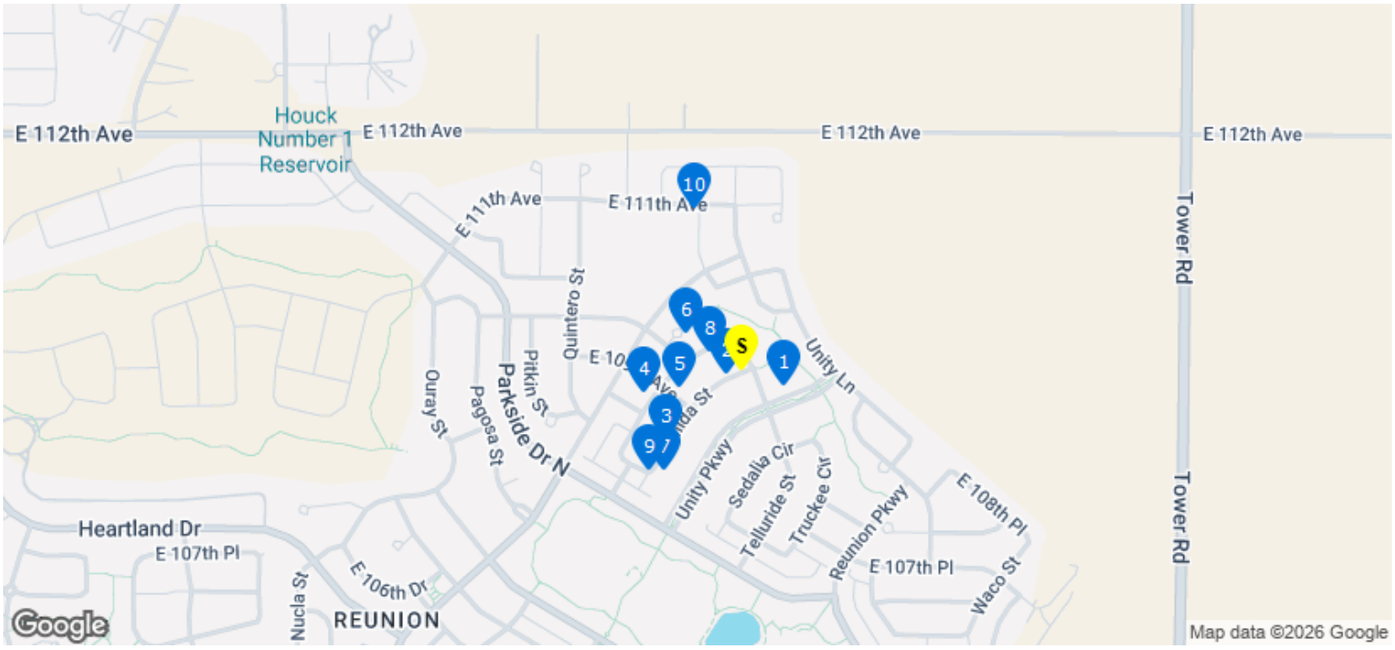
ICE SiteX Report

OrderID: 98809173

SiteX Property Information Report



Subject Property Location

11050 RICHFIELD CIR, COMMERCE CITY, CO 80022-8979

County:	**ADAMS CO**	Census Tract:	0085.38
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0184176	Thomas Bros Pg-Grid:	

Valuation

Value:	**$539,000**	FSD:	12	Common Confidence Score:	68
Value Range:	$474,320 - $603,680	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	561
Assd Land Value:	$6,880	Market Land Value:	$110,000	Tax Year:	2025
Assd Improvement:	$25,750	Market Improvment Value:	$412,000	Total Taxable Value:	$5,142
Total Assessed Value:	$32,630	Total Assessor Market Value:	$522,000	Delinquent Year:	
				Tax Account ID:	R0184176
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 47 Subdivision: REUNION D Sec/Twnship/Range: SEC 09 QTR 2 TWN 02S RNG 66W
Abbreviated Description: REUNION FLG NO 22 LOT 47

Property Characteristics

Lot Size:	5,127 SF	Bedrooms:	3	Pool:	
Building Area:	2147 SF	Baths:	2.5	Fireplace:	
Year Built:	2015	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Attached Garage	Heating:	Yes
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/28/2026	Sales Price:	N/A
Document #:	2026000044848 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	10/05/2023	Loan Amount:	N/A
Document #:	2023000056659 BK-PG -	Loan Type:	Assumption
Contract Date:	10/03/2023		
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Subdivision: REUNION FILING NO 22 Map Ref: 0
City/Muni/Twp: COMMERCE CITY

Mortgage Record

Recording Date:	10/05/2023	Loan Amount:	N/A
Document #:	2023000056658 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/02/2023		
TD Due Date:	10/01/2053	Type Finance:	

Legal Description:
Subdivision: REUNION FILING NO 22
City/Muni/Twp: COMMERCE CITY

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Prior Transfer

Recording Date:	10/05/2023	Sales Price:	$555,000
Document #:	2023000056657 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/02/2023		
Document Type:	Deed		

Legal Description:
Subdivision: REUNION FILING NO 22
City/Muni/Twp: COMMERCE CITY

Prior Transfer

Recording Date:	01/28/2022	Sales Price:	$338,000
Document #:	2022000008688 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/29/2021	Loan Amount:	N/A
Document #:	2021000150506 BK-PG -	Loan Type:	Conventional
Contract Date:	12/17/2021		
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:
Subdivision: REUNION FILLING NO 22 Map Ref: 0
City/Muni/Twp: COMMERCE CITY

Prior Transfer

Recording Date:	03/26/2020	Sales Price:	$368,480
Document #:	2020000027325 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/18/2020	Loan Amount:	N/A
Document #:	2020000015259 BK-PG -	Loan Type:	Conventional
Contract Date:	02/11/2020		
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Subdivision: REUNION FILLING NO 22
City/Muni/Twp: COMMERCE CITY

Prior Transfer

Recording Date:	02/18/2020	Sales Price:	$403,000
Document #:	2020000015258 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/11/2020		
Document Type:	Deed		

Legal Description:
Subdivision: REUNION FILLING NO 22
City/Muni/Twp: COMMERCE CITY

Prior Transfer

Recording Date:	08/28/2018	Sales Price:	$334,867
Document #:	2018000069468 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/07/2018	Loan Amount:	N/A
Document #:	2018000063867 BK-PG -	Loan Type:	Conventional
Contract Date:	08/06/2018		
TD Due Date:	09/01/2048	Type Finance:	

Legal Description:
Subdivision: REUNION FILING # 22
City/Muni/Twp: COMMERCE CITY

Prior Transfer

Recording Date:	08/07/2018	Sales Price:	$380,000
Document #:	2018000063866 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	08/06/2018		
Document Type:	Deed		

Legal Description:
Subdivision: REUNION FILING # 22
City/Muni/Twp: COMMERCE CITY

Mortgage Record

Recording Date:	03/18/2016	Loan Amount:	N/A
Document #:	2016000020293 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/03/2016		
TD Due Date:	04/01/2046	Type Finance:	

Legal Description:
Subdivision: REUNION FILING #22
City/Muni/Twp: COMMERCE CITY

Prior Transfer

Recording Date:	03/18/2016	Sales Price:	$341,045
Document #:	2016000020292 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/03/2016		
Document Type:	Deed		

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Legal Description:
Subdivision: REUNION FILING #22
City/Muni/Twp: COMMERCE CITY

Area Sales Analysis

Total Area Sales	$4,974,591	Median # of Bedrooms	4
Median Lot Size	5,951 SF	Median # of Baths	3
Median Living Area	1,926 SF	Median Year Built	2015
Price Range - 2 Yrs	$464,000 to $534,800	Age Range	10 years to 11 years
Median Value	$500,000	Median Age	11 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**11081 RICHFIELD CIR** **COMMERCE CITY, CO 80022-0667**	07/06/2026	$520,000	$270	1926	10/3/2.5	2015	4,922 SF	
		APN: R0184126 Document #: 2026000039329 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Subdivision: REUNION FILING NO 22 Abbreviated Description: Lot:7 Subdivision:REUNION FILING NO 22 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
2	.07Mi.	**11003 SEDALIA WAY** **COMMERCE CITY, CO 80022-8997**	11/02/2026	$520,000	$211	2462	7/3/2.5	2018	5,214 SF	
		APN: R0187462 Document #: 2026000064386 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 137 Subdivision: REUNION FILING NO 25 Abbreviated Description: Lot:137 Subdivision:REUNION FILING NO 25 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
3	.09Mi.	**17299 E 109TH AVE** **COMMERCE CITY, CO 80022-8972**	10/19/2026	$469,900	$255	1841	8/4/3.5	2015	5,885 SF	
		APN: R0184161 Document #: 2026000061747 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 32 Subdivision: REUNION FILING NO 22 MapRef: DOC 2014000027140 Abbreviated Description: Lot:32 Subdivision:REUNION FILING NO 22 Map Ref:DOC 2014000027140								
4	.13Mi.	**11038 UNITY LN** **COMMERCE CITY, CO 80022-8999**	07/10/2026	$590,000	$240	2462	7/5/4	2017	5,580 SF	
		APN: R0187586 Document #: 2026000040505 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 113 Subdivision: REUNION FILING NO 25 Abbreviated Description: Lot:113 Subdivision:REUNION FILING NO 25								
5	.14Mi.	**10850 RICHFIELD CIR** **COMMERCE CITY, CO 80022-8970**	09/10/2026	$464,000	$277	1678	6/3/2.5	2015	4,948 SF	
		APN: R0184188 Document #: 2026000054260 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 60 Subdivision: REUNION FILING NO 22 Abbreviated Description: Lot:60 Subdivision:REUNION FILING NO 22								
6	.18Mi.	**10792 SEDALIA CIR** **COMMERCE CITY, CO 80022-2547**	07/06/2026	$525,000	$225	2338	8/4/3	2010	6,050 SF	
		APN: R0168159 Document #: 2026000039489 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 102 Subdivision: REUNION FILING NO 19 Abbreviated Description: Lot:102 Subdivision:REUNION FILING NO 19 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
7	.24Mi.	**17827 E 107TH WAY** **COMMERCE CITY, CO 80022-9500**	08/05/2026	$555,000	$239	2327	8/4/3	2013	7,205 SF	
		APN: R0168215 Document #: 2026000046706 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 158 Subdivision: REUNION FILING NO 19 Abbreviated Description: Lot:158 Subdivision:REUNION FILING NO 19 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
8	.25Mi.	**17621 PARKSIDE DR N** **COMMERCE CITY, CO 80022-9130**	07/01/2026	$532,000	$258	2065	8/4/3.5	2022	4,635 SF	
		APN: R0206853 Document #: 2026000038469 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: REUNION FILING NO 27 MapRef: DOC 20200000112387 Abbreviated Description: Lot:4 Block:3 Subdivision:REUNION FILING NO 27 Map Ref:DOC 20200000112387								
9	.28Mi.	**10989 PITKIN ST** **COMMERCE CITY, CO 80022-0536**	10/01/2026	$555,000	$257	2160	7/4/2	2013	6,599 SF	
		APN: R0170403 Document #: 2026000058543 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Subdivision: REUNION FILING NO 2 Abbreviated Description: Lot:2 Subdivision:REUNION FILING NO 2 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
10	.29Mi.	**10860 UNITY WAY** **COMMERCE CITY, CO 80022-8443**	09/03/2026	$570,000	$232	2462	8/4/3.5	2016	4,748 SF	
		APN: R0186959 Document #: 2026000053041 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18 Subdivision: REUNION Phase No: 3 Abbreviated Description: Lot:18 Subdivision:REUNION Phase No:3 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
11	.31Mi.	**10812 PAGOSA ST** **COMMERCE CITY, CO 80022-0639**	08/25/2026	$830,000	$232	3581	11/5/4.5	2008	17,032 SF	
		APN: R0162877 Document #: 2026000050712 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Subdivision: REUNION FILING NO 8 Abbreviated Description: Lot:21 Subdivision:REUNION FILING NO 8 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
12	.33Mi.	**11125 QUINTERO CT** **COMMERCE CITY, CO 80022-8965**	07/15/2026	$635,500	$213	2984	9/6/3.5	2018	6,599 SF	
		APN: R0184262 Document #: 2026000041548 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 26 Block: 23 Subdivision: REUNION FILING NO 23 Abbreviated Description: Lot:26 Block:23 Subdivision:REUNION FILING NO 23 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY

13	.34Mi.	**17987 E 107TH WAY** **COMMERCE CITY, CO 80022-4048**	07/22/2026	$492,500	$268	1841	6/3/2.5	2017	6,120 SF

APN: R0188408 Document #: 2026000043060
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: REUNION FILING NO 2 Abbreviated Description: Lot:62 Subdivision:REUNION FILING NO 2 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY

14	.35Mi.	**10961 PAGOSA ST** **COMMERCE CITY, CO 80022-7222**	10/16/2026	$675,000	$238	2840	9/5/4.5	2021	7,802 SF

APN: R0164441 Document #: 2026000061372
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: REUNION FILING NO 21 Abbreviated Description: Lot:30 Subdivision:REUNION FILING NO 21 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY

15	.36Mi.	**10841 PAGOSA ST** **COMMERCE CITY, CO 80022-0639**	07/16/2026	$685,900	$207	3317	11/4/3.5	2006	11,757 SF

APN: R0162886 Document #: 2026000041580
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: REUNION FILING NO 8 Abbreviated Description: Lot:30 Subdivision:REUNION FILING NO 8

16	.37Mi.	**10700 REUNION PKWY** **COMMERCE CITY, CO 80022-9094**	07/06/2026	$520,000	$230	2258	6/3/2.5	2020	4,508 SF

APN: R0200313 Document #: 2026000039608
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: REUNION FILING NO 26 AMENDMENT NO 1 Abbreviated Description: Lot:7 Subdivision:REUNION FILING NO 26 AMENDMENT NO 1 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY

17	.4Mi.	**18036 E 107TH WAY** **COMMERCE CITY, CO 80022-4007**	07/17/2026	$505,000	$262	1926	7/3/2.5	2017	4,273 SF

APN: R0188455 Document #: 2026000042145
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: REUNION FILING NO 2 Abbreviated Description: Lot:86 Subdivision:REUNION FILING NO 2

18	.41Mi.	**10937 OURAY ST** **COMMERCE CITY, CO 80022-7220**	10/23/2026	$725,000	$372	1948	5/5/3	2020	7,370 SF

APN: R0164419 Document #: 2026000062598
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: REUNION FILING NO 21 Abbreviated Description: Lot:8 Subdivision:REUNION FILING NO 21

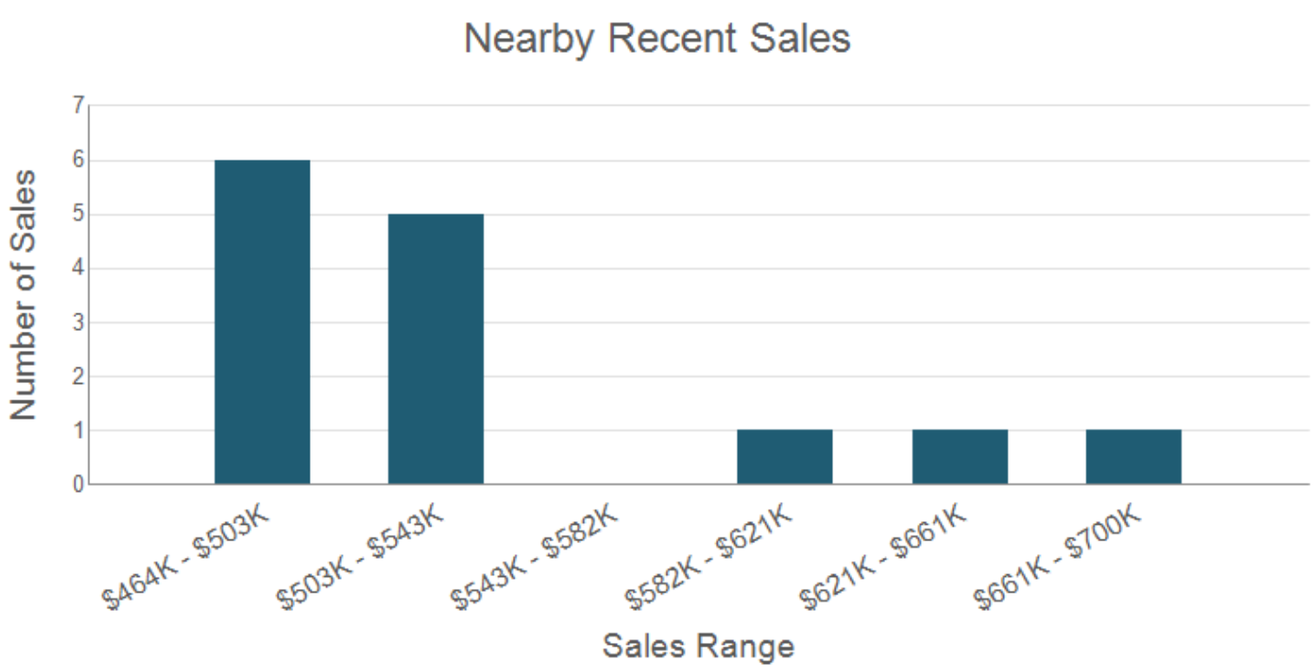
19	.41Mi.	**16863 PARKSIDE DR S** **COMMERCE CITY, CO 80022-0580**	10/19/2026	$799,900	$241	3313	9/4/3.5	2004	9,148 SF

APN: R0144716 Document #: 2026000061780
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 69 Subdivision: REUNION FILING NO 4 Abbreviated Description: Lot:69 Subdivision:REUNION FILING NO 4

20	.41Mi.	**10987 OURAY ST** **COMMERCE CITY, CO 80022-7220**	06/26/2026	$735,000	$337	2182	7/4/3	2021	7,370 SF

APN: R0164414 Document #: 2026000037448
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: REUNION FILING NO 21 Abbreviated Description: Lot:3 Subdivision:REUNION FILING NO 21

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.

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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.	**11050 RICHFIELD CIR**	**10/02/2023**	$522,000	$32,630	2,147	10/3/2.5	2015	5,127 SF	
.01Mi.	**11040 RICHFIELD CIR**	**01/22/2024**	$522,000	$32,630	1,841	7/3/2.5	2014	8,128 SF	
.01Mi.	**11060 RICHFIELD CIR**	**08/21/2019**	$498,000	$31,130	1,841	7/3/2.5	2015	5,110 SF	
.02Mi.	**11039 SALIDA ST**	**06/14/2016**	$542,000	$33,880	2,147	10/4/2.5	2016	8,638 SF	
.02Mi.	**11030 RICHFIELD CIR**	**12/17/2025**	$511,000	$31,940	1,930	7/4/3	2015	5,541 SF	
.02Mi.	**11070 RICHFIELD CIR**	**01/20/2016**	$512,000	$32,010	1,841	7/3/2.5	2015	6,996 SF	
.03Mi.	**11029 SALIDA ST**	**04/03/2023**	$538,000	$33,630	2,147	10/4/2.5	2016	6,800 SF	
.03Mi.	**11061 RICHFIELD CIR**	**10/03/2017**	$496,000	$31,010	1,841	7/4/2.5	2016	4,922 SF	
.03Mi.	**11051 RICHFIELD CIR**	**10/01/2025**	$523,000	$32,690	2,147	8/3/2.5	2016	4,914 SF	
.03Mi.	**11071 RICHFIELD CIR**	**08/09/2016**	$517,000	$32,320	2,147	10/4/2.5	2016	4,918 SF	
.03Mi.	**11020 RICHFIELD CIR**	**10/14/2021**	$501,000	$31,320	1,926	8/3/2.5	2015	5,201 SF	
.03Mi.	**11041 RICHFIELD CIR**	**06/17/2025**	$498,000	$31,130	1,678	6/3/3	2016	4,927 SF	
.03Mi.	**11081 RICHFIELD CIR**	**04/10/2020**	$502,000	$31,380	1,926	10/3/2.5	2015	4,922 SF	
.03Mi.	**11031 RICHFIELD CIR**	**08/31/2016**	$496,000	$31,010	1,841	7/3/2.5	2016	4,922 SF	
.04Mi.	**11091 RICHFIELD CIR**	**10/08/2024**	$530,000	$33,130	2,147	10/4/2.5	2016	4,918 SF	
.04Mi.	**11021 RICHFIELD CIR**	**08/08/2019**	$500,000	$31,260	1,841	7/3/2.5	2016	5,724 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	34.8 years old	Households:	19,282
Median Household Income:	$92,234	Households w/Family:	77%
Household Income Per Capita:	$36,531	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.17Mi.	**Reunion Elementary School** Number of Students: 742 Student-Teacher Ratio: 18.55	A-	Public	PK - 5
3.33Mi.	**Prairie View High School** Number of Students: 1,809 Student-Teacher Ratio: 20.72 Advanced Placement: Yes	B	Public	9 - 12
1.37Mi.	**Stuart Middle School** Number of Students: 794 Student-Teacher Ratio: 18.25	C-	Public	6 - 8

Flood Report

The Subject Property of **11050 RICHFIELD CIR, COMMERCE CITY, CO 80022-8979** 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	65%	NOTABLY LOWER
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	66%	NOTABLY LOWER
OVERALL	73%	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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