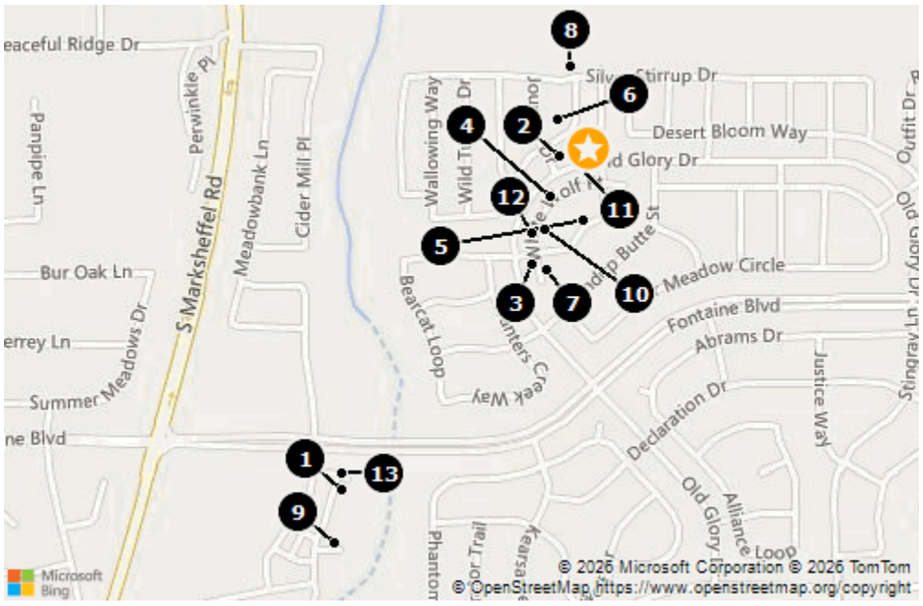
ICE SiteX Report

OrderID: 98697695

SiteX Property Information Report



Subject Property Location

10183 ROUGHSHOD PT, COLORADO SPRINGS, CO 80925-1359

County:	**EL PASO CO**	Census Tract:	080410046.033035
Property Use:	Townhouse (Residential)	Zoning:	PUD
Parcel Number:	5514310018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$337,000**	FSD:	10	Common Confidence Score:	61
Value Range:	$303,300 - $370,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DFP
Assd Land Value:	$5,350	Market Land Value:	$75,850	Tax Year:	2025
Assd Improvement:	$18,190	Market Improvment Value:	$258,067	Total Taxable Value:	$3,441
Total Assessed Value:	$23,540	Total Assessor Market Value:	$333,917	Delinquent Year:	
				Tax Account ID:	R5514310018
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 37 Subdivision: TOWNHOMES AT LORSON RANCH FIL NO 1A Map Ref: MP: 5143
Abbreviated Description: LOT 37 TOWNHOMES AT LORSON RANCH FIL NO 1A

Property Characteristics

Lot Size:	1,796 SF	Bedrooms:	3	Pool:	
Building Area:	1680 SF	Baths:	2.5	Fireplace:	
Year Built:	2010	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding
Number of Units:	1	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	Y

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2025	Sales Price:	$360,000
Document #:	225040617 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/24/2024	Sales Price:	N/A
Document #:	84557 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/27/2024	Sales Price:	$360,000
Document #:	224076684 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Lot: 37 Subdivision: TOWNHOMES AT LORSON RANCH FIL NO 1A Map Ref: MP: 5143
Abbreviated Description: LOT 37 TOWNHOMES AT LORSON RANCH FIL NO 1A

Prior Transfer

Recording Date:	09/27/2024	Sales Price:	$360,000
Document #:	224076684 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/27/2024		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 37 Subdivision: TOWNHOMES AT LORSON RANCH FILING NO 1A
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	09/02/2021	Sales Price:	$350,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/02/2021	Sales Price:	$350,000
Document #:	221166622 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/01/2021		
Document Type:			

Legal Description:
Lot: 37 Subdivision: TOWNHOMES AT LORSON RANCH FILING NO 1A

Mortgage Record

Recording Date:	04/07/2021	Loan Amount:	N/A
Document #:	221069213 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Lot: 37 Subdivision: TOWNHOMES AT LORSON RANCH FLUNG NO 1A

Prior Transfer

Recording Date:	01/13/2020	Sales Price:	N/A
Document #:	220004873 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/20/2019	Sales Price:	$268,000
Document #:	219161926 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/19/2019		
Document Type:			

Legal Description:
Lot: 37 Subdivision: TOWNHOMES AT LORSON RANCH FILING NO 1A

Prior Transfer

Recording Date:	06/06/2013	Sales Price:	N/A
Document #:	213073677 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/29/2013		
Document Type:			

Legal Description:
Lot: 37 Subdivision: TOWNHOMES AT LORSON RANCH FILING #1A

Prior Transfer

Recording Date:	02/15/2013	Sales Price:	N/A
Document #:	213021213 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/13/2012		
Document Type:			

Legal Description:
Lot: 37 Subdivision: TOWNHOMES AT LORSON RANCH FILING #1A

Prior Transfer

Recording Date:	09/28/2012	Sales Price:	$164,000
Document #:	212114484 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/27/2012		
Document Type:			

Legal Description:
Lot: 37 Subdivision: TOWNHOMES AT LORSON RANCH FILING #1A
Abbreviated Description: PRIOR REF 212093516 08/13/2012
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	09/28/2012	Sales Price:	$164,000
Document #:	212114424 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/27/2012		
Document Type:			

Legal Description:
Lot: 37 Subdivision: TOWNHOMES AT LORSON RANCH FILING #1A
Abbreviated Description: PRIOR REF 212075541 07/03/2012
City/Muni/Twp: COLORADO SPRINGS

Area Sales Analysis

Total Area Sales	$4,463,550	Median # of Bedrooms	3
Median Lot Size	1,730 SF	Median # of Baths	2.25
Median Living Area	1,702 SF	Median Year Built	2021
Price Range - 2 Yrs	$285,000 to $395,000	Age Range	4 years to 16 years
Median Value	$335,000	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.53Mi.	**6577 RUBICON HTS**	09/14/2026	$335,000	$216	1550	5/3/2.25	2021	1,407 SF	

ICE SiteX Report

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COLORADO SPRINGS, CO 80925-8424
APN: 5522106038 Document #: 226087219
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 31 Subdivision: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO 2 Abbreviated Description: Lot:31 Subdivision:CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO 2

2	.04Mi.	**6306 PILGRIMAGE RD**	09/10/2026	$285,000	$187	1520	5/2/2.5	2010	1,796 SF

COLORADO SPRINGS, CO 80925-1360
APN: 5514310026 Document #: 226086638
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 45 Subdivision: TOWNHOMES AT LORSON RANCH FILING NO 1A Abbreviated Description: Lot:45 Subdivision:TOWNHOMES AT LORSON RANCH FILING NO 1A

3	.16Mi.	**6441 OLD GLORY DR**	08/31/2026	$330,000	$193	1702	5/3/2.25	2021	1,558 SF

COLORADO SPRINGS, CO 80925-1447
APN: 5514301032 Document #: 226082883
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 5 Subdivision: PONDEROSA AT LORSON RANCH FILING NO 3 Abbreviated Description: Lot:5 Subdivision:PONDEROSA AT LORSON RANCH FILING NO 3 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

4	.08Mi.	**6241 OLD GLORY DR**	06/04/2026	$325,000	$190	1702	5/3/2.25	2022	1,647 SF

COLORADO SPRINGS, CO 80925-1445
APN: 5514301049 Document #: 226052478
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 22 Subdivision: PONDEROSA AT LORSON RANCH FILING NO 3 Abbreviated Description: Lot:22 Subdivision:PONDEROSA AT LORSON RANCH FILING NO 3

5	.09Mi.	**10188 WINTER GEM GRV**	04/20/2026	$330,000	$193	1702	5/3/2.25	2021	1,730 SF

COLORADO SPRINGS, CO 80925-1428
APN: 5514301106 Document #: 226036246
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 79 Subdivision: PONDEROSA AT LORSON RANCH FILING NO 3 Abbreviated Description: Lot:79 Subdivision:PONDEROSA AT LORSON RANCH FILING NO 3

6	.05Mi.	**6351 PILGRIMAGE RD**	04/14/2026	$331,750	$197	1680	6/3/2.5	2010	1,883 SF

COLORADO SPRINGS, CO 80925-1360
APN: 5514309010 Document #: 226034606
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 19 Subdivision: TOWNHOMES AT LORSON RANCH FILING NO 1A Abbreviated Description: Lot:19 Subdivision:TOWNHOMES AT LORSON RANCH FILING NO 1A

7	.16Mi.	**6375 WHITE WOLF PT**	03/13/2026	$306,850	$156	1966	5/3/2.25	2021	1,826 SF

COLORADO SPRINGS, CO 80925-1442
APN: 5514301095 Document #: 226023407
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 68 Subdivision: PONDEROSA AT LORSON RANCH FILING NO 3 Abbreviated Description: Lot:68 Subdivision:PONDEROSA AT LORSON RANCH FILING NO 3

8	.11Mi.	**10158 SILVER STIRRUP DR**	02/27/2026	$335,000	$199	1680	6/3/2.5	2010	1,796 SF

COLORADO SPRINGS, CO 80925-1362
APN: 5514305026 Document #: 226018224
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 7 Subdivision: TOWNHOMES AT LORSON RANCH FILING NO 1A Abbreviated Description: Lot:7 Subdivision:TOWNHOMES AT LORSON RANCH FILING NO 1A

9	.59Mi.	**9844 PALUXY HTS**	09/22/2025	$395,000	$216	1821	6/4/2.75	2021	1,466 SF

COLORADO SPRINGS, CO 80925-1463
APN: 5522106024 Document #: 225081308
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 17 Subdivision: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO 2 Abbreviated Description: Lot:17 Subdivision:CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO 2

10	.12Mi.	**6255 WHITE WOLF PT**	07/23/2025	$365,000	$214	1702	5/3/2.25	2022	1,579 SF

COLORADO SPRINGS, CO 80925-1441
APN: 5514301087 Document #: 225061942
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 60 Subdivision: PONDEROSA AT LORSON RANCH FILING NO 3 Abbreviated Description: Lot:60 Subdivision:PONDEROSA AT LORSON RANCH FILING NO 3

11	.03Mi.	**6318 PILGRIMAGE RD**	07/10/2025	$359,950	$214	1680	6/3/2.5	2010	1,883 SF

COLORADO SPRINGS, CO 80925-1360
APN: 5514310023 Document #: 225058669
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 42 Subdivision: TOWNHOMES AT LORSON RANCH FILING NO 1A Abbreviated Description: Lot:42 Subdivision:TOWNHOMES AT LORSON RANCH FILING NO 1A

12	.13Mi.	**6351 OLD GLORY DR**	06/06/2025	$380,000	$193	1966	5/3/2.25	2022	1,928 SF

COLORADO SPRINGS, CO 80925-1446
APN: 5514301038 Document #: 225048047
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 11 Subdivision: PONDEROSA AT LORSON RANCH FILING NO 3 Abbreviated Description: Lot:11 Subdivision:PONDEROSA AT LORSON RANCH FILING NO 3 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

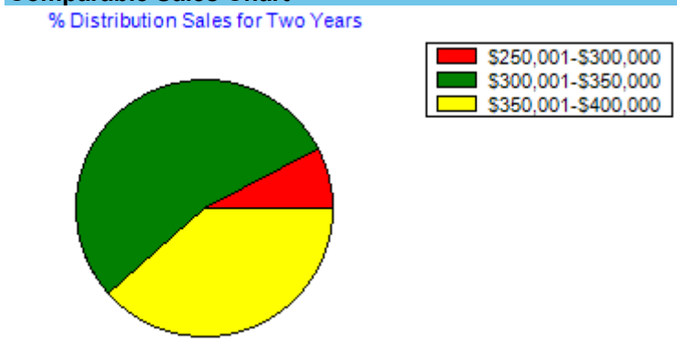
13	.51Mi.	**6547 RUBICON HTS**	06/02/2025	$385,000	$248	1550	5/3/2.25	2021	1,468 SF

COLORADO SPRINGS, CO 80925-8424
APN: 5522106039 Document #: 225045992
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 32 Subdivision: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO 2 Abbreviated Description: Lot:32 Subdivision:CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO 2

ICE SiteX Report

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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.	**10183 ROUGHSHOD PT**	**09/27/2024**	$333,917	$23,540	1,680	6/3/2.5	2010	1,796 SF	
0Mi.	**10191 ROUGHSHOD PT**	**12/28/2021**	$321,523	$22,670	1,520	5/2/2.5	2010	1,796 SF	
0Mi.	**10175 ROUGHSHOD PT**	**04/03/2023**	$340,934	$24,040	1,764	6/3/2.5	2010	1,883 SF	
.01Mi.	**10199 ROUGHSHOD PT**	**02/14/2022**	$340,208	$23,990	1,764	6/3/2.5	2010	1,796 SF	
.01Mi.	**10167 ROUGHSHOD PT**	**04/21/2022**	$334,630	$23,590	1,680	6/3/2.5	2010	1,883 SF	
.01Mi.	**10159 ROUGHSHOD PT**	**11/13/2018**	$321,523	$22,670	1,520	5/2/2.5	2010	1,796 SF	
.02Mi.	**10151 ROUGHSHOD PT**	**03/07/2022**	$340,934	$24,040	1,764	6/3/2.5	2010	1,883 SF	
.02Mi.	**6326 PILGRIMAGE RD**	**02/28/2023**	$340,934	$24,040	1,764	6/3/2.5	2010	1,883 SF	
.02Mi.	**6330 PILGRIMAGE RD**	**08/30/2017**	$321,523	$22,670	1,520	5/2/2.5	2010	1,796 SF	
.03Mi.	**6334 PILGRIMAGE RD**	**07/29/2021**	$333,917	$23,540	1,680	6/3/2.5	2010	1,796 SF	
.03Mi.	**6318 PILGRIMAGE RD**	**07/09/2025**	$334,630	$23,590	1,680	6/3/2.5	2010	1,883 SF	
.03Mi.	**6338 PILGRIMAGE RD**	**11/12/2021**	$321,523	$22,670	1,520	5/2/2.5	2010	1,796 SF	
.03Mi.	**6314 PILGRIMAGE RD**	**11/09/2020**	$321,523	$22,670	1,520	5/2/2.5	2010	1,796 SF	
.03Mi.	**6342 PILGRIMAGE RD**	**06/12/2020**	$340,934	$24,040	1,764	6/3/2.5	2010	1,883 SF	
.04Mi.	**6310 PILGRIMAGE RD**	**01/16/2025**	$333,917	$23,540	1,680	6/3/2.5	2010	1,796 SF	
.04Mi.	**6121 OLD GLORY DR**	**05/10/2023**	$362,419	$25,550	1,702	5/3/2.25	2022	1,645 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	87%

Demographics & Income

Median Age:	32.0 years old	Households:	3,845
Median Household Income:	$105,716	Households w/Family:	80%
Household Income Per Capita:	$42,659	Households w/Family Married:	73%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	49%

School District

School District Zone:	Widefield School District 3	Students:	9,290
Number of Schools:	18	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.81Mi.	**Widefield District 3 Preschool** Number of Students: 379 Student-Teacher Ratio: 21.02	NA	Public	PK - PK
5.21Mi.	**Widefield High School** Number of Students: 1,193 Student-Teacher Ratio: 16.97 Advanced Placement: Yes	B+	Public	9 - 12
3.26Mi.	**Martin Luther King Jr. Elementary School** Number of Students: 498 Student-Teacher Ratio: 16.46	A-	Public	KG - 5
4.50Mi.	**Watson Junior High School** Number of Students: 470 Student-Teacher Ratio: 13.41	C+	Public	6 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **10183 ROUGHSHOD PT, COLORADO SPRINGS, CO 80925-1359** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	27%	SIGNIFICANTLY LOWER
BURGLARY	46%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	47%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	0%	NA
AGGRAVATED ASSAULT	12%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	30%	SIGNIFICANTLY LOWER
MURDER	93%	SIMILAR
OVERALL	80%	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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