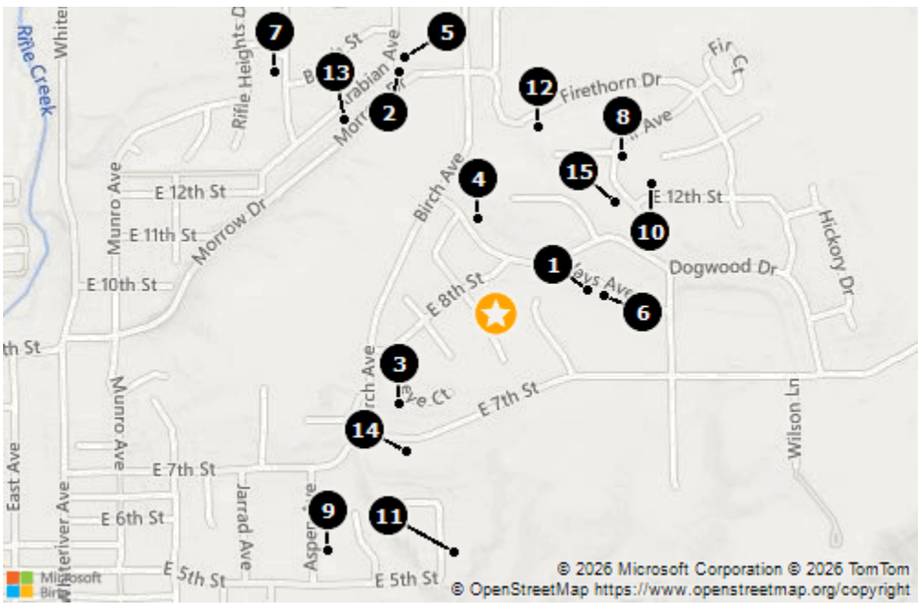
ICE SiteX Report

OrderID: 98145478

SiteX Property Information Report



Subject Property Location

780 CEDAR CT, RIFLE, CO 81650-2115

County:	**GARFIELD CO**	Census Tract:	080459520.041024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	217710331049	Thomas Bros Pg-Grid:	

Valuation

Value:	**$494,000**	FSD:	6	Common Confidence Score:	82
Value Range:	$464,360 - $523,640	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	36
Assd Land Value:	$4,750	Market Land Value:	$76,000	Tax Year:	2025
Assd Improvement:	$23,100	Market Improvment Value:	$369,550	Total Taxable Value:	$2,448
Total Assessed Value:	$27,850	Total Assessor Market Value:	$445,550	Delinquent Year:	
				Tax Account ID:	R360371
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Subdivision: HIGHLAND EAST SUB. FLG. 3 Map Ref: MAP:2177 Sec/Twnship/Range: SEC 10 TWN 06 RNG 93
Abbreviated Description: SECTION: 10 TOWNSHIP: 6 RANGE: 93 SUBDIVISION: HIGHLAND EAST SUB. FLG. 3 LOT: 49 9754 SQUARE FEET

Property Characteristics

Lot Size:	9,754 SF	Bedrooms:	3	Pool:	
Building Area:	1740 SF	Baths:	2	Fireplace:	Yes
Year Built:	1980	Partial Baths:		Type Const:	Metal
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Garage	Heating:	Baseboard
Number of Stories:	1+B	Number of Cars:	2	A/C:	Evap Cooler
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/05/2026	Sales Price:	N/A
Document #:	1018233 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/05/2021	Sales Price:	N/A
Document #:	953700 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/22/2021	Sales Price:	$370,000
Document #:	952671 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/19/2021		
Document Type:			
Legal Description:			

Lot: 49 Subdivision: HIGHLANDS EAST THIRD FILING Map Ref: DOC 293406

Prior Transfer

Recording Date:	03/19/2021	Sales Price:	$370,000
Document #:	952671 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 4 Subdivision: HIGHLAND EAST SUB. FLG. 3 Map Ref: MAP:2177 Sec/Twnship/Range: SEC 10 TWN 06 RNG 93
Abbreviated Description: SECTION: 10 TOWNSHIP: 6 RANGE: 93 SUBDIVISION: HIGHLAND EAST SUB. FLG. 3 LOT: 49 9754 SQUARE FEET

Prior Transfer

Recording Date:	04/09/2018	Sales Price:	N/A
Document #:	905232 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/02/2018	Loan Amount:	N/A
Document #:	904944 BK-PG -	Loan Type:	Commercial
TD Due Date:	03/28/2048	Type Finance:	VAR

Legal Description:
Lot: 49 Subdivision: HIGHLAND EAST 3RD FILING

Prior Transfer

Recording Date:	03/29/2018	Sales Price:	$281,000
Document #:	904873 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/22/2018		
Document Type:			

Legal Description:
Lot: 49 Subdivision: HIGHLANDS EAST THIRD FILING Map Ref: DOC293406
City/Muni/Twp: RIFLE

Prior Transfer

Recording Date:	03/22/2018	Sales Price:	$281,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/12/2013	Sales Price:	$164,900
Document #:	844182 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/11/2013		
Document Type:			

Legal Description:
Lot: 49 Subdivision: HIGHLAND EAST THIRD FILING
City/Muni/Twp: RIFLE

Prior Transfer

Recording Date:	09/23/2013	Sales Price:	N/A
Document #:	841033 BK-PG 1919-850	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/19/2013	Sales Price:	$197,801
Document #:	840941 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/15/2013		
Document Type:			

Legal Description:
Lot: 49 Subdivision: HIGHLANDS EAST THIRD FILING
City/Muni/Twp: RIFLE

Prior Transfer

Recording Date:	06/26/2007	Sales Price:	N/A
Document #:	726556 BK-PG 1729-583	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/06/2007	Sales Price:	$151,200
Document #:	724929 BK-PG 1602-630	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/27/2007	Sales Price:	$285,000
Document #:	722101 BK-PG 1919-0849	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/2007		
Document Type:			

Legal Description:
Lot: 49 Subdivision: HIGHLANDS EAST THIRD FILING
City/Muni/Twp: RIFLE

Mortgage Record

Recording Date:	09/26/2005	Loan Amount:	N/A
Document #:	683017 BK-PG 1729-0583	Loan Type:	Unknown
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 49 Subdivision: HIGHLANDS EAST THIRD FILING
City/Muni/Twp: RIFLE

Prior Transfer

Recording Date:	07/06/2004	Sales Price:	$189,000

ICE SiteX Report

OrderID: 98145478

Document #:	655386 BK-PG 1602-0629	Type of Sale:	Full Amount on Deed
Contract Date:	07/02/2004		
Document Type:			

Legal Description:
Lot: 49 Subdivision: HIGHLANDS EAST THIRD FILING
City/Muni/Twp: RIFLE

Prior Transfer

Recording Date:	07/23/2002	Sales Price:	$173,000
Document #:	607465 BK-PG 1371-0433	Type of Sale:	Full Amount on Deed
Contract Date:	07/19/2002		
Document Type:			

Legal Description:
Lot: 49 Subdivision: HIGHLANDS EAST THIRD FILING
City/Muni/Twp: RIFLE

Area Sales Analysis

Total Area Sales	$8,410,500	Median # of Bedrooms	3
Median Lot Size	8,950 SF	Median # of Baths	2.5
Median Living Area	1,976 SF	Median Year Built	1981
Price Range - 2 Yrs	$125,000 to $699,000	Age Range	23 years to 52 years
Median Value	$580,000	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**1433 JAYS AVE** **RIFLE, CO 81650-2121**	06/05/2026	$689,000	$240	2868	8/4/2.5	1983	7,835 SF	
		APN: 217710303007 Document #: 1019326 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: HIGHLANDS EAST FIFTH FILING MapRef: DOC 301926 Abbreviated Description: Lot:7 Subdivision:HIGHLANDS EAST FIFTH FILING Map Ref:DOC 301926								
2	.33Mi.	**1546 ARABIAN AVE** **RIFLE, CO 81650-3620**	05/21/2026	$555,000	$300	1848	6/4/2	1997	7,048 SF	
		APN: 217709108018 Document #: 1018761 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 5 Subdivision: FIRST RESUBDIVISION OF BLOCK 5 PASTURES SUBDIVISIO MapRef: DOC 489073 Abbreviated Description: Lot:9 Block:5 Subdivision:FIRST RESUBDIVISION OF BLOCK 5 PASTURES SUBDIVISIO Map Ref:DOC 489073								
3	.16Mi.	**751 BUCKEYE CT** **RIFLE, CO 81650-2112**	05/07/2026	$468,000	$235	1986	6/4/2.5	1978	9,059 SF	
		APN: 217709431005 Document #: 1018313 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: HIGHLANDS EAST FIRST FILING MapRef: DOC 281409 Abbreviated Description: Lot:5 Subdivision:HIGHLANDS EAST FIRST FILING Map Ref:DOC 281409								
4	.12Mi.	**1310 DOGWOOD DR** **RIFLE, CO 81650-2132**	05/01/2026	$694,000	$337	2054	7/3/2.5	1979	7,253 SF	
		APN: 217710336004 Document #: 1018164 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: C Subdivision: HIGHLANDS EAST Abbreviated Description: Lot:4 Block:C Subdivision:HIGHLANDS EAST City/Muni/Twp:RIFLE City/Muni/Twp: RIFLE								
5	.34Mi.	**1558 ARABIAN AVE** **RIFLE, CO 81650-3620**	03/04/2026	$125,000	$74	1684	6/3/2	1997	7,679 SF	
		APN: 217709108016 Document #: 1016290 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 5 Subdivision: PASTURES SUBDIVISION MapRef: DOC 489073 Abbreviated Description: Lot:7 Block:5 Subdivision:PASTURES SUBDIVISION Map Ref:DOC 489073City/Muni/Twp:RIFLE City/Muni/Twp: RIFLE								
6	.13Mi.	**1441 JAYS AVE** **RIFLE, CO 81650-2121**	02/27/2026	$580,000	$245	2364	6/4/3	1981	8,950 SF	
		APN: 217710303006 Document #: 1016164 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: A Subdivision: HIGHLANDS EAST Abbreviated Description: Lot:6 Block:A Subdivision:HIGHLANDS EAST City/Muni/Twp:RIFLE City/Muni/Twp: RIFLE								
7	.41Mi.	**1423 ANVIL VIEW AVE** **RIFLE, CO 81650-3653**	12/29/2025	$640,000	$373	1714	5/3/2	1998	10,557 SF	
		APN: 217709105006 Document #: 1014231 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: PASTURES SUBDIVISION MapRef: DOC 494327 Abbreviated Description: Lot:2 Block:2 Subdivision:PASTURES SUBDIVISION Map Ref:DOC 494327								
8	.26Mi.	**1230 FIR AVE** **RIFLE, CO 81650-2181**	12/23/2025	$699,000	$235	2973	6/5/3	2000	12,327 SF	
		APN: 217710205019 Document #: 1014212 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Subdivision: THE HUMESTEAD AT RIFLE PUD Phase No: 2 MapRef: DOC 532527 Abbreviated Description: Lot:19 Block:1 Subdivision:THE HUMESTEAD AT RIFLE PUD Phase No:2 Map Ref:DOC 532527								
9	.36Mi.	**520 ASPEN AVE** **RIFLE, CO 81650-2924**	12/22/2025	$495,000	$288	1716	6/3/2	1974	8,380 SF	Yes
		APN: 217709430009 Document #: 1014110 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: ASPEN ADDITION MapRef: DOC 233073 Abbreviated Description: Lot:3 Block:1 Subdivision:ASPEN ADDITION Map Ref:DOC 233073City/Muni/Twp:RIFLE City/Muni/Twp: RIFLE								
10	.25Mi.	**1458 E 12TH ST** **RIFLE, CO 81650-2128**	11/20/2025	$570,000	$318	1788	7/3/2	1981	10,260 SF	
		APN: 217710306003 Document #: 1013192 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98145478

Legal: Lot: 3 Block: D Subdivision: HIGHLANDS EAST FIFTH FILING MapRef: DOC 301962 Abbreviated Description: Lot:3 Block:D Subdivision:HIGHLANDS EAST FIFTH FILING Map Ref:DOC 301962

11	.3Mi.	**530 BIRCH CT** **RIFLE, CO 81650-2946**	11/12/2025	$670,000	$264	2536	6/5/3	2001	7,825 SF

APN: 217709441003 Document #: 1012899
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: HILLTOP ESTATES SUBDIVISION MapRef: DOC 534343 Abbreviated Description: Lot:3 Subdivision:HILLTOP ESTATES SUBDIVISION Map Ref:DOC 534343

12	.24Mi.	**1347 FIRETHORN DR** **RIFLE, CO 81650-9350**	09/16/2025	$471,500	$275	1712	6/3/2.75	2003	9,096 SF

APN: 217710201008 Document #: 1010950
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 4 Subdivision: THE HOMESTEAD AT RIFLE PHASE 3 MapRef: DOC 578632 Abbreviated Description: Lot:8 Block:4 Subdivision:THE HOMESTEAD AT RIFLE PHASE 3 Map Ref:DOC 578632

13	.31Mi.	**1432 ARABIAN AVE** **RIFLE, CO 81650-3616**	09/02/2025	$590,000	$248	2376	8/5/2.75	1980	8,282 SF

APN: 217709103006 Document #: 1010449
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: ARABIAN HEIGHTS SUBDIVISON FILLING NO 2 MapRef: DOC 290350 Abbreviated Description: Lot:6 Block:2 Subdivision:ARABIAN HEIGHTS SUBDIVISON FILLING NO 2 Map Ref:DOC 290350

14	.22Mi.	**456 COUNTY ROAD 294** **RIFLE, CO 81650-2156**	08/04/2025	$539,000	$701	768	4/2/1	1974	20,037 SF

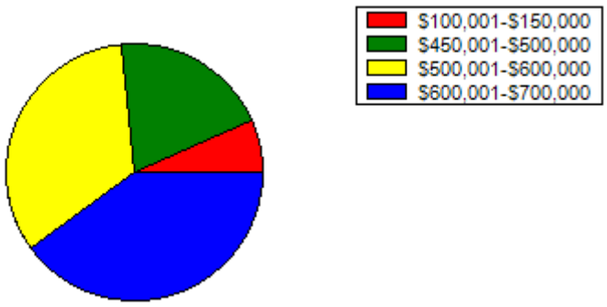
APN: 217709400016 Document #: 1009515
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4SE4 S09T06SR92W 6PM Abbreviated Description: Sec/Twnship/Range:SE4SE4 S09T06SR92W 6PM

15	.21Mi.	**1201 FIR AVE** **RIFLE, CO 81650-2105**	06/16/2025	$625,000	$316	1976	6/3/2.25	1981	9,600 SF

APN: 217710305024 Document #: 1007892
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: C Subdivision: HIGHLANDS EAST FIFTH FILING MapRef: DOC 301962 Abbreviated Description: Lot:24 Block:C Subdivision:HIGHLANDS EAST FIFTH FILING Map Ref:DOC 301962

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.	**780 CEDAR CT**	**03/19/2021**	$445,550	$27,850	1,740	8/3/2	1980	9,754 SF	
.02Mi.	**772 CEDAR CT**	**11/21/2017**	$441,270	$27,580	1,848	6/4/1.75	1980	9,301 SF	
.02Mi.	**788 CEDAR CT**	**04/20/2012**	$562,790	$35,170	2,002	6/4/3	1993	10,620 SF	
.03Mi.	**764 CEDAR CT**	**09/16/2022**	$434,820	$27,180	1,888	8/3/2	1980	9,880 SF	
.03Mi.	**783 CEDAR CT**	**02/04/2021**	$443,480	$27,720	1,952	8/3/2	1980	9,847 SF	
.03Mi.	**1321 E 8TH ST**	**01/17/2017**	$480,920	$30,060	1,684	7/3/1.75	1979	12,870 SF	
.03Mi.	**775 CEDAR CT**	**07/27/2017**	$446,220	$27,890	1,552	6/3/2	1980	9,367 SF	
.03Mi.	**1329 E 8TH ST**	**09/06/2024**	$443,880	$27,740	1,452	6/3/2	1981	9,344 SF	
.04Mi.	**791 CEDAR CT**	**08/19/2021**	$458,460	$28,650	1,600	6/4/2	1980	9,199 SF	
.04Mi.	**767 CEDAR CT**	**05/31/2018**	$435,340	$27,210	1,717	7/3/1.75	1979	9,357 SF	
.05Mi.	**1337 E 8TH ST**		$481,650	$30,100	2,016	6/4/1.75	1981	9,525 SF	
.05Mi.	**756 CEDAR CT**	**04/13/1998**	$450,210	$28,140	1,922	7/4/2.5	1980	9,867 SF	
.05Mi.	**799 CEDAR CT**	**05/10/2021**	$455,830	$28,490	1,992	8/3/2.25	1980	10,420 SF	
.05Mi.	**752 CACTUS CT**	**08/08/2008**	$418,570	$26,160	1,496	6/3/1.75	1980	8,145 SF	
.06Mi.	**768 CACTUS CT**	**10/20/2017**	$604,400	$37,780	2,162	7/4/2	1980	12,111 SF	
.06Mi.	**759 CEDAR CT**	**10/20/2009**	$574,700	$35,920	2,930	8/6/3	1981	14,332 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	73%

ICE SiteX Report

OrderID: 98145478

Demographics & Income

Median Age:	31.7 years old	Households:	4,985
Median Household Income:	$78,854	Households w/Family:	75%
Household Income Per Capita:	$33,324	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Garfield School District Re-2	Students:	4,695
Number of Schools:	10	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.77Mi.	**Rifle Middle School** Number of Students: 552 Student-Teacher Ratio: 15.23	D	Public	5 - 8
0.32Mi.	**Highland Elementary School** Number of Students: 451 Student-Teacher Ratio: 16.36	C	Public	PK - 4
1.07Mi.	**Rifle High School** Number of Students: 778 Student-Teacher Ratio: 20.15 Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	115%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	113%	HIGHER
OVERALL	105%	SIMILAR

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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