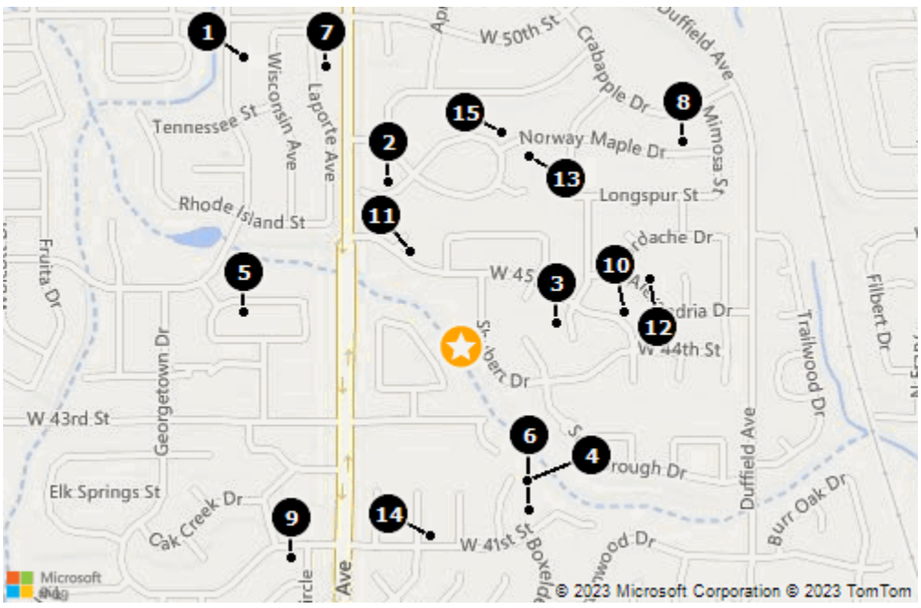
BLACK KNIGHT™

SiteX™ Report

OrderID: 88954783

SiteX Property Information Report



Subject Property Location

4457 SHUBERT DR, LOVELAND, CO 80538-1533

County:	**LARIMER CO**	Census Tract:	080690018.072010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	96353-11-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$556,000**	FSD:	11
Value Range:	$494,840 - $617,160	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	2200
Assd Land Value:	$3,962	Market Land Value:	$57,000	Tax Year:	2022
Assd Improvement:	$23,164	Market Improvment Value:	$333,300	Total Taxable Value:	$2,158
Total Assessed Value:	$27,126	Total Assessor Market Value:	$390,300	Delinquent Year:	
				Tax Account ID:	R1279122
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 1 Subdivision: BROOKFIELD VILLAGE ADD Map Ref: 96353 Sec/Twnship/Range: SEC 35 TWN 6N RNG 69W

Abbreviated Description:	LOT 3, BLK 1, BROOKFIELD VILLAGE ADD, LOV
City/Muni/Twp:	LOVELAND

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	3	Pool:	
Building Area:	2294 SF	Baths:	3	Fireplace:	Yes
Year Built:	1990	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	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:	10/22/2021	Loan Amount:	N/A
Document #:	20210097902 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 3 Block: 1 Subdivision: BROOKFIELD VILLAGE ADDITION
City/Muni/Twp: LOVELAND

Prior Transfer

Recording Date:	10/22/2021	Sales Price:	$450,000
Document #:	20210097900 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/21/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 1 Subdivision: BROOKFIELD VILLAGE ADDITION
City/Muni/Twp: LOVELAND

Prior Transfer

Recording Date:	10/21/2021	Sales Price:	$450,000
Document #:	RECEPT # 20210097900 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 1 Subdivision: BROOKFIELD VILLAGE ADD Map Ref: 96353 Sec/Twnship/Range: SEC 35 TWN 6N RNG 69W
Abbreviated Description: LOT 3, BLK 1, BROOKFIELD VILLAGE ADD, LOV
City/Muni/Twp: LOVELAND

Mortgage Record

Recording Date:	06/28/2013	Loan Amount:	N/A
Document #:	20130049453 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2043	Type Finance:	

Legal Description:
Lot: 3 Block: 1 Subdivision: BROOKFIELD VILLAGE ADDITION
City/Muni/Twp: LOVELAND

Mortgage Record

Recording Date:	07/01/2003	Loan Amount:	N/A
Document #:	2003-0082008 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2033	Type Finance:	

Legal Description:
Lot: 3 Block: 1 Subdivision: BROOKFIELD VILLAGE ADDITION
City/Muni/Twp: LOVELAND

Prior Transfer

Recording Date:	06/03/2002	Sales Price:	$233,900
Document #:	2002059279 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/20/2002		
Document Type:	Warranty Deed		

Legal Description:
Lot: 3 Block: 1 Subdivision: BROOKFIELD VILLAGE ADDITION
City/Muni/Twp: LOVELAND

Prior Transfer

Recording Date:	05/20/2002	Sales Price:	$233,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/14/2002	Loan Amount:	N/A
Document #:	2002017169 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/15/2002	Type Finance:	UNK

Legal Description:
Lot: 3 Block: 1 Subdivision: BROOKFIELD VILLAGE ADDITION
City/Muni/Twp: LOVELAND

Mortgage Record

Recording Date:	02/21/2001	Loan Amount:	N/A
Document #:	2001012380 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2016	Type Finance:	

Legal Description:
Lot: 3 Block: 1 Subdivision: BROOKFIELD VILLAGE ADDITION
City/Muni/Twp: LOVELAND

Prior Transfer

Recording Date:	06/16/1999	Sales Price:	$178,500
Document #:	99052792 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/1999		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: BROOKFIELD VILLAGE ADDITION
Abbreviated Description: LOT 3, BLK 1, BROOKFIELD VILLAGE ADD, LOV
City/Muni/Twp: LOVELAND

Mortgage Record

Recording Date:	11/12/1997	Loan Amount:	N/A
Document #:	97074798 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 3 Block: 1 Subdivision: BROOKFIELD VILLAGE ADDITION
City/Muni/Twp: LOVELAND

Area Sales Analysis

Total Area Sales	$8,251,000	Median # of Bedrooms	4
Median Lot Size	9,148 SF	Median # of Baths	3
Median Living Area	1,840 SF	Median Year Built	1998
Price Range - 2 Yrs	$407,500 to $665,000	Age Range	10 years to 43 years
Median Value	$560,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**4910 GEORGETOWN DR LOVELAND, CO 80538-6227**	05/04/2023	$650,000	$412	1574	8/4/2	2010	9,148 SF	
		APN: 96344-70-003 Document #: 20230017857 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 16 Subdivision: KENDALL BROOK FIRST SUBDIVISION Abbreviated Description: Lot:3 Block:16 Subdivision:KENDALL BROOK FIRST SUBDIVISION								
2	.22Mi.	**1335 AUTUMN PURPLE CT**	04/20/2023	$635,000	$321	1975	8/3/2	1998	10,019 SF	

		LOVELAND, CO 80538-1599							
	APN: 96353-32-005 Document #: 20230015471 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: ASHFORD SQUARE ADDITION Abbreviated Description: Lot:5 Block:5 Subdivision:ASHFORD SQUARE ADDITION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
3	.12Mi.	**4473 BROOKWOOD CT** **LOVELAND, CO 80538-1541**	04/20/2023	$435,000	$248	1751	7/5/3	1991	9,148 SF
	APN: 96353-19-009 Document #: 20230015552 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 5 Subdivision: BROOKFIELD VILLAGE SUBDIVISION Abbreviated Description: Lot:9 Block:5 Subdivision:BROOKFIELD VILLAGE SUBDIVISION								
4	.18Mi.	**4150 EBONY CT** **LOVELAND, CO 80538-2153**	03/29/2023	$480,000	$303	1584	5/4/3	1981	11,761 SF
	APN: 95022-22-042 Document #: 20230012036 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Block: 1 Subdivision: WOODMERE SECOND SUBDIVISION Tract No: A,B,D&G Abbreviated Description: Lot:42 Block:1 Subdivision:WOODMERE SECOND SUBDIVISION Tract No:A,B,D&G Abbreviated Description:PORTION OF TRACT B City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
5	.27Mi.	**1550 PENNSYLVANIA ST** **LOVELAND, CO 80538-6252**	03/15/2023	$629,000	$339	1852	8/4/3	2004	5,663 SF
	APN: 96344-81-017 Document #: 20230010025 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 27 Subdivision: KENDALL BROOK FIRST SUBDIVISION Abbreviated Description: Lot:17 Block:27 Subdivision:KENDALL BROOK FIRST SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
6	.22Mi.	**1029 W 41ST ST** **LOVELAND, CO 80538-2161**	02/27/2023	$475,000	$251	1890	5/3/2	1983	10,454 SF
	APN: 95022-22-048 Document #: 20230007555 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 48 Block: 1 Subdivision: WOODMERE SECOND SUBDIVISION Abbreviated Description: Lot:48 Block:1 Subdivision:WOODMERE SECOND SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
7	.38Mi.	**4890 LAPORTE AVE** **LOVELAND, CO 80538-6839**	02/24/2023	$560,000	$360	1555	6/3/2	2013	7,405 SF
	APN: 96344-72-004 Document #: 20230007276 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 18 Subdivision: KENDALL BROOK FIRST SUBDIVISION Abbreviated Description: Lot:4 Block:18 Subdivision:KENDALL BROOK FIRST SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
8	.37Mi.	**855 NORWAY MAPLE DR** **LOVELAND, CO 80538-5640**	02/22/2023	$659,500	$351	1875	8/5/3	2011	7,841 SF
	APN: 96353-46-012 Document #: 20230006926 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 14 Subdivision: ALFORD LAKE FIRST SUBDIVISION Abbreviated Description: Lot:12 Block:14 Subdivision:ALFORD LAKE FIRST SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
9	.33Mi.	**4016 GEORGETOWN DR** **LOVELAND, CO 80538-5359**	12/19/2022	$480,000	$260	1840	8/4/4	2000	4,792 SF
	APN: 95031-56-002 Document #: 20220072819 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 5 Subdivision: SHAMROCK WEST SECOND SUBDIVISION Abbreviated Description: Lot:2 Block:5 Subdivision:SHAMROCK WEST SECOND SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
10	.21Mi.	**985 W 45TH ST** **LOVELAND, CO 80538-1520**	12/06/2022	$510,000	$243	2094	8/5/4	1992	7,841 SF
	APN: 96353-17-004 Document #: 20220071029 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: BROOKFIELD VILLAGE SUBDIVISION Abbreviated Description: Lot:4 Block:3 Subdivision:BROOKFIELD VILLAGE SUBDIVISION								
11	.13Mi.	**1303 W 45TH ST** **LOVELAND, CO 80538-1512**	11/22/2022	$430,000	$286	1503	7/3/3	1992	6,534 SF
	APN: 96353-07-009 Document #: 20220068467 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: CENTENNIAL HILLS PUD FIRST SUBDIVISION Abbreviated Description: Lot:9 Block:1 Subdivision:CENTENNIAL HILLS PUD FIRST SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
12	.25Mi.	**953 ALEXANDRIA DR** **LOVELAND, CO 80538-1573**	10/24/2022	$585,000	$306	1908	9/5/3	1994	8,276 SF
	APN: 96353-25-015 Document #: 20220063456 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 4 Subdivision: BROOKSIDE PARK SUBDIVISION Abbreviated Description: Lot:15 Block:4 Subdivision:BROOKSIDE PARK SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
13	.25Mi.	**1100 NORWAY MAPLE DR** **LOVELAND, CO 80538-5609**	09/22/2022	$665,000	$326	2039	9/3/2	1998	13,504 SF
	APN: 96353-30-002 Document #: 20220057938 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: ASHFORD SQUARE ADDITION Abbreviated Description: Lot:2 Block:3 Subdivision:ASHFORD SQUARE ADDITION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
14	.24Mi.	**4102 ASH CT** **LOVELAND, CO 80538-2154**	09/20/2022	$407,500	$381	1068	5/3/1	1980	9,583 SF
	APN: 95022-22-022 Document #: 20220057526 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 1 Subdivision: WOODMERE SECOND SUBDIVISION Tract No: A,B,D,G Abbreviated Description: Lot:22 Block:1 Subdivision:WOODMERE SECOND SUBDIVISION Tract No:A,B,D,G Abbreviated Description:PORTION OF TRACT B City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND								
15	.27Mi.	**1169 AUTUMN PURPLE DR** **LOVELAND, CO 80538-5610**	09/14/2022	$650,000	$355	1826	9/4/3	1998	15,682 SF
	APN: 96353-29-012 Document #: 20220056394 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential								

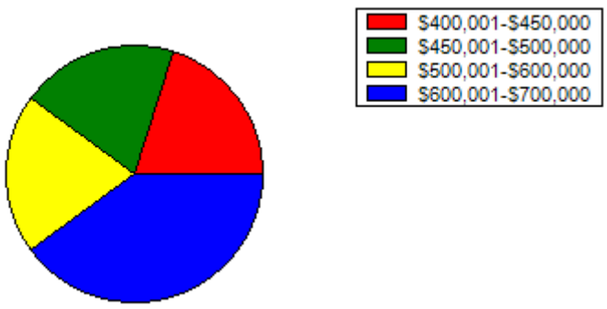
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OrderID: 88954783

Legal: Lot: 12 Block: 2 Subdivision: ASHFORD SQAURE ADDITION AND SUBDIVISION Abbreviated Description: Lot:12 Block:2 Subdivision:ASHFORD SQAURE ADDITION AND SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND

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.	**4457 SHUBERT DR**	**10/21/2021**	$390,300	$27,126	2,294	7/3/3	1990	10,019 SF	
.02Mi.	**4451 SHUBERT DR**	**06/01/2013**	$438,000	$30,442	2,052	9/4/4	1992	8,712 SF	
.02Mi.	**4463 SHUBERT DR**	**01/31/1991**	$449,200	$31,220	1,726	7/3/2	1991	20,038 SF	
.02Mi.	**4441 CHATEAU DR**	**08/18/2021**	$514,300	$35,744	1,955	5/3/2	1998	9,583 SF	
.02Mi.	**4449 CHATEAU DR**	**01/29/2021**	$554,900	$38,566	1,749	10/4/3	1999	10,019 SF	
.03Mi.	**4433 CHATEAU DR**	**07/20/2012**	$589,200	$40,949	2,204	8/4/3	1998	9,583 SF	
.03Mi.	**4469 SHUBERT DR**	**03/10/2015**	$390,300	$27,126	1,540	7/3/2	1990	8,276 SF	
.03Mi.	**4445 SHUBERT DR**	**03/28/2017**	$405,100	$28,155	1,701	7/3/2	1989	9,148 SF	
.03Mi.	**4457 CHATEAU DR**	**06/08/2011**	$555,600	$38,614	1,965	10/5/3	1999	11,761 SF	
.04Mi.	**4425 CHATEAU DR**	**09/24/2018**	$515,800	$35,848	2,062	7/3/2	1998	10,019 SF	
.04Mi.	**4475 SHUBERT DR**	**09/12/2019**	$361,900	$25,152	1,938	7/3/3	1989	6,970 SF	
.04Mi.	**4439 SHUBERT DR**	**06/01/1992**	$377,600	$26,244	1,434	7/3/2	1992	8,276 SF	
.04Mi.	**4452 SHUBERT DR**	**03/01/1990**	$361,200	$25,104	1,560	8/3/3	1990	6,970 SF	
.04Mi.	**4460 SHUBERT DR**	**06/11/2019**	$400,500	$27,835	1,410	4/3/3	1990	6,970 SF	
.05Mi.	**4470 SHUBERT DR**	**11/02/2020**	$413,500	$28,739	1,992	7/4/3	1990	6,970 SF	
.05Mi.	**4465 CHATEAU DR**	**07/01/1997**	$543,800	$37,794	1,658	6/3/3	1997	13,939 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	42.38 years old	People In This Area Who Are Married:	24,686
Median Household Income:	$75,775	Households with Children:	5,115
Average Full-Time Individual Income:	$37,147	Most Common Education Level:	High School Graduate

School District

School District Zone:	THOMPSON SCHOOL DISTRICT R-2J	Students Enrolled:	16,245
Number of Schools:	36	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Grade
0.79Mi.	**LAURENE EDMONDSON ELEMENTARY SCHOOL** Overall Test Rating: 1/5 Number of Students: 209 Student-Teacher Ratio: 15	F	K-5
1.05Mi.	**LUCILE ERWIN MIDDLE SCHOOL** Overall Test Rating: 2/5 Number of Students: 850 Student-Teacher Ratio: 17	D	6-8
1.15Mi.	**LOVELAND HIGH SCHOOL** Overall Test Rating: 2/5 Number of Students: 1,495 Student-Teacher Ratio: 19 College Bound Seniors: 83	D	9-12

SiteX™ Report

OrderID: 88954783

Flood Report

The Subject Property of **4457 SHUBERT DR, LOVELAND, CO 80538-1533** 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%)
BURGLARY	138%	NOTABLY HIGHER
ASSULT	116%	HIGHER
ROBBERY	34%	SIGNIFICANTLY LOWER
RAPE	394%	SIGNIFICANTLY HIGHER
MURDER	64%	NOTABLY LOWER
CAR THEFT	99%	SIMILAR
OVERALL	165%	NOTABLY HIGHER

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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Data deemed reliable, but not guaranteed.
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