ICE SiteX Report

OrderID: 98388070

SiteX Property Information Report



Subject Property Location

10993 COUNTY ROAD 120, CARR, CO 80612-9610

County:	**WELD CO**	Census Tract:	081230025.014032
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	R8959321	Thomas Bros Pg-Grid:	

Valuation

Value:	**$499,000**	FSD:	56	Common Confidence Score:	12
Value Range:	$219,560 - $778,440	ICE Confidence Score:	44		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0915
Assd Land Value:	$150	Market Land Value:	$535	Tax Year:	2025
Assd Improvement:	$29,340	Market Improvment Value:	$349,154	Total Taxable Value:	$1,973
Total Assessed Value:	$29,490	Total Assessor Market Value:	$349,689	Delinquent Year:	
				Tax Account ID:	R8959321
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: C Sec/Twnship/Range: SEC 02 TWN 10 RNG 67
Abbreviated Description: PT SE4 2-10-67 LOT C REC EXEMPT RECX18-0141

Property Characteristics

Lot Size:	3.600 AC	Bedrooms:	4	Pool:	
Building Area:	1980 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/05/2025	Sales Price:	N/A
Document #:	5027010 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/23/2025	Loan Amount:	N/A
Document #:	5024831 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2054	Type Finance:	
Legal Description:			

Lot: C Subdivision: RECORDED EXEMPTION NO 0302-02-4 RECX18-0141 Sec/Twnship/Range: SE4 S02T10NR67W 6PM

Prior Transfer

Recording Date:	02/04/2025	Sales Price:	N/A
Document #:	5009427 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/23/2024	Sales Price:	N/A
Document #:	4983743 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	02/06/2024	Sales Price:	$534,400
Document #:	4943124 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: C Sec/Twnship/Range: SEC 02 TWN 10 RNG 67
Abbreviated Description: PT SE4 2-10-67 LOT C REC EXEMPT RECX18-0141

Prior Transfer

Recording Date:	02/06/2024	Sales Price:	$534,350
Document #:	4943124 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/06/2024		
Document Type:			

Legal Description:
Lot: C Map Ref: DOC 4474127 Sec/Twnship/Range: SE4 S02T10NR67W 6PM

Prior Transfer

Recording Date:	09/26/2022	Sales Price:	$212,700
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$525,000	Median # of Bedrooms	3
Median Lot Size	679,539 SF	Median # of Baths	2
Median Living Area	1,447 SF	Median Year Built	2024
Price Range - 2 Yrs	$525,000 to $525,000	Age Range	2 years to 2 years
Median Value	$525,000	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.55Mi.	**60204 COUNTY ROAD 21 CARR, CO 80612-9435**	05/19/2025	$525,000	$362	1447	/3/2	2024	679,539 SF	

APN: R8969798 Document #: 5030129
Document Type: Price Code: D
Land Use: Rural/Agricultural Residence
Legal: Lot: A Subdivision: RECORDED EXEMPTION NO 0201 35 3 REC X 20 0104 MapRef: DOC 4659520 Sec/Twnship/Range: W2 S35T11NR67W 6PM Abbreviated Description: Lot:A Subdivision:RECORDED EXEMPTION NO 0201 35 3 REC X 20 0104 Map Ref:DOC 4659520Sec/Twnship/Range:W2 S35T11NR67W 6PM

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.	**10993 COUNTY ROAD 120**	**02/06/2024**	$349,689	$29,490	1,980	/4/2	2022	4 SF	
.07Mi.	**10987 COUNTY ROAD 120**	**04/26/2024**	$314,688	$27,310	1,624	/3/2	2022	4 SF	
.12Mi.	**10981 COUNTY ROAD 120**	**08/15/2023**	$335,243	$27,430	1,904	/4/2	2022	4 SF	
.16Mi.	**58847 COUNTY ROAD 23**	**01/29/2024**	$310,618	$26,160	1,624	/3/2	2022	3 SF	
.21Mi.	**58841 COUNTY ROAD 23**	**07/31/2024**	$342,370	$29,020	1,904	/4/2	2022	3 SF	
.25Mi.	**58753 COUNTY ROAD 23**	**11/07/2025**	$362,877	$29,130	2,112	/4/3	2022	3 SF	
.36Mi.	**58744 COUNTY ROAD 23**	**07/27/2021**	$165,765	$12,780	1,980	/4/2	2020	7 SF	
.43Mi.	**58740 COUNTY ROAD 23**	**09/19/2022**	$338,811	$21,420	1,904	/4/2	2020	7 SF	
.51Mi.	**58736 COUNTY ROAD 23**	**06/27/2022**	$345,652	$21,840	1,976	/4/2	2020	7 SF	
.89Mi.	**58208 COUNTY ROAD 23**	**07/10/2024**	$355,658	$27,400	2,280	/4/2	2021	30 SF	
.92Mi.	**10685 COUNTY ROAD 118**	**11/13/2023**	$363,164	$33,910	2,114	5/3/2	1950	39 SF	
1.01Mi.	**58008 COUNTY ROAD 23**	**01/02/2020**	$344,592	$25,640	2,370	4/3/3	2000	50 SF	
1.12Mi.	**10375 COUNTY ROAD 118**	**05/12/2022**	$330,070	$38,200	1,292	/3/2	1950	7 SF	
1.17Mi.	**10794 COUNTY ROAD 118**	**10/24/2022**	$510,727	$41,800	4,680	/2/4	2019	80 SF	
1.34Mi.	**10334 COUNTY ROAD 118**	**06/08/2001**	$262,858	$20,960	1,627	5/4/3	2001	77 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	41.1 years old	Households:	545
Median Household Income:	$80,621	Households w/Family:	77%
Household Income Per Capita:	$50,384	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	48%

School District

School District Zone:	Ault-Highland School District Re-9	Students:	976
Number of Schools:	3	Rating:	C

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
19.89Mi.	**Highland Middle School** Number of Students: 234 Student-Teacher Ratio: 14.18	D	Public	6 - 8
15.80Mi.	**Highland Elementary School** Number of Students: 443 Student-Teacher Ratio: 17.04	B-	Public	KG - 5
19.89Mi.	**Highland High School** Number of Students: 299 Student-Teacher Ratio: 13.76 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	19%	SIGNIFICANTLY LOWER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	15%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	163%	NOTABLY HIGHER
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	145%	NOTABLY HIGHER
MURDER	35%	SIGNIFICANTLY LOWER
OVERALL	95%	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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