer

Recording Date:	07/01/1999	Sales Price:	$40,000
Document #:	1909614 BK-PG 2605-0722	Type of Sale:	Arms-Length Transfer
Contract Date:	06/30/1999		
Document Type:	Deed		

Legal Description:
Block: 01 Subdivision: COTTONWOOD MEADOWS MOBILE HOME ESTATES 2ND ADD Sec/Twnship/Range: SEC 07 TWN 1S RNG 1E
Abbreviated Description: LOT 2 BLK 2 COTTONWOOD MEADOWS MOBILE HOME EST 2ND ADD + REPLAT LOTS 1 TO 8 + LOTS 10 TO 16 BLK 1 T

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Area Sales Analysis

Total Area Sales	$2,452,700	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,272 SF	Median Year Built	1998
Price Range - 2 Yrs	$185,000 to $293,000	Age Range	26 years to 49 years
Median Value	$242,400	Median Age	28.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**551 GARDEN GROVE CT** **GRAND JUNCTION, CO 81501-6900**	05/29/2026	$340,000	$317	1074	4/2/2	2002	1,307 SF	
		APN: 2943-072-36-001 Document #: 3160342 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: GARDEN GROVE SUBDIVISION Phase No: 1 Abbreviated Description: Lot:1 Block:1 Subdivision:GARDEN GROVE SUBDIVISION Phase No:1								
2	.11Mi.	**2845 BRITTANY DR** **GRAND JUNCTION, CO 81501-6849**	10/20/2026	$319,000	$278	1146	5/2/2	2006	1,742 SF	
		APN: 2943-072-45-010 Document #: 3173781 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: GARDEN GROVE SUBDIVISION Phase No: III Abbreviated Description: Lot:10 Block:1 Subdivision:GARDEN GROVE SUBDIVISION Phase No:III City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
3	.18Mi.	**575 28 1/2 RD** **GRAND JUNCTION, CO 81501-6877**	06/04/2026	$199,606	$133	1503	5/3/2.5	1979	SF	
		APN: 2943-072-14-056 Document #: 3160872 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Subdivision: CEDAR TERRACE PHASE II Legal Unit: 57 Abbreviated Description: Subdivision:CEDAR TERRACE PHASE II Legal Unit:57 Abbreviated Description:BLDG 8								
4	.2Mi.	**2854 ELM DR** **GRAND JUNCTION, CO 81501-5025**	08/07/2026	$50,000			//		SF	
		APN: 2943-074-06-014 Document #: 3167259 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 8 Block: 2 Subdivision: COTTONWOOD MEADOWS MOBILE HOMES ESTATES Abbreviated Description: Lot:8 Block:2 Subdivision:COTTONWOOD MEADOWS MOBILE HOMES ESTATES								
5	.21Mi.	**568 GARDEN GROVE CT** **GRAND JUNCTION, CO 81501-6905**	10/16/2026	$348,600	$276	1264	4/2/2	2003	1,742 SF	
		APN: 2943-072-41-026 Document #: 3173520 Document Type: Personal Representatives Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 26 Subdivision: GARDEN GROVE SUBDIVISION Abbreviated Description: Lot:26 Subdivision:GARDEN GROVE SUBDIVISION City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
6	.24Mi.	**2839 ELM AVE** **GRAND JUNCTION, CO 81501-5304**	10/26/2026	$360,000	$286	1260	4/2/1	2014	SF	
		APN: 2943-073-76-003 Document #: 3174254 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: JRL ONE POINT ZERO SUBDIVISION Abbreviated Description: Lot:3 Subdivision:JRL ONE POINT ZERO SUBDIVISION								
7	.28Mi.	**558 NORMANDY DR** **GRAND JUNCTION, CO 81501-6873**	11/02/2026	$525,000	$314	1674	6/3/2	1975	SF	
		APN: 2943-071-08-002 Document #: 3174926 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Subdivision: ROTHHAUPT SUBDIVISION SECOND ADDITION Abbreviated Description: Lot:4 Block:4 Subdivision:ROTHHAUPT SUBDIVISION SECOND ADDITION								
8	.28Mi.	**2863 TEXAS AVE** **GRAND JUNCTION, CO 81501-5044**	07/02/2026	$430,000	$179	2404	6/4/2.5	1977	SF	
		APN: 2943-074-09-031 Document #: 3163594 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Subdivision: ORMSBEE SUBDIVISION Abbreviated Description: Lot:8 Subdivision:ORMSBEE SUBDIVISION								
9	.31Mi.	**562 NORMANDY DR** **GRAND JUNCTION, CO 81501-6873**	10/22/2026	$485,000	$216	2244	7/3/2.3	1975	SF	
		APN: 2943-071-08-004 Document #: 3173919 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 4 Subdivision: ROTHHAUPT SUBDIVISION SECOND ADDITION Abbreviated Description: Lot:6 Block:4 Subdivision:ROTHHAUPT SUBDIVISION SECOND ADDITION City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
10	.33Mi.	**565 NORMANDY DR** **GRAND JUNCTION, CO 81501-8918**	10/22/2026	$423,000	$243	1740	5/3/1.8	1977	SF	
		APN: 2943-071-08-010 Document #: 3173955 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: ROTTHAUPT SUBDIVISION-SECOND ADDITION Abbreviated Description: Lot:3 Block:3 Subdivision:ROTTHAUPT SUBDIVISION-SECOND ADDITION City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
11	.34Mi.	**557 28 3/4 RD** **GRAND JUNCTION, CO 81501-8911**	08/28/2026	$240,000	$326	736	4/2/1	1955	SF	
		APN: 2943-071-05-003 Document #: 3169320 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: ORCHARD TERRACE Abbreviated Description: Lot:11 Block:1 Subdivision:ORCHARD TERRACE City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION								
12	.34Mi.	**577 GABLE CT** **GRAND JUNCTION, CO 81501-6901**	08/13/2026	$414,000	$267	1548	8/3/2	2003	5,227 SF	
		APN: 2943-071-24-002 Document #: 3167715 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: THE LEGENDS FILING THREE Abbreviated Description: Lot:2 Block:1 Subdivision:THE LEGENDS FILING THREE								
13	.35Mi.	**559 COURT RD** **GRAND JUNCTION, CO 81501-4927**	05/15/2026	$467,500	$198	2364	7/5/1.8	1973	SF	
		APN: 2943-072-07-017 Document #: 3159074 Document Type: Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: CINDY ANN SUBDIVISION Abbreviated Description: Lot:8 Block:2 Subdivision:CINDY ANN SUBDIVISION

14	.36Mi.	**2861 PRESLEY AVE** **GRAND JUNCTION, CO 81501-6902**	09/02/2026	$445,000	$287	1548	6/3/2	2003	6,098 SF

APN: 2943-071-26-015 Document #: 3169681
Document Type: Personal Representatives Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: LEGENDS FILING FIVE Abbreviated Description: Lot:10 Block:1 Subdivision:LEGENDS FILING FIVE City/Muni/Twp:GRAND JUNCTION City/Muni/Twp: GRAND JUNCTION

15	.36Mi.	**516 EASTGATE CT** **GRAND JUNCTION, CO 81501-4978**	07/07/2026	$304,000	$256	1188	6/2/1.8	1993	SF

APN: 2943-073-30-020 Document #: 3163994
Document Type: Special Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 20 Subdivision: EASTGATE VILLAGE TOWNHOMES Abbreviated Description: Lot:20 Subdivision:EASTGATE VILLAGE TOWNHOMES

16	.37Mi.	**2861 DUKE DR** **GRAND JUNCTION, CO 81501-8900**	05/28/2026	$420,000	$292	1436	6/3/2	2004	6,098 SF

APN: 2943-071-25-006 Document #: 3160193
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: THE LEGENDS MapRef: MB 19 PG 305 Abbreviated Description: Lot:4 Block:2 Subdivision:THE LEGENDS Map Ref:MB 19 PG 305

17	.41Mi.	**2835 VILLA WAY** **GRAND JUNCTION, CO 81501-8916**	08/14/2026	$318,000	$226	1405	4/2/2	1982	SF

APN: 2943-072-22-002 Document #: 3167864
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 7 Subdivision: THE FALLS FILING NUMBER THREE Abbreviated Description: Lot:1 Block:7 Subdivision:THE FALLS FILING NUMBER THREE

18	.41Mi.	**2885 MESA AVE** **GRAND JUNCTION, CO 81501-5085**	07/13/2026	$357,000	$264	1352	5/3/1.8	1976	SF

APN: 2943-074-21-004 Document #: 3164480
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: LAMM SUBDIVISION MapRef: MB 11 PG 109 Abbreviated Description: Lot:4 Block:1 Subdivision:LAMM SUBDIVISION Map Ref:MB 11 PG 109

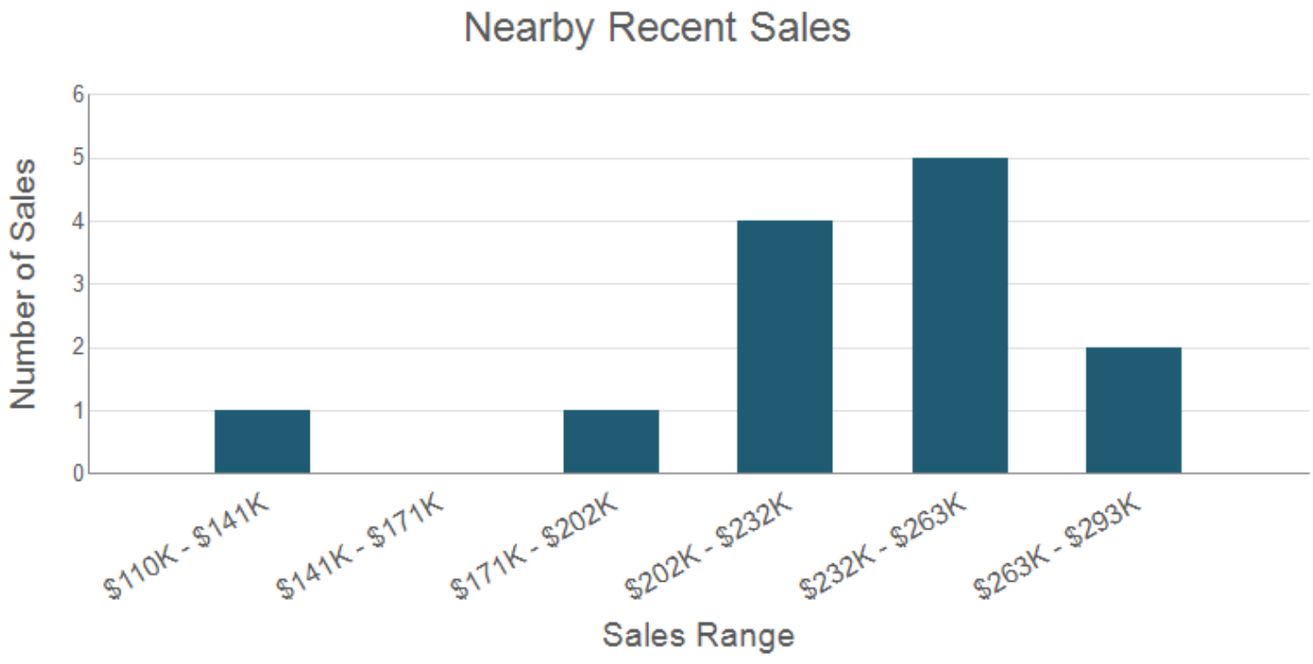
19	.42Mi.	**583 PACINO WAY** **GRAND JUNCTION, CO 81501-6928**	07/02/2026	$414,000	$267	1548	6/3/2	2008	5,663 SF

APN: 2943-071-62-004 Document #: 3163599
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: LEGENDS EAST Abbreviated Description: Lot:4 Block:1 Subdivision:LEGENDS EAST

20	.43Mi.	**2830 VILLA WAY** **GRAND JUNCTION, CO 81501-8941**	08/18/2026	$304,300	$233	1304	6/2/2	1995	SF

APN: 2943-072-29-007 Document #: 3168099
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: FALLS VILLAGE Abbreviated Description: Lot:7 Block:2 Subdivision:FALLS VILLAGE

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.	**548 1/2 WILLOW RD**	**04/23/2010**	$208,620	$13,040	1,630	5/3/2	1999		
.01Mi.	**548 WILLOW RD**		$31,120	$1,950	1,056	5/3/2	2000		
.01Mi.	**550 WILLOW RD**	**03/24/2025**	$185,860	$11,610	1,248	4/3/2	1998		
.01Mi.	**2841 HALL AVE**	**12/07/2002**	$13,100	$820	924	4/2/1	1973		
.02Mi.	**546 1/2 WILLOW RD**	**09/22/2025**	$130,720	$8,170	1,432	6/3/1	1975		
.02Mi.	**547 GLEN RD**	**08/12/2022**	$10,980	$690	672	4/2/1	1973		
.02Mi.	**546 WILLOW RD**	**02/12/2016**	$156,620	$9,790	1,104	6/3/1.8	1998		
.02Mi.	**2841 1/2 HALL AVE**	**12/11/2025**	$136,750	$8,540	1,344	5/2/2	1973		
.02Mi.	**545 1/2 GLEN RD**	**11/02/2009**	$107,830	$6,740	924	3/2/1	1973		
.03Mi.	**547 1/2 WILLOW RD**	**09/23/2016**	$13,760	$860	784	3/2/1.8	1976		
.03Mi.	**545 GLEN RD**	**03/22/2013**	$20,000	$1,250	994	4/2/1.8	1980		
.03Mi.	**547 WILLOW RD**	**06/08/2018**	$13,460	$840	1,064	5/2/1	1974		
.03Mi.	**549 WILLOW RD**	**01/13/2025**	$109,200	$6,820	966	5/3/1	1974		
.03Mi.	**544 1/2 WILLOW RD**	**12/02/2024**	$111,650	$6,980	1,064	3/2/1	1976		
.03Mi.	**545 1/2 WILLOW RD**	**03/07/2021**	$11,870	$740	952	4/2/1	1974		
.03Mi.	**2840 HALL AVE**	**05/28/2021**	$13,430	$840	756	3/2/1	1977		

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	36.0 years old	Households:	9,664
Median Household Income:	$47,171	Households w/Family:	40%
Household Income Per Capita:	$29,404	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

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
2.86Mi.	**Central High School**	B-	Public	9 - 12
Number of Students: 1,352 Student-Teacher Ratio: 17 Advanced Placement: Yes				
0.92Mi.	**Bookcliff Middle School**	C	Public	6 - 8
Number of Students: 525 Student-Teacher Ratio: 13.78				
0.31Mi.	**Nisley Elementary School**	D+	Public	PK - 5
Number of Students: 346 Student-Teacher Ratio: 16.48				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	163%	NOTABLY HIGHER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	166%	NOTABLY HIGHER
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	150%	NOTABLY HIGHER
FORCIBLE RAPE	152%	NOTABLY HIGHER
MURDER	156%	NOTABLY HIGHER
OVERALL	146%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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