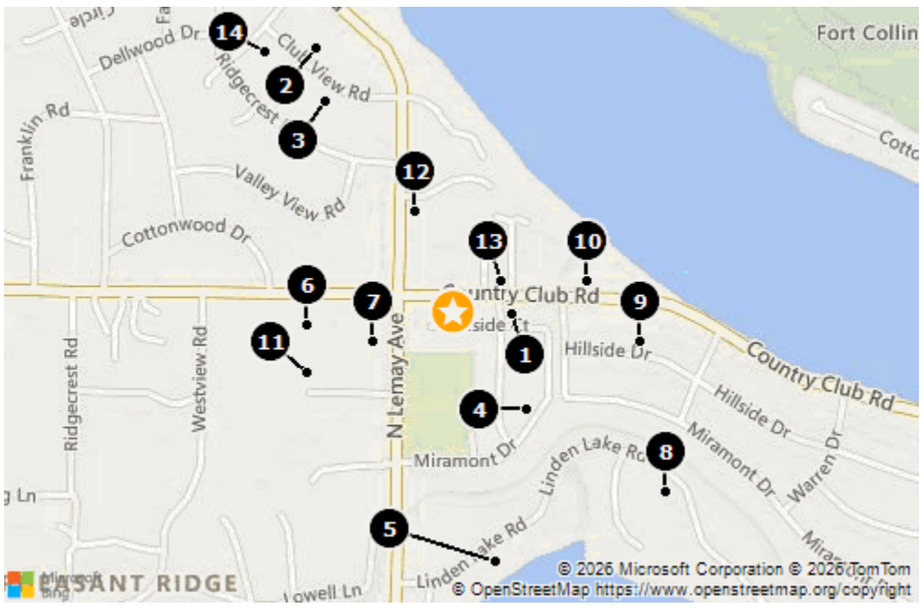
ICE SiteX Report

OrderID: 98697676

SiteX Property Information Report



Subject Property Location

1120 HILLSIDE CT, FORT COLLINS, CO 80524-1976

County:	**LARIMER CO**	Census Tract:	080690013.072015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	88313-11-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$698,000**	FSD:	14	Common Confidence Score:	50
Value Range:	$600,280 - $795,720	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1909
Assd Land Value:	$1,250	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$34,213	Market Improvment Value:	$547,400	Total Taxable Value:	$4,485
Total Assessed Value:	$35,463	Total Assessor Market Value:	$567,400	Delinquent Year:	
				Tax Account ID:	R0740853
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Subdivision: CLUB ESTATES Map Ref: 88313 Sec/Twnship/Range: SEC 31 TWN 8N RNG 68W
Abbreviated Description: LOT 3, CLUB ESTATES 2ND SUB

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	4	Pool:	
Building Area:	2090 SF	Baths:	3	Fireplace:	Yes
Year Built:	1979	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Attached	Heating:	Central
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/14/2024	Loan Amount:	N/A
Document #:	20240019057 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2064	Type Finance:	

Legal Description:
Lot: 3 Subdivision: CLUB ESTATES SECOND SUBDIVISION

Mortgage Record

Recording Date:	08/04/2022	Loan Amount:	N/A
Document #:	20220048713 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2062	Type Finance:	

Legal Description:
Lot: 3 Subdivision: CLUB ESTATES SECOND SUBDIVSION

Prior Transfer

Recording Date:	09/04/2020	Sales Price:	$167,275
Document #:	20200070705 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/22/2016	Sales Price:	$167,275
Document #:	20160055439 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98697676

Legal Description:

Prior Transfer

Recording Date:	06/13/2013	Sales Price:	$167,275
Document #:	20130044835 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/13/2012	Sales Price:	N/A
Document #:	20120009613 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/11/2012		
Document Type:			

Legal Description:
Lot: 3 Subdivision: CLUB ESTATES 2ND SUB

Prior Transfer

Recording Date:	02/11/2012	Sales Price:	N/A
Document #:	RECEPT # 20120009613 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Subdivision: CLUB ESTATES Map Ref: 88313 Sec/Twnship/Range: SEC 31 TWN 8N RNG 68W
Abbreviated Description: LOT 3, CLUB ESTATES 2ND SUB

Prior Transfer

Recording Date:	08/26/2011	Sales Price:	$167,275
Document #:	20110052166 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/10/2008	Sales Price:	$169,900
Document #:	20080022244 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/31/2008		
Document Type:			

Legal Description:
Lot: 3 Subdivision: CLUB ESTATES SECOND SUBDIVISION

Prior Transfer

Recording Date:	03/31/2008	Sales Price:	$169,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/28/2007	Sales Price:	N/A
Document #:	20070096651 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/28/2007		
Document Type:			

Legal Description:
Lot: 3 Subdivision: CLUB ESTATES SECOND SUBDIVISION

Prior Transfer

Recording Date:	02/04/2005	Sales Price:	N/A
Document #:	2005-0009851 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/31/2005	Sales Price:	N/A
Document #:	2005-0007949 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/12/2005		
Document Type:			

Legal Description:
Lot: 3 Subdivision: CLUB ESTATES SECOND SUBDIVISION
City/Muni/Twp: FORT COLLINS

Mortgage Record

Recording Date:	10/03/2002	Loan Amount:	N/A
Document #:	2002105137 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 3 Subdivision: CLUB ESTATES SECOND SUBDIVISION

Prior Transfer

Recording Date:	08/26/2002	Sales Price:	N/A
Document #:	2002090636 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/30/2001		
Document Type:			

Legal Description:
Lot: 3 Subdivision: CLUB ESTATES SECOND SUBDIVISION

Mortgage Record

Recording Date:	06/13/2000	Loan Amount:	N/A
Document #:	2000039221 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/20/2020	Type Finance:	

ICE SiteX Report

OrderID: 98697676

Legal Description:
Lot: 3 Subdivision: CLUB ESTATES SECOND SUBDIVISION

Prior Transfer

Recording Date:	05/19/2000	Sales Price:	$170,000
Document #:	2000032862 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/15/2000		
Document Type:			

Legal Description:
Subdivision: CLUB ESTATES SECOND SUBDIVISION
Abbreviated Description: LOT 3, CLUB EST 2ND SUB

Area Sales Analysis

Total Area Sales	$13,715,500	Median # of Bedrooms	3.5
Median Lot Size	19,820 SF	Median # of Baths	3
Median Living Area	2,180 SF	Median Year Built	1976
Price Range - 2 Yrs	$508,000 to $1,935,000	Age Range	2 years to 64 years
Median Value	$811,000	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**1200 HILLSIDE CT** **FORT COLLINS, CO 80524-1940**	10/01/2026	$508,000	$335	1512	5/3/2	1985	11,326 SF	
		APN: 88313-10-017 Document #: 20260049542 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: CLUB ESTATES SUBDIVISION Abbreviated Description: Lot:17 Subdivision:CLUB ESTATES SUBDIVISION City/Muni/Twp:FORT COLLINS City/Muni/Twp: FORT COLLINS								
2	.36Mi.	**922 CLUB VIEW RD** **FORT COLLINS, CO 80524-1556**	09/04/2026	$1,200,000	$762	1574	6/4/3	1975	22,216 SF	
		APN: 98361-27-011 Document #: 20260045106 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: SECOND CLUB VIEW ESTATES Abbreviated Description: Lot:11 Block:1 Subdivision:SECOND CLUB VIEW ESTATES City/Muni/Twp:FORT COLLINS City/Muni/Twp: FORT COLLINS								
3	.3Mi.	**1009 CLUB VIEW RD** **FORT COLLINS, CO 80524-1555**	08/17/2026	$626,000	$377	1660	6/3/2	1974	22,651 SF	
		APN: 98361-28-005 Document #: 20260041327 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: SECOND CLUB VIEW ESTATES Sec/Twnship/Range: S36T08NR69W PM Abbreviated Description: Lot:5 Block:2 Subdivision:SECOND CLUB VIEW ESTATES Sec/Twnship/Range:S36T08NR69W PM								
4	.15Mi.	**1208 MIRAMONT DR** **FORT COLLINS, CO 80524-1904**	07/23/2026	$738,000	$345	2136	8/4/3	1978	12,197 SF	Spa Only
		APN: 88313-09-006 Document #: 20260036854 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: CLUB ESTATES SUBDIVISION Abbreviated Description: Lot:6 Subdivision:CLUB ESTATES SUBDIVISION								
5	.31Mi.	**2029 LINDEN LAKE RD** **FORT COLLINS, CO 80524-5002**	07/10/2026	$1,935,000	$802	2412	8/4/4	1989	19,166 SF	
		APN: 88313-14-032 Document #: 20260034168 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: LINDEN LAKE Abbreviated Description: Lot:32 Subdivision:LINDEN LAKE								
6	.18Mi.	**969 COUNTRY CLUB RD** **FORT COLLINS, CO 80524-1815**	07/08/2026	$1,525,000	$438	3476	8/3/4	1994	68,215 SF	
		APN: 98364-36-701 Document #: 20260033848 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: HEATH MRD NO 95-EX0649 Abbreviated Description: Lot:1 Subdivision:HEATH MRD NO 95-EX0649 City/Muni/Twp:FORT COLLINS City/Muni/Twp: FORT COLLINS								
7	.11Mi.	**2115 LINDENMEIER RD** **FORT COLLINS, CO 80524-1801**	05/19/2026	$750,000	$375	1999	5/2/2	1962	130,681 SF	
		APN: 98364-00-016 Document #: 20260023684 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S36T08NR69W 6PM Abbreviated Description: Sec/Twnship/Range:SE4 S36T08NR69W 6PM								
8	.34Mi.	**1819 LINDEN LAKE RD** **FORT COLLINS, CO 80524-5015**	05/04/2026	$1,100,000	$465	2364	8/3/3	1988	16,988 SF	
		APN: 88313-14-012 Document #: 20260020811 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: LINDEN LAKE Abbreviated Description: Lot:12 Subdivision:LINDEN LAKE								
9	.24Mi.	**1400 HILLSIDE DR** **FORT COLLINS, CO 80524-1971**	03/31/2026	$677,500	$304	2224	6/4/3	1970	15,246 SF	
		APN: 88313-35-033 Document #: 20260014800 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: COUNTRY CLUB ESTATES SUBDIVISION Abbreviated Description: Lot:33 Subdivision:COUNTRY CLUB ESTATES SUBDIVISION								
10	.17Mi.	**1310 COUNTRY CLUB RD** **FORT COLLINS, CO 80524-1984**	02/25/2026	$842,000	$317	2656	9/4/3	1964	34,412 SF	
		APN: 88312-00-031 Document #: 20260008331 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
11	.2Mi.	**1002 TAVELLI LN** **FORT COLLINS, CO 80524-2251**	01/29/2026	$1,399,000			//	2024	54,886 SF	
		APN: 98364-36-702 Document #: 20260003996 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: HEATH M R D NO 95-EX0649 Abbreviated Description: Lot:2 Subdivision:HEATH M R D NO 95-EX0649								

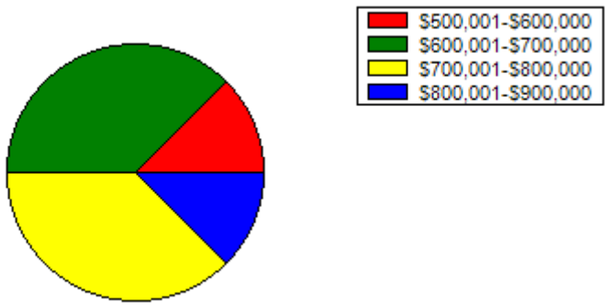
ICE SiteX Report

OrderID: 98697676

12	.13Mi.	**1208 GREGORY RD** **FORT COLLINS, CO 80524-1572**	01/27/2026	$950,000	$460	2064	6/4/3	1978	14,810 SF
		APN: 88312-00-065 Document #: 20260003487 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: GREGORY COVE PLANNED LAND DIVISION 21 LAND 4126 Abbreviated Description: Lot:3 Subdivision:GREGORY COVE PLANNED LAND DIVISION 21 LAND 4126							
13	.07Mi.	**1132 COUNTRY CLUB RD** **FORT COLLINS, CO 80524-1900**	01/08/2026	$685,000	$305	2240	7/3/4	1971	20,038 SF
		APN: 88312-06-001 Document #: 20260000866 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: DELOZIER SUBDIVISION Abbreviated Description: Lot:1 Subdivision:DELOZIER SUBDIVISION City/Muni/Twp:FORT COLLINS City/Muni/Twp: FORT COLLINS							
14	.4Mi.	**901 CLUB VIEW RD** **FORT COLLINS, CO 80524-1557**	12/17/2025	$780,000	$284	2740	7/4/3	1975	19,602 SF
		APN: 98361-28-001 Document #: 20250060388 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: SECOND CLUB VIEW ESTATES SUBDIVISION Abbreviated Description: Lot:1 Block:2 Subdivision:SECOND CLUB VIEW ESTATES SUBDIVISION							

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1120 HILLSIDE CT**	**02/11/2012**	$567,400	$35,463	2,090	8/4/3	1979	10,454 SF	
.01Mi.	**1116 HILLSIDE CT**	**05/14/2021**	$526,300	$32,894	1,176	7/3/3	1985	10,019 SF	
.01Mi.	**1124 HILLSIDE CT**	**01/26/2017**	$609,200	$38,075	1,432	8/4/3	1988	10,454 SF	
.03Mi.	**1128 HILLSIDE CT**	**07/01/1997**	$573,400	$35,838	1,882	8/4/2	1997	10,454 SF	
.03Mi.	**1112 HILLSIDE CT**	**12/30/2025**	$601,200	$37,575	2,224	6/3/2	1992	11,326 SF	
.04Mi.	**1121 HILLSIDE CT**	**08/01/1992**	$601,100	$37,569	2,095	6/3/3	1985	10,019 SF	
.04Mi.	**1125 HILLSIDE CT**	**12/10/2003**	$529,200	$33,075	1,324	6/3/2	1985	10,019 SF	
.04Mi.	**1129 HILLSIDE CT**	**10/01/1993**	$515,600	$32,225	1,190	4/3/2	1985	10,019 SF	
.04Mi.	**2201 GREENMONT CT**	**07/08/2025**	$781,200	$48,825	2,118	8/4/4	1991	19,602 SF	
.04Mi.	**1117 HILLSIDE CT**	**09/01/1992**	$660,400	$41,275	1,907	9/4/4	1992	10,454 SF	
.04Mi.	**1132 HILLSIDE CT**	**11/03/2006**	$526,800	$32,925	1,526	7/3/2	1985	12,632 SF	
.05Mi.	**1108 HILLSIDE CT**	**07/08/2024**	$494,900	$30,931	1,132	4/3/2	1985	14,810 SF	
.05Mi.	**2617 GREENMONT DR**	**04/01/2024**	$558,400	$34,900	1,674	6/3/3	1977	11,326 SF	
.06Mi.	**1109 HILLSIDE CT**	**07/01/1985**	$485,800	$30,363	1,332	7/3/2	1985	11,761 SF	
.06Mi.	**1113 HILLSIDE CT**	**03/11/2005**	$640,500	$40,031	2,227	7/3/2	1992	15,246 SF	
.06Mi.	**1120 COUNTRY CLUB RD**	**04/30/2015**	$922,700	$57,669	1,348	8/4/3	1961	2 SF	Yes

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	36.2 years old	Households:	18,760
Median Household Income:	$89,774	Households w/Family:	61%
Household Income Per Capita:	$47,175	Households w/Family Married:	50%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

School District Zone:	Poudre School District R-1	Students:	29,381
Number of Schools:	52	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 98697676

2.90Mi. **Lincoln Middle IB World School** Number of Students: 552 Student-Teacher Ratio: 13.33		C+	Public	6 - 8
0.13Mi. **Tavelli Elementary School** Number of Students: 519 Student-Teacher Ratio: 17.3		A	Public	PK - 5
4.03Mi. **Poudre High School** Number of Students: 1,409 Student-Teacher Ratio: 16.43 Advanced Placement: Yes		C	Public	9 - 12

Flood Report

The Subject Property of **1120 HILLSIDE CT, FORT COLLINS, CO 80524-1976** 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	102%	SIMILAR
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	100%	SIMILAR
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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.