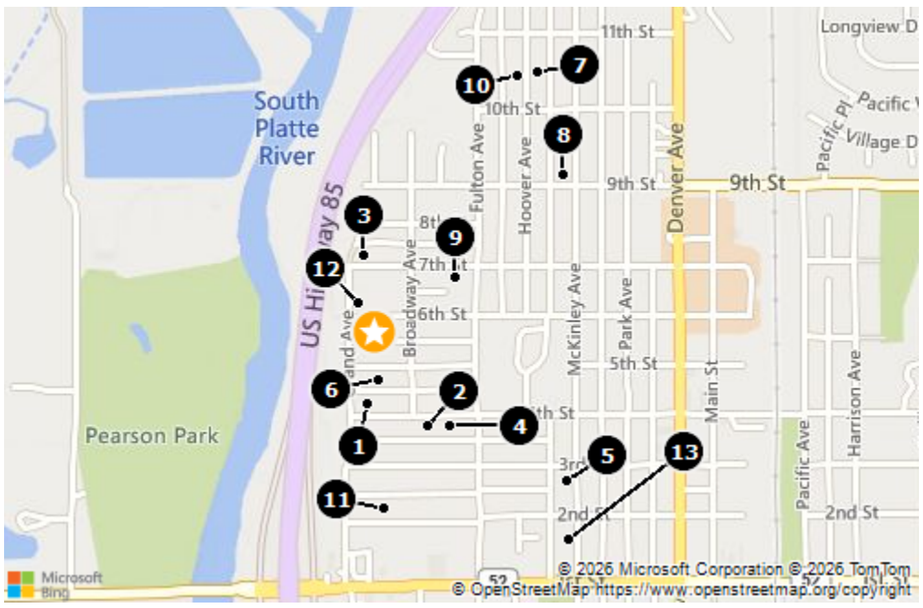
ICE SiteX Report

OrderID: 98134261

SiteX Property Information Report



Subject Property Location

126 6TH ST, FORT LUPTON, CO 80621-2102

County:	**WELD CO**	Census Tract:	081230019.102007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R8967375	Thomas Bros Pg-Grid:	

Valuation

Value:	**$242,000**	FSD:	15	Common Confidence Score:	55
Value Range:	$205,700 - $278,300	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5392
Assd Land Value:	$3,010	Market Land Value:	$48,216	Tax Year:	2025
Assd Improvement:	$11,060	Market Improvment Value:	$176,917	Total Taxable Value:	$2,914
Total Assessed Value:	$14,070	Total Assessor Market Value:	$225,133	Delinquent Year:	
				Tax Account ID:	R8967375
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Subdivision: WULFEKUHLERS ADD AMD NO 1
Abbreviated Description: LOT 2 WULFEKUHLERS ADD AMD NO 1

Property Characteristics

Lot Size:	6,011 SF	Bedrooms:	1	Pool:	
Building Area:	440 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/17/2024	Sales Price:	N/A
Document #:	4982783 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/12/2021	Sales Price:	$222,000
Document #:	4670385 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Subdivision: WULFEKUHLERS ADD AMD NO 1
Abbreviated Description: LOT 2 WULFEKUHLERS ADD AMD NO 1

Prior Transfer

Recording Date:	01/12/2021	Sales Price:	$222,000
Document #:	4670385 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/05/2021		
Document Type:			

Legal Description:
Lot: 2 Subdivision: WULFERURHLERS ADDITION AMENDED SUBDIVISION NO 1
City/Muni/Twp: FORT LUPTON

ICE SiteX Report

OrderID: 98134261

Area Sales Analysis

Total Area Sales	$4,919,400	Median # of Bedrooms	3
Median Lot Size	7,144 SF	Median # of Baths	2
Median Living Area	1,152 SF	Median Year Built	1955
Price Range - 2 Yrs	$240,000 to $487,900	Age Range	43 years to 118 years
Median Value	$400,000	Median Age	71 years

Comparable Sales Data

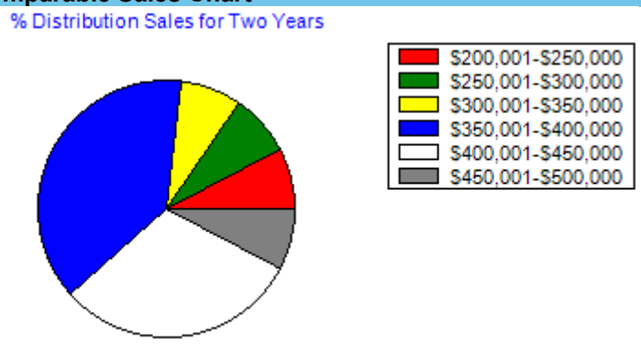
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**117 4TH ST** **FORT LUPTON, CO 80621-2013**	08/05/2026	$435,000	$333	1304	/3/2	1983	6,229 SF	
		APN: R6149386 Document #: 5119304 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17&18 Block: 7 Subdivision: WULFEKUHLERS ADDITION Abbreviated Description: Lot:17&18 Block:7 Subdivision:WULFEKUHLERS ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
2	.14Mi.	**212 4TH ST** **FORT LUPTON, CO 80621-2016**	07/17/2026	$395,000	$276	1431	/3/2	1964	6,752 SF	
		APN: R6158186 Document #: 5115075 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12&13 Subdivision: RIVERVIEW ADDITION Abbreviated Description: Lot:12&13 Subdivision:RIVERVIEW ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
3	.1Mi.	**111 7TH ST** **FORT LUPTON, CO 80621-2108**	06/19/2026	$405,000	$306	1320	9/4/2	1980	5,750 SF	
		APN: R6137586 Document #: 5109486 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11&12 Block: 2 Subdivision: WULFEKUHLERS ADDITION Abbreviated Description: Lot:11&12 Block:2 Subdivision:WULFEKUHLERS ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
4	.15Mi.	**234 4TH ST** **FORT LUPTON, CO 80621-2016**	05/22/2026	$384,000	$333	1152	6/3/2	1957	9,365 SF	
		APN: R6157986 Document #: 5103644 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7-9 Block: A Subdivision: RIVER VIEW ADDITION Abbreviated Description: Lot:7-9 Block:A Subdivision:RIVER VIEW ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
5	.3Mi.	**229 MCKINLEY AVE** **FORT LUPTON, CO 80621-1917**	05/12/2026	$400,000	$378	1056	/2/1	1908	6,882 SF	
		APN: R6163486 Document #: 5101201 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2-4 Block: 11 Subdivision: TWOMBLYS ADDITION Abbreviated Description: Lot:2-4 Block:11 Subdivision:TWOMBLYS ADDITION Abbreviated Description:LOT: SOUTH 4 FT OF LOT 2 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
6	.06Mi.	**132 5TH ST** **FORT LUPTON, CO 80621-2018**	05/04/2026	$240,000	$259	924	2/2/1	1955	9,365 SF	
		APN: R6149186 Document #: 5099809 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8-10 Block: 7 Subdivision: WULFEKUHLERS ADDITION Abbreviated Description: Lot:8-10 Block:7 Subdivision:WULFEKUHLERS ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
7	.38Mi.	**1020 HOOVER AVE** **FORT LUPTON, CO 80621-2620**	04/13/2026	$407,500	$310	1314	/4/2	1955	10,542 SF	
		APN: R5279286 Document #: 5094736 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 5 Subdivision: AMENDED MAP OF ANDERSON HOP SUBDIVISION Abbreviated Description: Lot:9 Block:5 Subdivision:AMENDED MAP OF ANDERSON HOP SUBDIVISION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
8	.3Mi.	**905 MCKINLEY AVE** **FORT LUPTON, CO 80621-2622**	01/23/2026	$415,000	$352	1178	/4/2	1921	9,409 SF	
		APN: R5286886 Document #: 5079063 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 6 Subdivision: ANDERSON HOP SUB DIVISION Abbreviated Description: Lot:6 Block:6 Subdivision:ANDERSON HOP SUB DIVISION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
9	.12Mi.	**232 7TH ST** **FORT LUPTON, CO 80621-2111**	10/01/2025	$487,900	$458	1064	/4/2	1965	10,498 SF	
		APN: R0138789 Document #: 5056657 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4-7 Block: 4 Subdivision: WULFEKUHLERS ADDITION Abbreviated Description: Lot:4-7 Block:4 Subdivision:WULFEKUHLERS ADDITION Abbreviated Description:LOT: EAST 2 OF LOT 7 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
10	.36Mi.	**1021 HOOVER AVE** **FORT LUPTON, CO 80621-2619**	09/23/2025	$400,000	$320	1250	/5/2	1966	10,106 SF	
		APN: R5278686 Document #: 5054824 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 7 Subdivision: ANDERSON PLAT Abbreviated Description: Lot:4 Block:7 Subdivision:ANDERSON PLAT City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
11	.22Mi.	**131 2ND ST** **FORT LUPTON, CO 80621-2006**	09/04/2025	$290,000	$399	726	5/2/1	1950	7,144 SF	
		APN: R6159786 Document #: 5051313 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: B Subdivision: RIVERVIEW ADDITION Abbreviated Description: Lot:19 Block:B Subdivision:RIVERVIEW ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
12	.04Mi.	**109 6TH ST** **FORT LUPTON, CO 80621-2101**	07/31/2025	$355,000	$341	1040	/2/1	1919	6,882 SF	
		APN: R6138486 Document #: 5044493 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15&16 Subdivision: WULFEKUHLERS ADDITION Abbreviated Description: Lot:15&16 Subdivision:WULFEKUHLERS ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
13	.35Mi.	**137 MCKINLEY AVE**	07/01/2025	$305,000	$322	947	5/3/1	1920	6,926 SF	

ICE SiteX Report

OrderID: 98134261

FORT LUPTON, CO 80621-1941
APN: R6169186 Document #: 5038764
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 14 Subdivision: TWOMBLYS ADDITION Abbreviated Description: Lot:5&6 Block:14 Subdivision:TWOMBLYS ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

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.	**126 6TH ST**	**01/12/2021**	$225,133	$14,070	440	/1/1	1951	6,011 SF	
.01Mi.	**134 6TH ST**	**12/19/2024**	$265,732	$16,610	791	/2/1	1931	6,229 SF	
.01Mi.	**118 6TH ST**	**07/29/2020**	$334,944	$20,940	920	5/1/1	1920	6,447 SF	
.02Mi.	**140 6TH ST**	**10/21/2024**	$318,294	$19,900	780	5/2/1	1966	6,229 SF	
.02Mi.	**110 6TH ST**	**10/19/2023**	$232,855	$14,560	1,344	8/5/2	1975	6,882 SF	
.03Mi.	**125 5TH ST**	**10/04/2017**	$349,481	$21,850	1,320	/4/2	1956	6,229 SF	
.03Mi.	**135 5TH ST**	**04/08/2021**	$372,658	$23,300	1,044	7/4/2	1970	6,229 SF	
.03Mi.	**148 6TH ST**	**08/11/1998**	$278,897	$17,440	792	6/3/2	1923	6,229 SF	
.03Mi.	**115 5TH ST**	**08/01/2018**	$292,409	$18,280	891	/2/1	1956	6,229 SF	
.03Mi.	**105 5TH ST**	**01/03/2017**	$234,338	$14,650	768	/1/1	1918	6,882 SF	
.04Mi.	**127 6TH ST**	**09/21/2015**	$310,885	$19,440	898	/3/1	1981	6,229 SF	
.04Mi.	**135 6TH ST**	**10/06/2014**	$279,933	$17,500	639	/2/1	1923	6,229 SF	
.04Mi.	**119 6TH ST**	**01/03/2024**	$416,294	$26,020	1,448	/4/2	2020	6,229 SF	
.04Mi.	**154 6TH ST**	**02/16/2017**	$318,235	$19,890	1,144	4/2/1	1964	6,490 SF	
.04Mi.	**157 5TH ST**	**07/21/1997**	$407,557	$25,470	800	/2/1	1921	19,384 SF	
.04Mi.	**139 6TH ST**	**07/12/2018**	$328,426	$20,530	1,080	/3/1	1971	6,229 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.2 years old	Households:	6,692
Median Household Income:	$80,441	Households w/Family:	76%
Household Income Per Capita:	$36,703	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Weld County School District Re-8	Students:	2,503
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.01Mi.	**Twombly Elementary School** Number of Students: 473 Student-Teacher Ratio: 14.68	C	Public	KG - 5
0.65Mi.	**Butler Elementary School** Number of Students: 355 Student-Teacher Ratio: 14.15	C-	Public	KG - 5
0.52Mi.	**Fort Lupton Middle School** Number of Students: 438 Student-Teacher Ratio: 15.15	D+	Public	6 - 8
0.71Mi.	**Fort Lupton High School** Number of Students: 721	D+	Public	9 - 12

ICE SiteX Report

OrderID: 98134261

Student-Teacher Ratio: 19.13
Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	116%	HIGHER
MURDER	107%	SIMILAR
OVERALL	115%	HIGHER

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.