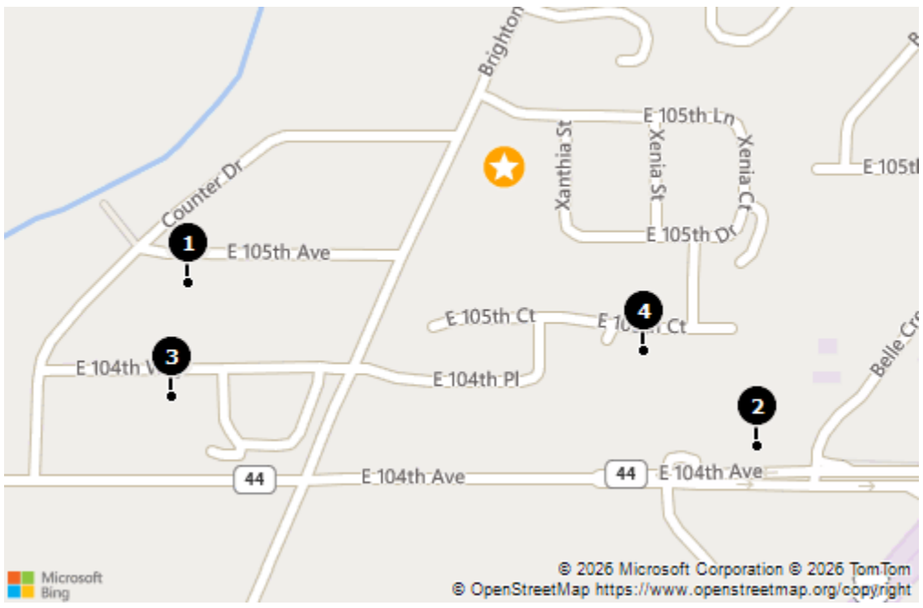
ICE SiteX Report

OrderID: 97523426

SiteX Property Information Report



Subject Property Location

10598 BRIGHTON RD, HENDERSON, CO 80640-9000

County:	**ADAMS CO**	Census Tract:	080010085.351058
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0075027	Thomas Bros Pg-Grid:	

Valuation

Value:	**$537,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$456,450 - $617,550	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	276
Assd Land Value:	$6,560	Market Land Value:	$105,000	Tax Year:	2025
Assd Improvement:	$26,690	Market Improvment Value:	$427,000	Total Taxable Value:	$1,669
Total Assessed Value:	$33,250	Total Assessor Market Value:	$532,000	Delinquent Year:	
				Tax Account ID:	R0075027
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 09 TWN 02S RNG 67W
Abbreviated Description: SECT,TWN,RNG:9-2-67 DESC: COM AT NE COR S2 SE4 SEC 9 TH S 660 FT TH W 1252/25 FT TH NLY ALG ROW LN CO RD NO 31 400 FT TO TRUE

Property Characteristics

Lot Size:	22,216 SF	Bedrooms:	3	Pool:	
Building Area:	1512 SF	Baths:	2.5	Fireplace:	1
Year Built:	2000	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/19/2022	Sales Price:	N/A
Document #:	2022000061572 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/09/2017	Loan Amount:	N/A
Document #:	2017000069292 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/26/2047	Type Finance:	VAR
Legal Description:			
Sec/Twnship/Range: SE4SE4 S09T02SR67W 6TH PM			

Prior Transfer

Recording Date:	10/09/2014	Sales Price:	$5,000
Document #:	2014000069897 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/01/2014	Sales Price:	$129,960
Document #:	2014000067394 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 97523426

Legal Description:

Mortgage Record

Recording Date:	09/19/2014	Loan Amount:	N/A
Document #:	2014000064203 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2044	Type Finance:	

Legal Description:
Sec/Twnship/Range: SE4SE4 S09T02SR67W 6PM

Prior Transfer

Recording Date:	09/19/2014	Sales Price:	$138,000
Document #:	2014000064199 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/09/2014		
Document Type:			

Legal Description:
Sec/Twnship/Range: SE4SE4 S09T02SR67W 6PM

Prior Transfer

Recording Date:	09/09/2014	Sales Price:	$138,000
Document #:	14000064199 BK-PG 2014 -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 09 TWN 02S RNG 67W
Abbreviated Description: SECT,TWN,RNG:9-2-67 DESC: COM AT NE COR S2 SE4 SEC 9 TH S 660 FT TH W 1252/25 FT TH NLY ALG ROW LN CO RD NO 31 400 FT TO TRUE

Mortgage Record

Recording Date:	06/07/2007	Loan Amount:	N/A
Document #:	2007000055592 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	UNK

Legal Description:
Sec/Twnship/Range: PART SE4SE4 S09T02SR67W 6TH PM

Prior Transfer

Recording Date:	06/07/2007	Sales Price:	$132,000
Document #:	2007000055590 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/04/2007		
Document Type:			

Legal Description:
Sec/Twnship/Range: PART SE4SE4 S09T02SR67W 6TH PM

Prior Transfer

Recording Date:	05/04/2007	Sales Price:	$132,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/02/2006	Sales Price:	N/A
Document #:	20060802000783670 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/02/2006		
Document Type:			

Legal Description:
Sec/Twnship/Range: PART SE4SE4 S09T02SR67W 6TH PM

Mortgage Record

Recording Date:	04/10/2003	Loan Amount:	N/A
Document #:	C1124233 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2033	Type Finance:	FIX

Legal Description:
Sec/Twnship/Range: PART SE4SE4 S09T02SR67W 6TH PM

Mortgage Record

Recording Date:	12/17/2001	Loan Amount:	N/A
Document #:	C0901210 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2021	Type Finance:	

Legal Description:
Sec/Twnship/Range: PART SE4SE4 S09T02SR67W 6TH PM

Mortgage Record

Recording Date:	12/06/2001	Loan Amount:	N/A
Document #:	C0897161 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/20/2021	Type Finance:	

Legal Description:
Sec/Twnship/Range: PART SE4SE4 S09T02SR67W 6TH PM

Mortgage Record

Recording Date:	06/27/2001	Loan Amount:	N/A
Document #:	00820311 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: PART SE4SE4 S09T02SR67W 6TH PM

Mortgage Record

Recording Date:	09/08/2000	Loan Amount:	N/A
Document #:	00709210 BK-PG 6250-465	Loan Type:	Unknown
TD Due Date:	09/01/2030	Type Finance:	

ICE SiteX Report

OrderID: 97523426

Legal Description:
Sec/Twnship/Range: PART SE4SE4 S09T02SR67W 6TH PM

Prior Transfer

Recording Date:	12/10/1999	Sales Price:	$32,775
Document #:	00621669 BK-PG 5979-909	Type of Sale:	Full Amount on Deed
Contract Date:	11/29/1999		
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 09 QTR 4 TWN 02S RNG 67W
Abbreviated Description: COM AT NE COR S2 SE4 SEC 9 TH S 660 FT TH W 1252/2 5 FT TH NLY ALG ROW LN CO RD NO 31 400 FT TO TRUE

Area Sales Analysis

Total Area Sales	$1,928,000	Median # of Bedrooms	3
Median Lot Size	13,940 SF	Median # of Baths	1.75
Median Living Area	1,590 SF	Median Year Built	1957
Price Range - 2 Yrs	$410,000 to $588,000	Age Range	24 years to 74 years
Median Value	$465,000	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**8300 E 105TH AVE** **HENDERSON, CO 80640-8906**	12/03/2025	$588,000	$371	1583	7/3/2	1955	14,375 SF	
		APN: R0075098 Document #: 2025000071087 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27&26 Block: 4 Subdivision: HAZELTINE HEIGHTS Abbreviated Description: Lot:27&26 Block:4 Subdivision:HAZELTINE HEIGHTS								
2	.23Mi.	**8861 E 104TH AVE** **HENDERSON, CO 80640-8919**	10/27/2025	$470,000	$455	1032	5/3/1	1952	39,640 SF	
		APN: R0075037 Document #: 2025000063164 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4SE4 S09T02SR87W 6PM Abbreviated Description: Sec/Twnship/Range:SE4SE4 S09T02SR87W 6PM								
3	.26Mi.	**8280 E 104TH WAY** **HENDERSON, CO 80640-8912**	07/15/2025	$460,000	$277	1658	5/3/1.5	1959	13,504 SF	
		APN: R0075111 Document #: 2025000040550 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: HAZELTINE HEIGHTS Abbreviated Description: Lot:12 Block:2 Subdivision:HAZELTINE HEIGHTS								
4	.15Mi.	**8760 E 105TH CT** **HENDERSON, CO 80640-7501**	06/17/2025	$410,000	$256	1596	6/3/2.5	2002	8,276 SF	
		APN: R0123852 Document #: 2025000034848 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: HAZELTINE VILLAGE SUBDIVISION Abbreviated Description: Lot:7 Subdivision:HAZELTINE VILLAGE SUBDIVISION								

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.	**10598 BRIGHTON RD**	**09/09/2014**	$532,000	$33,250	1,512	5/3/2.5	2000	22,216 SF	
.02Mi.	**8650 E 105TH LN**	**12/26/2023**	$533,000	$33,320	1,742	6/3/2	2022	8,429 SF	
.02Mi.	**8630 E 105TH LN**	**04/26/2024**	$541,000	$33,820	1,998	6/3/2.5	2023	9,013 SF	
.03Mi.	**8670 E 105TH LN**	**04/26/2024**	$579,000	$36,190	2,324	7/3/2.5	2022	10,633 SF	
.04Mi.	**10500 BRIGHTON RD**	**07/15/2025**	$564,000	$35,260	1,442	9/5/3	1949	18,291 SF	Yes
.05Mi.	**8520 COUNTER DR**	**07/03/2003**	$484,000	$24,000	1,924	7/3/2	1984	14,375 SF	
.06Mi.	**10595 BRIGHTON RD**	**10/17/2024**	$595,000	$37,190	2,319	10/4/2	1973	23,361 SF	
.06Mi.	**10560 XANTHIA ST**	**07/12/2023**	$530,000	$33,130	1,742	6/4/2	2023	7,723 SF	
.06Mi.	**10550 XANTHIA ST**	**03/18/2024**	$537,000	$33,570	1,998	6/3/2.5	2022	7,723 SF	
.06Mi.	**10540 XANTHIA ST**	**03/27/2023**	$515,000	$32,190	1,596	5/3/2	2022	7,723 SF	
.06Mi.	**10580 XANTHIA ST**	**04/24/2024**	$531,000	$33,190	1,916	6/3/2.5	2023	8,350 SF	
.06Mi.	**8701 E 105TH LN**	**05/15/2024**	$529,000	$33,070	1,742	6/3/2	2023	7,048 SF	
.06Mi.	**10520 XANTHIA ST**	**02/03/2023**	$557,000	$34,820	2,324	7/3/2.5	2022	8,002 SF	
.07Mi.	**8510 COUNTER DR**	**05/14/2010**	$526,000	$26,620	1,426	6/3/3	1978	12,632 SF	
.07Mi.	**8731 E 105TH LN**	**04/30/2024**	$557,000	$34,820	2,324	7/3/2.5	2023	7,048 SF	
.07Mi.	**8521 COUNTER DR**	**04/28/1995**	$466,000	$22,870	1,971	5/3/2	1974	14,131 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	36.0 years old	Households:	4,336
Median Household Income:	$91,764	Households w/Family:	75%
Household Income Per Capita:	$42,637	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

ICE SiteX Report

OrderID: 97523426

School District

School District Zone:	Brighton School District 27j	Students:	24,046
Number of Schools:	33	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.63Mi.	**Riverdale Ridge High School** Number of Students: 1,784 Student-Teacher Ratio: 21.7	C	Public	9 - 12
3.42Mi.	**Prairie View Middle School** Number of Students: 679 Student-Teacher Ratio: 18.76	C-	Public	6 - 8
2.29Mi.	**John W Thimmig Elementary School** Number of Students: 531 Student-Teacher Ratio: 17.7	C-	Public	PK - 5

Flood Report

The Subject Property of **10598 BRIGHTON RD, HENDERSON, CO 80640-9000** 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	85%	LOWER
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	25%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	62%	NOTABLY LOWER
MURDER	84%	LOWER
OVERALL	61%	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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