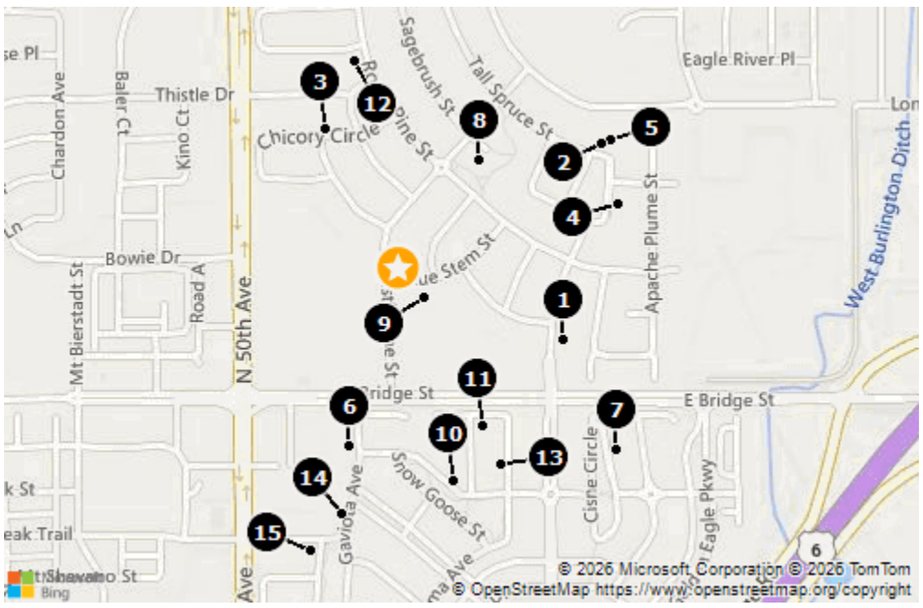
ICE SiteX Report

OrderID: 97899138

SiteX Property Information Report



Subject Property Location

114 BRISTLECONE ST, BRIGHTON, CO 80601-5399

County:	**ADAMS CO**	Census Tract:	080010085.621026
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0141409	Thomas Bros Pg-Grid:	

Valuation

Value:	**$443,000**	FSD:	9	Common Confidence Score:	65
Value Range:	$403,130 - $482,870	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	322
Assd Land Value:	$7,190	Market Land Value:	$115,000	Tax Year:	2025
Assd Improvement:	$20,750	Market Improvment Value:	$332,000	Total Taxable Value:	$3,175
Total Assessed Value:	$27,940	Total Assessor Market Value:	$447,000	Delinquent Year:	
				Tax Account ID:	R0141409
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 12 Subdivision: BRIGHTON CROSSING Sec/Twnship/Range: SEC 02 QTR 3 TWN 01S RNG 66W
Abbreviated Description: SUB:BRIGHTON CROSSING FILING NO 1 BLK:12 LOT:2

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	3	Pool:	
Building Area:	1260 SF	Baths:	1.5	Fireplace:	
Year Built:	2013	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	
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:	08/21/2025	Loan Amount:	N/A
Document #:	2025000048546 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 2 Block: 12 Subdivision: BRIGHTON CROSSING FILING NO 1

Mortgage Record

Recording Date:	03/11/2025	Loan Amount:	N/A
Document #:	2025000012982 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 2 Block: 12 Subdivision: BRIGHTON CROSSING FILING NO 1

Mortgage Record

Recording Date:	09/19/2024	Loan Amount:	N/A
Document #:	2024000051643 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 2 Block: 12 Subdivision: BRIGHTON CROSSING FILING NO 1

Mortgage Record

Recording Date:	02/23/2024	Loan Amount:	N/A
Document #:	2024000009197 BK-PG -	Loan Type:	FHA

ICE SiteX Report

OrderID: 97899138

TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 2 Block: 12 Subdivision: BRIGHTON CROSSING FILING NO 1

Mortgage Record

Recording Date:	08/11/2023	Loan Amount:	N/A
Document #:	2023000045998 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 2 Block: 12 Subdivision: BRIGHTON CROSSING FILING NO 1

Prior Transfer

Recording Date:	08/03/2021	Sales Price:	$193,200
Document #:	2021000091659 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/07/2021	Loan Amount:	N/A
Document #:	2021000056481 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 2 Block: 12 Subdivision: BRIGHTON CROSSING FILING NO 1

Prior Transfer

Recording Date:	05/07/2021	Sales Price:	$405,000
Document #:	2021000056479 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/03/2021		
Document Type:			

Legal Description:
Lot: 2 Block: 12
City/Muni/Twp: BRIGHTON

Prior Transfer

Recording Date:	05/03/2021	Sales Price:	$405,000
Document #:	2021000056479 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 12 Subdivision: BRIGHTON CROSSING Sec/Twnship/Range: SEC 02 QTR 3 TWN 01S RNG 66W
Abbreviated Description: SUB:BRIGHTON CROSSING FILING NO 1 BLK:12 LOT:2

Prior Transfer

Recording Date:	04/27/2017	Sales Price:	N/A
Document #:	2017000036636 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/21/2017		
Document Type:			

Legal Description:
Lot: 2 Block: 12 Subdivision: BRIGHTON CROSSING FILING NO 1

Prior Transfer

Recording Date:	11/27/2013	Sales Price:	$207,000
Document #:	2013000100863 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/26/2013		
Document Type:			

Legal Description:
Lot: 2 Block: 12 Subdivision: BRIGHTON CROSSING FILING #1

Area Sales Analysis

Total Area Sales	$7,728,900	Median # of Bedrooms	4
Median Lot Size	7,405 SF	Median # of Baths	2.5
Median Living Area	2,052 SF	Median Year Built	2003
Price Range - 2 Yrs	$410,000 to $609,900	Age Range	11 years to 26 years
Median Value	$520,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**84 N PRAIRIE FALCON PKWY BRIGHTON, CO 80601-5319**	07/01/2026	$520,000	$234	2214	9/4/2.5	2003	8,712 SF	
		APN: R0141488 Document #: 2026000038596 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 16 Subdivision: BRIGHTON CROSSING SUBDIVISION FILING NO 1 Abbreviated Description: Lot:5 Block:16 Subdivision:BRIGHTON CROSSING SUBDIVISION FILING NO 1								
2	.3Mi.	**5465 TALL SPRUCE ST BRIGHTON, CO 80601-5357**	06/29/2026	$538,000	$252	2127	8/4/2.5	2003	9,583 SF	
		APN: R0141298 Document #: 2026000037697 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Block: 2 Subdivision: BRIGHTON CROSSING FILLING NO 1 Abbreviated Description: Lot:27 Block:2 Subdivision:BRIGHTON CROSSING FILLING NO 1 City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
3	.2Mi.	**5157 CHICORY CIR BRIGHTON, CO 80601-5306**	06/16/2026	$593,000	$202	2927	9/5/3.5	2015	7,405 SF	
		APN: R0148530 Document #: 2026000035253 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 4 Subdivision: BRIGHTON CROSSING FILING NO 2 Abbreviated Description: Lot:13 Block:4 Subdivision:BRIGHTON CROSSING FILING NO 2								
4	.29Mi.	**282 TALL SPRUCE CIR**	06/16/2026	$570,000	$305	1864	6/3/2.5	2003	9,148 SF	

ICE SiteX Report

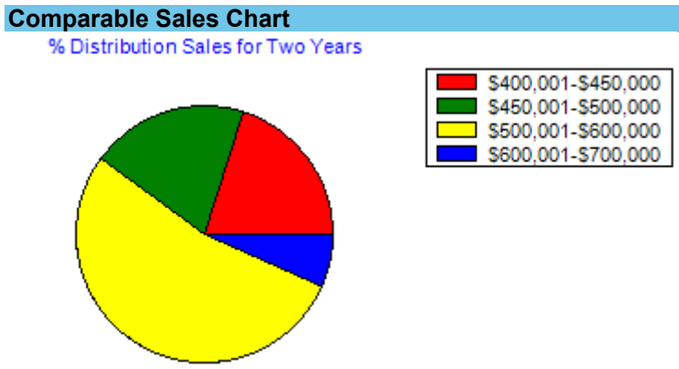
OrderID: 97899138

		BRIGHTON, CO 80601-5356							
	APN: R0141369 Document #: 2026000035279 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 7 Subdivision: BRIGHTON CROSSING FILING NO 1 Abbreviated Description: Lot:5 Block:7 Subdivision:BRIGHTON CROSSING FILING NO 1 City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
5	.31Mi.	**5485 TALL SPRUCE ST** **BRIGHTON, CO 80601-5357**	06/02/2026	$410,000	$149	2740	9/3/2.5	2003	9,148 SF
	APN: R0141297 Document #: 2026000032026 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: 2 Subdivision: BRIGHTON CROSSING FILING NO 1 Abbreviated Description: Lot:26 Block:2 Subdivision:BRIGHTON CROSSING FILING NO 1 City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
6	.23Mi.	**45 GAVIOTA AVE** **BRIGHTON, CO 80601-5308**	05/19/2026	$425,000	$299	1421	8/3/2.5	2001	5,663 SF
	APN: R0125187 Document #: 2026000028805 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: BROMLEY PARK SUBDIVISION Abbreviated Description: Lot:7 Block:2 Subdivision:BROMLEY PARK SUBDIVISION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
7	.35Mi.	**34 CISNE CIR** **BRIGHTON, CO 80601-5323**	05/12/2026	$600,000	$224	2667	9/4/2.5	2001	6,534 SF
	APN: R0125319 Document #: 2026000027297 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 7 Subdivision: BROMLEY PARK Abbreviated Description: Lot:14 Block:7 Subdivision:BROMLEY PARK City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
8	.16Mi.	**5326 SAGEBRUSH ST** **BRIGHTON, CO 80601-4531**	05/04/2026	$609,900	$222	2740	9/3/2.5	2005	10,454 SF
	APN: R0150366 Document #: 2026000025622 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: BRIGHTON CROSSING FILING NO 1 Abbreviated Description: Lot:4 Block:1 Subdivision:BRIGHTON CROSSING FILING NO 1								
9	.05Mi.	**106 BLUE STEM ST** **BRIGHTON, CO 80601-4572**	05/04/2026	$510,000	$294	1731	7/3/2.5	2005	6,534 SF
	APN: R0141566 Document #: 2026000025399 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 18 Subdivision: BRIGHTON CROSSING FILING NO 1 Abbreviated Description: Lot:4 Block:18 Subdivision:BRIGHTON CROSSING FILING NO 1								
10	.27Mi.	**5283 KILLDEER ST** **BRIGHTON, CO 80601-5301**	04/20/2026	$567,000	$251	2256	7/5/3.5	2000	7,405 SF
	APN: R0125227 Document #: 2026000022371 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 3 Subdivision: BROMLEY PARK FILING NO 5 Abbreviated Description: Lot:17 Block:3 Subdivision:BROMLEY PARK FILING NO 5								
11	.22Mi.	**5314 GOLDFINCH ST** **BRIGHTON, CO 80601-8795**	04/16/2026	$467,000	$242	1922	8/4/2.5	2003	8,276 SF
	APN: R0125251 Document #: 2026000021743 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: BROMLEY PARK FILING NO 5 Abbreviated Description: Lot:1 Block:4 Subdivision:BROMLEY PARK FILING NO 5								
12	.26Mi.	**5192 DELPHINIUM CIR** **BRIGHTON, CO 80601-5320**	04/06/2026	$541,500	$263	2052	7/4/2.5	2015	7,405 SF
	APN: R0148556 Document #: 2026000018988 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 6 Subdivision: BRIGHTON CROSSING FILING NO 2 Abbreviated Description: Lot:10 Block:6 Subdivision:BRIGHTON CROSSING FILING NO 2								
13	.27Mi.	**59 PALOMA AVE** **BRIGHTON, CO 80601-8792**	04/01/2026	$425,000	$262	1620	7/3/2.5	2001	5,663 SF
	APN: R0125258 Document #: 2026000018355 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 4 Subdivision: BROMLEY PARK FILING NO 5 Abbreviated Description: Lot:7 Block:4 Subdivision:BROMLEY PARK FILING NO 5								
14	.31Mi.	**115 GAVIOTA AVE** **BRIGHTON, CO 80601-5309**	03/13/2026	$462,500	$305	1514	7/4/3	2001	6,098 SF
	APN: R0125180 Document #: 2026000013743 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: BROMLEY PARK SUBDIVISION FILING NO5 Abbreviated Description: Lot:3 Block:2 Subdivision:BROMLEY PARK SUBDIVISION FILING NO5								
15	.37Mi.	**147 HERON ST** **BRIGHTON, CO 80601-5329**	03/02/2026	$490,000	$264	1852	7/3/2.5	2001	9,148 SF
	APN: R0125165 Document #: 2026000010869 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Subdivision: BROMLEY PARK FILING NO 5 Abbreviated Description: Lot:13 Block:1 Subdivision:BROMLEY PARK FILING NO 5								

ICE SiteX Report

OrderID: 97899138

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.	**114 BRISTLECONE ST**	**05/03/2021**	$447,000	$27,940	1,260	7/3/1.5	2013	7,841 SF	
.01Mi.	**124 BRISTLECONE ST**	**08/14/2017**	$444,000	$27,750	1,073	5/2/2	2010	8,276 SF	
.01Mi.	**104 BRISTLECONE ST**	**10/17/2013**	$591,000	$30,690	2,052	8/4/3.5	2013	10,454 SF	
.02Mi.	**134 BRISTLECONE ST**	**10/30/2015**	$469,000	$29,320	1,359	7/3/2	2010	8,712 SF	
.02Mi.	**117 SAND CHERRY ST**	**12/10/2012**	$520,000	$26,250	1,643	6/2/2	2012	6,970 SF	
.03Mi.	**127 SAND CHERRY ST**	**08/31/2020**	$536,000	$33,500	1,941	8/3/2.5	2005	7,841 SF	
.03Mi.	**107 SAND CHERRY ST**	**07/09/2021**	$477,000	$29,820	1,332	5/3/2	2005	10,454 SF	
.03Mi.	**137 SAND CHERRY ST**	**08/28/2014**	$592,000	$37,000	2,496	11/4/3.5	2012	8,276 SF	
.04Mi.	**144 BRISTLECONE ST**	**05/19/2016**	$517,000	$32,320	1,766	7/4/2.5	2012	9,583 SF	
.04Mi.	**102 BLUE STEM ST**	**03/02/2017**	$485,000	$30,320	1,644	6/3/2.5	2005	6,534 SF	
.04Mi.	**100 BLUE STEM ST**	**10/31/2018**	$561,000	$35,070	1,941	8/4/3.5	2005	8,276 SF	
.04Mi.	**104 BLUE STEM ST**	**01/18/2014**	$487,000	$30,440	1,332	5/3/2.5	2005	6,534 SF	
.04Mi.	**5198 PURPLE MUSTARD CT**	**03/13/2015**	$547,000	$34,190	2,052	7/3/2.5	2014	8,712 SF	
.04Mi.	**147 SAND CHERRY ST**	**08/23/2019**	$521,000	$32,570	1,692	6/3/2	2007	7,841 SF	
.05Mi.	**106 BLUE STEM ST**	**10/17/2025**	$492,000	$30,750	1,731	7/3/2.5	2005	6,534 SF	
.05Mi.	**152 BRISTLECONE ST**	**05/06/2016**	$524,000	$32,750	1,665	6/4/2.5	2012	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	36.0 years old	Households:	15,161
Median Household Income:	$89,388	Households w/Family:	73%
Household Income Per Capita:	$39,568	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

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
2.77Mi.	**Overland Trail Middle School** Number of Students: 581 Student-Teacher Ratio: 14.53	D	Public	6 - 8
3.39Mi.	**Brighton High School** Number of Students: 1,733 Student-Teacher Ratio: 19.28 Advanced Placement: Yes	C+	Public	9 - 12

ICE SiteX Report

OrderID: 97899138

Flood Report

The Subject Property of **114 BRISTLECONE ST, BRIGHTON, CO 80601-5399** 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	97%	SIMILAR
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	85%	LOWER
OVERALL	84%	LOWER

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.