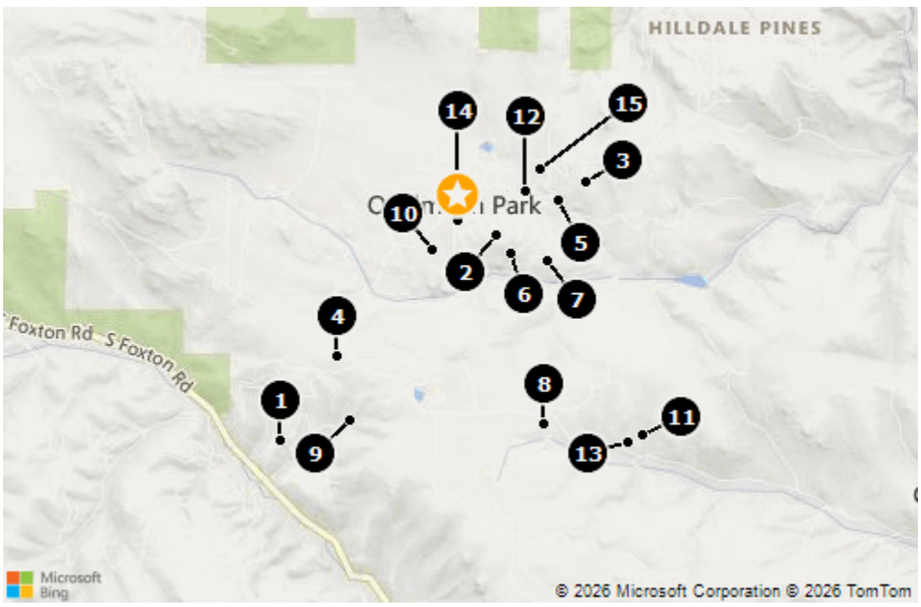
ICE SiteX Report

OrderID: 98359117

SiteX Property Information Report



Subject Property Location

10850 OEHLMANN AVE, CONIFER, CO 80433-4609

County:	**JEFFERSON CO**	Census Tract:	080590120.333000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	60-202-04-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$661,000**	FSD:	12	Common Confidence Score:	56
Value Range:	$581,680 - $740,320	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$11,554	Market Land Value:	$184,860	Tax Year:	2025
Assd Improvement:	$28,217	Market Improvment Value:	$451,469	Total Taxable Value:	$3,660
Total Assessed Value:	$39,771	Total Assessor Market Value:	$636,329	Delinquent Year:	
				Tax Account ID:	300196875
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12-17 Block: 1 Subdivision: OEHLMANN PARK Sec/Twnship/Range: SEC 20 TWN 06S RNG 70W

Abbreviated Description: SECTION 20 TOWNSHIP 06 RANGE 70 QTR NW SUBDIVISIONCD 566800 SUBDIVISIONNAME OEHLMANN PARK BLOCK 001 LOT 0012 SIZE: 9670 TRACT

City/Muni/Twp: UNINCORPORATED AREA

Property Characteristics

Lot Size:	1.463 AC	Bedrooms:	2	Pool:	
Building Area:	972 SF	Baths:	2	Fireplace:	1
Year Built:	1992	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	B/L	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/20/2026	Sales Price:	$656,882
Document #:	2026033966 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/21/2024	Loan Amount:	N/A
Document #:	2024062425 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2054	Type Finance:	

Legal Description:

Lot: 12-17 Block: 1 Subdivision: OEHLMANN PARK

Prior Transfer

Recording Date:	01/03/2024	Sales Price:	$669,000
Document #:	2024000952 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/21/2023		
Document Type:			

Legal Description:

Lot: 12-17 Block: 1 Subdivision: OEHLMANN PARK Map Ref: DOC 90020578

City/Muni/Twp: CONIFER

ICE SiteX Report

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Prior Transfer

Recording Date:	12/21/2023	Sales Price:	$669,000
Document #:	2024000952 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12-17 Block: 1 Subdivision: OEHLMANN PARK Sec/Twnship/Range: SEC 20 TWN 06S RNG 70W
Abbreviated Description: SECTION 20 TOWNSHIP 06 RANGE 70 QTR NW SUBDIVISIONCD 566800 SUBDIVISIONNAME OEHLMANN PARK BLOCK 001 LOT 0012 SIZE: 9670 TRACT
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	11/21/2018	Sales Price:	$223,000
Document #:	2018105910 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/02/2014	Sales Price:	$62,000
Document #:	2014033134 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/15/2004	Loan Amount:	N/A
Document #:	F1983619 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2019	Type Finance:	

Legal Description:
Lot: 12-17 Block: 1 Subdivision: OEHLMANN PARK

Mortgage Record

Recording Date:	03/10/2004	Loan Amount:	N/A
Document #:	F1980727 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/20/2014	Type Finance:	

Legal Description:
Lot: 12-17 Block: 1 Subdivision: OEHLMANN PARK

Mortgage Record

Recording Date:	02/22/1999	Loan Amount:	N/A
Document #:	F0806600 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/25/2013	Type Finance:	

Legal Description:
Lot: 12-17 Block: 1 Subdivision: OEHLMANN PARK

Prior Transfer

Recording Date:	07/25/1997	Sales Price:	$206,500
Document #:	F0449628 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/17/1997		
Document Type:			

Legal Description:
Subdivision: OEHLMANN PARK
Abbreviated Description: BLOCK 1 LOT 12 BLK 1 LOTS 12 THRU 17 & PORTION OF VACATED VARNUM ST ADJ LOT 17 KEY SL

Prior Transfer

Recording Date:	07/17/1997	Sales Price:	$206,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/06/1997	Loan Amount:	N/A
Document #:	F0368311 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2027	Type Finance:	ADJ

Legal Description:
Lot: 12-17 Block: 1 Subdivision: OEHLMANN PARK

Mortgage Record

Recording Date:	07/10/1996	Loan Amount:	N/A
Document #:	F0266398 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/25/2011	Type Finance:	

Legal Description:
Lot: 12-17 Block: 1 Subdivision: OEHLMANN PARK

Prior Transfer

Recording Date:	11/06/1995	Sales Price:	$143,000
Document #:	F0141791 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/27/1995		
Document Type:			

Legal Description:
Lot: 12-17 Block: 1 Subdivision: OEHLMANN PARK
Abbreviated Description: PORTION VACATED VARNUM STREET ADJ LOT17

Area Sales Analysis

Total Area Sales	$13,762,549	Median # of Bedrooms	3
Median Lot Size	87,120 SF	Median # of Baths	2
Median Living Area	1,598 SF	Median Year Built	1991
Price Range - 2 Yrs	$464,000 to $2,649,000	Age Range	23 years to 73 years
Median Value	$765,000	Median Age	35 years

ICE SiteX Report

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Comparable Sales Data

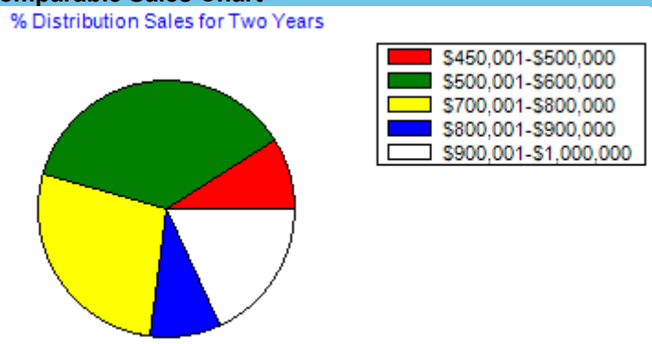
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.5Mi.	**12098 BROKEN ARROW DR** **CONIFER, CO 80433-6927**	09/02/2026	$550,000	$400	1372	/2/1	1972	87,120 SF	
		APN: 60-302-05-001 Document #: 2026059617 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Subdivision: CONIFER MEADOWS UNIT 2 Abbreviated Description: Lot:77 Subdivision:CONIFER MEADOWS UNIT 2								
2	.25Mi.	**11049 SCHWEIGERT AVE** **CONIFER, CO 80433-4604**	06/23/2026	$825,000	$477	1728	/3/3	1998	50,399 SF	
		APN: 60-202-10-006 Document #: 2026041871 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3-7 Block: 18 Subdivision: OEHLMANN PARK MapRef: DOC F0131198 Abbreviated Description: Lot:3-7 Block:18 Subdivision:OEHLMANN PARK Map Ref:DOC F0131198								
3	.62Mi.	**10798 CRYSTAL WAY** **CONIFER, CO 80433-4701**	06/04/2026	$975,000	$610	1596	/2/2	1995	308,232 SF	
		APN: 60-201-00-002 Document #: 2026038007 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:STR: NW4NE4 S20&SW4SE4 S17 T06SR70W 6PM City/Muni/Twp:CONIFER City/Muni/Twp: CONIFER								
4	.99Mi.	**23550 PLEASANT PARK RD** **CONIFER, CO 80433-6901**	05/20/2026	$1,188,549	$548	2165	/3/4	1990	575,604 SF	
		APN: 60-193-00-010 Document #: 2026034040 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4SE4 S19T06SR70W 6PM Abbreviated Description: Sec/Twnship/Range:SW4SE4 S19T06SR70W 6PM								
5	.52Mi.	**21795 INDIAN SPRINGS RD** **CONIFER, CO 80433-4628**	05/04/2026	$599,000	$479	1248	/2/2	2000	81,283 SF	Spa Only
		APN: 60-201-00-006 Document #: 2026028918 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.39Mi.	**22081 BARDWELL AVE** **CONIFER, CO 80433-4613**	04/27/2026	$765,000	$469	1628	/4/3	1999	83,766 SF	
		APN: 60-202-07-078 Document #: 2026027170 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Block: 22 Subdivision: OEHLMANN PARK Tract No: C Abbreviated Description: Lot:28 Block:22 Subdivision:OEHLMANN PARK Tract No:C								
7	.54Mi.	**11155 KENNEDY AVE** **CONIFER, CO 80433-4614**	03/17/2026	$713,000	$533	1337	/4/2	1979	69,391 SF	
		APN: 60-202-07-068 Document #: 2026017062 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1-7 Block: 24 Subdivision: OEHLMANN PARK Abbreviated Description: Lot:1-7 Block:24 Subdivision:OEHLMANN PARK City/Muni/Twp:CONIFER City/Muni/Twp: CONIFER								
8	1.33Mi.	**21852 PLEASANT PARK RD** **CONIFER, CO 80433-6802**	11/03/2025	$1,075,000	$935	1149	/2/1	1953	1,580,668 SF	
		APN: 60-291-00-006 Document #: 2025070898 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: N2 S29T06SR70W 6PM Abbreviated Description: Sec/Twnship/Range:N2 S29T06SR70W 6PM								
9	1.24Mi.	**23391 BLACK BEAR TRL** **CONIFER, CO 80433-6916**	11/03/2025	$464,000	$250	1852	/3/3	1978	87,120 SF	
		APN: 60-301-01-003 Document #: 2025070232 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: CONIFER MEADOWS UNIT 2 Abbreviated Description: Lot:37 Subdivision:CONIFER MEADOWS UNIT 2								
10	.29Mi.	**23076 OEHLMANN PARK RD** **CONIFER, CO 80433-4502**	10/20/2025	$2,649,000	$669	3958	/5/6	1998	704,760 SF	Spa Only
		APN: 60-191-00-006 Document #: 2025066773 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NE4 S19T06SR70W 6PM Abbreviated Description: Sec/Twnship/Range:SE4NE4 S19T06SR70W 6PM								
11	1.52Mi.	**21191 PLEASANT PARK RD** **CONIFER, CO 80433-6705**	09/29/2025	$1,000,000	$381	2619	/2/4	1966	739,782 SF	Spa Only
		APN: 60-282-00-001 Document #: 2025061332 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SW4NW4 S28T06SR70W 6PM Abbreviated Description: Sec/Twnship/Range:W2SW4NW4 S28T06SR70W 6PM								
12	.36Mi.	**22025 OEHLMANN PARK RD** **CONIFER, CO 80433-4608**	09/22/2025	$1,099,000	$410	2674	/4/4	1991	76,274 SF	
		APN: 60-202-02-031 Document #: 2025059230 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24&25 Block: 9 Subdivision: OEHLMANN PARK Abbreviated Description: Lot:24&25 Block:9 Subdivision:OEHLMANN PARK								
13	1.42Mi.	**21281 PLEASANT PARK RD** **CONIFER, CO 80433-6806**	09/15/2025	$590,000	$369	1598	/3/2	2003	698,792 SF	
		APN: 60-291-01-005 Document #: 2025057678 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: EXEMPTION SURVEY MapRef: DOC 2006060208 Sec/Twnship/Range: S29T06SR70W Abbreviated Description: Lot:2 Subdivision:EXEMPTION SURVEY Map Ref:DOC 2006060208Sec/Twnship/Range:S29T06SR70W								
14	.12Mi.	**10993 BARKER AVE** **CONIFER, CO 80433-4607**	09/10/2025	$520,000	$640	812	/2/1	1956	25,178 SF	
		APN: 60-202-05-003 Document #: 2025057021 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5,15&16 Block: 13 Subdivision: OEHLMANN PARK Abbreviated Description: Lot:5,15&16 Block:13 Subdivision:OEHLMANN PARK City/Muni/Twp:CONIFER City/Muni/Twp: CONIFER								
15	.43Mi.	**10797 SNOWY TRL**	09/02/2025	$750,000	$581	1290	/3/2	1993	83,766 SF	

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CONIFER, CO 80433-4618
APN: 60-202-02-003 Document #: 2025054515
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15,17&18 Block: 8 Subdivision: OEHLMANN PARK Abbreviated Description: Lot:15,17&18 Block:8 Subdivision:OEHLMANN PARK Abbreviated Description:LOT 20

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.	**10850 OEHLMANN AVE**	**12/21/2023**	$636,329	$39,771	972	/2/2	1992	1 SF	
.04Mi.	**10887 GOODHEART AVE**	**08/06/2025**	$540,762	$33,798	1,189	/2/2	1938	29,316 SF	
.04Mi.	**10844 OEHLMANN AVE**	**06/22/2022**	$765,977	$47,873	1,648	/3/3	1996	1 SF	Spa Only
.05Mi.	**10886 GOODHEART AVE**	**02/01/2011**	$213,924	$13,370	520	/1/	1939	18,426 SF	
.06Mi.	**10892 BARKER AVE**	**03/16/2022**	$793,374	$49,586	2,180	/3/3	2020	1 SF	
.07Mi.	**10909 SCHWEIGERT AVE**	**06/20/2024**	$384,525	$24,033	845	/2/1	1939	19,602 SF	
.07Mi.	**22656 OEHLMANN PARK RD**	**08/20/2025**	$278,116	$17,382	543	/1/1	1939	17,293 SF	
.08Mi.	**10919 SCHWEIGERT AVE**	**10/20/2017**	$332,150	$20,759	470	/1/1	1939	39,204 SF	
.09Mi.	**22796 OEHLMANN PARK RD**	**02/12/1996**	$351,290	$21,955	814	/2/1	1955	40,903 SF	
.09Mi.	**10840 OEHLMANN AVE**	**08/22/2024**	$477,647	$29,853	1,711	/3/2	1948	2 SF	
.11Mi.	**10946 GOODHEART AVE**	**01/17/2025**	$371,857	$23,241	621	/1/1	1960	39,204 SF	
.11Mi.	**10918 SCHWEIGERT AVE**	**10/15/2004**	$339,206	$21,200	795	/2/1	1956	1 SF	
.12Mi.	**10977 GOODHEART AVE**	**09/28/2022**	$663,952	$41,497	1,548	/2/2	1953	1 SF	
.12Mi.	**10993 BARKER AVE**	**09/08/2025**	$167,162	$10,448	812	/2/1	1956	25,178 SF	
.13Mi.	**11002 BARKER AVE**		$411,807	$25,738	1,072	/2/1	1959	39,204 SF	
.13Mi.	**10801 OEHLMANN AVE**	**07/16/1996**	$410,756	$25,672	1,590	/2/2	1957	10,106 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	49.4 years old	Households:	3,229
Median Household Income:	$129,311	Households w/Family:	74%
Household Income Per Capita:	$66,291	Households w/Family Married:	68%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

School District

School District Zone:	Jefferson County School District R-1	Students:	73,532
Number of Schools:	144	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.16Mi.	**Conifer Senior High School** Number of Students: 819 Student-Teacher Ratio: 18.99	A+	Public	9 - 12
3.04Mi.	**West Jefferson Middle School** Number of Students: 499 Student-Teacher Ratio: 19.37	B-	Public	6 - 8
2.75Mi.	**West Jefferson Elementary School** Number of Students: 252 Student-Teacher Ratio: 14.79	B-	Public	PK - 5

ICE SiteX Report

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Flood Report

The Subject Property of **10850 OEHLMANN AVE, CONIFER, CO 80433-4609** 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	13%	SIGNIFICANTLY LOWER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	7%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	152%	NOTABLY HIGHER
AGGRAVATED ASSAULT	86%	LOWER
FORCIBLE RAPE	138%	NOTABLY HIGHER
MURDER	51%	NOTABLY LOWER
OVERALL	83%	LOWER

Disaster Alerts

No alerts noted

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