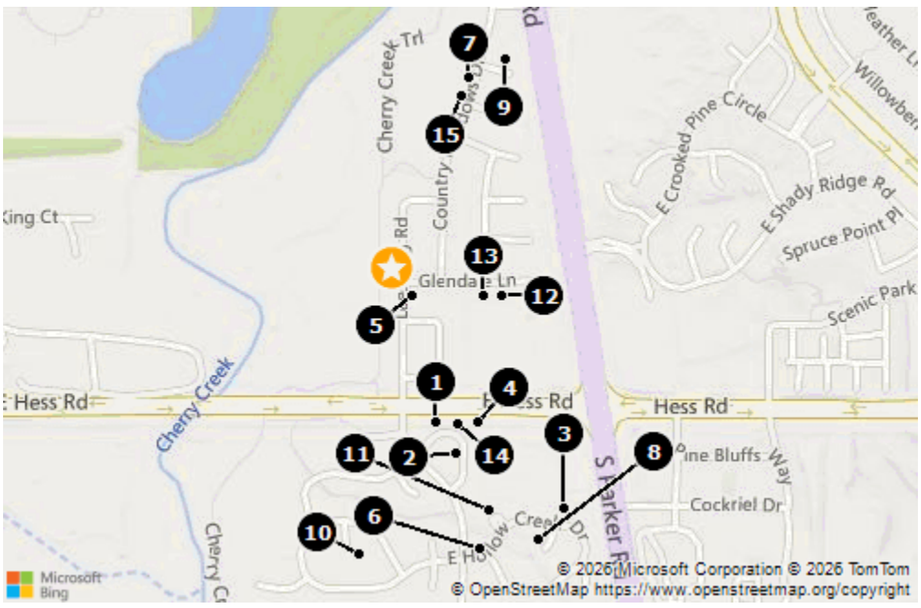
ICE SiteX Report

OrderID: 98181475

SiteX Property Information Report



Subject Property Location

12743 LEESBURG RD, PARKER, CO 80134-7435

County:	**DOUGLAS CO**	Census Tract:	080350139.072005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0328693	Thomas Bros Pg-Grid:	

Valuation

Value:	**$549,000**	FSD:	11	Common Confidence Score:	57
Value Range:	$488,610 - $609,390	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0803
Assd Land Value:	$8,970	Market Land Value:	$143,543	Tax Year:	2025
Assd Improvement:	$26,160	Market Improvment Value:	$418,550	Total Taxable Value:	$3,398
Total Assessed Value:	$35,130	Total Assessor Market Value:	$562,093	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS Sec/Twnship/Range: SEC 27 TWN 06S RNG 66W QTR SE
Abbreviated Description: LOT 16 BLK 1 COUNTRY MEADOWS # 1 0.139 AM/L

Property Characteristics

Lot Size:	6,055 SF	Bedrooms:	3	Pool:	
Building Area:	1943 SF	Baths:	3	Fireplace:	1
Year Built:	1994	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	01/28/2025	Loan Amount:	N/A
Document #:	2025003647 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2065	Type Finance:	

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING NO 1

Mortgage Record

Recording Date:	12/23/2022	Loan Amount:	N/A
Document #:	2022078347 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	05/03/2022	Sales Price:	$413,392
Document #:	2022032103 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/09/2021	Loan Amount:	N/A
Document #:	2021135718 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	05/15/2020	Sales Price:	$200,000
Document #:	2020040730 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/20/2020	Loan Amount:	N/A
Document #:	2020030900 BK-PG -	Loan Type:	Commercial
TD Due Date:	05/01/2050	Type Finance:	

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	04/20/2020	Sales Price:	$420,000
Document #:	2020030898 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/16/2020		
Document Type:			

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	04/17/2020	Sales Price:	$420,000
Document #:	2020030898 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS Sec/Twnship/Range: SEC 27 TWN 06S RNG 66W QTR SE
Abbreviated Description: LOT 16 BLK 1 COUNTRY MEADOWS # 1 0.139 AM/L

Mortgage Record

Recording Date:	12/03/2019	Loan Amount:	N/A
Document #:	2019082234 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	09/17/2018	Sales Price:	$189,200
Document #:	2018056681 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/27/2018	Sales Price:	$35,000
Document #:	2018052038 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/06/2016	Sales Price:	$35,000
Document #:	2016035588 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/03/2016	Loan Amount:	N/A
Document #:	2016035251 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING #1

Mortgage Record

Recording Date:	01/22/2015	Loan Amount:	N/A
Document #:	2015004190 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING #1

Prior Transfer

Recording Date:	12/10/2012	Sales Price:	$226,796
Document #:	2012094933 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/06/2012	Loan Amount:	N/A
Document #:	2012066328 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2032	Type Finance:	

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING #1

Prior Transfer

Recording Date:	07/03/2003	Sales Price:	$230,000

ICE SiteX Report

OrderID: 98181475

Document #:	2003099389 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/19/2003		
Document Type:			

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING #1

Prior Transfer

Recording Date:	06/19/2003	Sales Price:	$230,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/30/2002	Sales Price:	$219,900
Document #:	02041578 BK-PG 2317-0716	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2002		
Document Type:			

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING #1

Prior Transfer

Recording Date:	08/04/1998	Sales Price:	$153,500
Document #:	9859667 BK-PG 1581-0715	Type of Sale:	Full Amount on Deed
Contract Date:	07/30/1998		
Document Type:			

Legal Description:
Subdivision: COUNTRY MEADOWS SUBDIVISION FILING #1
Abbreviated Description: LOT 16, BLK 1, COUNTRY MEADOWS # 1

Prior Transfer

Recording Date:	11/04/1994	Sales Price:	$136,870
Document #:	9457158 BK-PG 1228-2290	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/31/1994		
Document Type:			

Legal Description:
Lot: 16 Block: 1 Subdivision: COUNTY MEADOWS SUBDIVISION FILING #1

Area Sales Analysis

Total Area Sales	$8,214,000	Median # of Bedrooms	3
Median Lot Size	5,750 SF	Median # of Baths	3
Median Living Area	1,714 SF	Median Year Built	1999
Price Range - 2 Yrs	$469,000 to $790,000	Age Range	25 years to 41 years
Median Value	$538,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**12352 NATE CIR PARKER, CO 80134-6600**	06/30/2026	$510,000	$396	1285	3/3/2	2001	4,269 SF	

APN: R0421892 Document #: 2026032682
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: STROH RANCH FILING NO 7A 2ND AMENDMENT Abbreviated Description: Lot:6 Block:2 Subdivision:STROH RANCH FILING NO 7A 2ND AMENDMENT

2	.24Mi.	**12363 NATE CIR PARKER, CO 80134-6607**	06/25/2026	$620,000	$242	2552	3/5/3	2001	4,922 SF	

APN: R0421942 Document #: 2026031630
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: STROH RANCH FILING NO 7A 2ND AMENDMENT Abbreviated Description: Lot:10 Block:1 Subdivision:STROH RANCH FILING NO 7A 2ND AMENDMENT City/Muni/Twp:PARKER City/Muni/Twp: PARKER

3	.37Mi.	**19563 E HOLLOW CREEK DR PARKER, CO 80134-4752**	06/12/2026	$492,500	$383	1285	3/3/2	1999	5,924 SF	

APN: R0411439 Document #: 2026029387
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 2 Subdivision: STROH RANCH FILING NO 7B Abbreviated Description: Lot:15 Block:2 Subdivision:STROH RANCH FILING NO 7B

4	.22Mi.	**12372 NATE CIR PARKER, CO 80134-6600**	05/01/2026	$483,000	$238	2023	3/4/3	2001	5,358 SF	

APN: R0421910 Document #: 2026021709
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: STROH RANCH FILING NO 7A Abbreviated Description: Lot:12 Block:2 Subdivision:STROH RANCH FILING NO 7A

5	.04Mi.	**19590 GLENDALE LN PARKER, CO 80134-7419**	03/19/2026	$553,500	$384	1438	3/3/2	1995	6,970 SF	

APN: R0328740 Document #: 2026013114
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: 3 Subdivision: COUNTRY MEADOWS SUBDIVISION Abbreviated Description: Lot:17 Block:3 Subdivision:COUNTRY MEADOWS SUBDIVISION

6	.37Mi.	**19413 E HOLLOW CREEK DR PARKER, CO 80134-4750**	02/24/2026	$505,000	$392	1285	3/2/2	2001	4,748 SF	

APN: R0411413 Document #: 2026008373
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: STROH RANCH FILING NO 7B MapRef: MB 1776 PG 467 Abbreviated Description: Lot:2 Block:1 Subdivision:STROH RANCH FILING NO 7B Map Ref:MB 1776 PG 467

7	.26Mi.	**12399 COUNTRY MEADOWS DR PARKER, CO 80134-4844**	02/23/2026	$558,000	$372	1496	7/4/2	1985	6,011 SF	

APN: R0328717 Document #: 2026008126
Document Type: Price Code: D

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Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING NO 1 Abbreviated Description: Lot:12 Block:2 Subdivision:COUNTRY MEADOWS SUBDIVISION FILING NO 1

8	.39Mi.	**12431 S HOLLOW CREEK CT** **PARKER, CO 80134-4756**	02/13/2026	$538,000	$248	2161	3/3/3	2000	3,180 SF

APN: R0411545 Document #: 2026006751
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 6 Subdivision: STROH RANCH FILING NO 7B Abbreviated Description: Lot:8 Block:6 Subdivision:STROH RANCH FILING NO 7B

9	.3Mi.	**19765 STRASBURG CT** **PARKER, CO 80134-7411**	12/11/2025	$555,000	$293	1894	3/3/2	1988	6,752 SF

APN: R0328813 Document #: 2025059288
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 90 Block: 3 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING NO 1 Abbreviated Description: Lot:90 Block:3 Subdivision:COUNTRY MEADOWS SUBDIVISION FILING NO 1

10	.36Mi.	**12450 S DOWNY CREEK CT** **PARKER, CO 80134-3430**	11/13/2025	$790,000	$209	3762	4/4/3	1999	10,672 SF

APN: R0370448 Document #: 2025054549
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: STROH RANCH FILING NO 6A Abbreviated Description: Lot:6 Block:2 Subdivision:STROH RANCH FILING NO 6A

11	.33Mi.	**19463 E HOLLOW CREEK DR** **PARKER, CO 80134-4750**	10/31/2025	$510,000	$315	1615	3/3/3	1999	4,704 SF

APN: R0411421 Document #: 2025052460
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2 Subdivision: STROH RANCH FILING NO 7B MapRef: MB 1691 PG 2033 Abbreviated Description: Lot:5 Block:2 Subdivision:STROH RANCH FILING NO 7B Map Ref:MB 1691 PG 2033

12	.14Mi.	**19750 GLENDALE LN** **PARKER, CO 80134-7420**	09/25/2025	$469,000	$234	1997	5/3/3	1995	6,360 SF

APN: R0328749 Document #: 2025045414
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Block: 3 Subdivision: COUNTRY MEADOWS SUBDIVISION Abbreviated Description: Lot:26 Block:3 Subdivision:COUNTRY MEADOWS SUBDIVISION

13	.12Mi.	**19716 GLENDALE LN** **PARKER, CO 80134-7420**	09/08/2025	$575,000	$335	1714	4/3/3	1995	5,750 SF

APN: R0328747 Document #: 2025042223
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: 3 Subdivision: REPLAT OF COUNTRY MEADOWS SUBDIVISION Abbreviated Description: Lot:24 Block:3 Subdivision:REPLAT OF COUNTRY MEADOWS SUBDIVISION

14	.21Mi.	**12362 NATE CIR** **PARKER, CO 80134-6600**	09/04/2025	$550,000	$262	2094	3/5/3	2001	4,443 SF

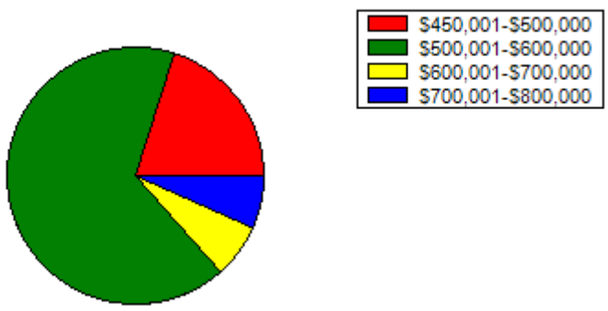
APN: R0421900 Document #: 2025041696
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: STROH RANCH FILING NO 7A SECOND AMENDMENT Abbreviated Description: Lot:9 Block:2 Subdivision:STROH RANCH FILING NO 7A SECOND AMENDMENT

15	.23Mi.	**12429 COUNTRY MEADOWS DR** **PARKER, CO 80134-4846**	09/02/2025	$505,000	$551	916	4/2/1	1985	6,011 SF

APN: R0328715 Document #: 2025040969
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Subdivision: COUNTRY MEADOWS SUBDIVISION FILING NO 1 Abbreviated Description: Lot:10 Block:2 Subdivision:COUNTRY MEADOWS SUBDIVISION FILING NO 1

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.

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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.	**12743 LEESBURG RD**	**04/17/2020**	$562,093	$35,130	1,943	4/3/3	1994	6,055 SF	
.01Mi.	**12757 LEESBURG RD**	**06/30/2009**	$587,140	$36,690	1,954	3/3/3	1995	6,055 SF	
.01Mi.	**12729 LEESBURG RD**	**09/22/2023**	$566,855	$35,430	1,674	4/3/2	1995	6,055 SF	
.02Mi.	**12771 LEESBURG RD**	**02/03/1997**	$549,110	$34,320	1,766	3/3/2	1994	6,055 SF	
.02Mi.	**12713 LEESBURG RD**	**09/11/2019**	$530,243	$33,140	1,426	3/3/2	1994	6,055 SF	
.03Mi.	**12662 LEESBURG RD**	**06/30/1994**	$498,402	$31,150	1,426	4/3/2	1994	6,186 SF	
.03Mi.	**12676 LEESBURG RD**	**10/05/2018**	$510,433	$31,900	1,613	3/3/3	1995	6,665 SF	
.03Mi.	**12699 LEESBURG RD**	**08/18/2020**	$581,399	$36,340	2,188	3/3/3	1995	6,055 SF	
.03Mi.	**12785 LEESBURG RD**	**07/21/2022**	$572,096	$35,750	2,032	4/3/3	1994	6,055 SF	
.03Mi.	**12648 LEESBURG RD**	**11/01/2013**	$525,402	$32,840	1,613	3/3/3	1995	6,273 SF	
.04Mi.	**12634 LEESBURG RD**	**09/26/2007**	$510,671	$31,920	1,712	3/3/2	1996	6,098 SF	
.04Mi.	**12685 LEESBURG RD**	**09/30/2014**	$551,546	$34,470	1,815	7/3/2	1985	6,055 SF	
.04Mi.	**12803 LEESBURG RD**	**11/15/2013**	$601,461	$37,590	1,900	4/3/3	1994	6,055 SF	
.04Mi.	**19590 GLENDALE LN**	**07/22/2022**	$502,953	$31,440	1,438	3/3/2	1995	6,970 SF	
.05Mi.	**12620 LEESBURG RD**	**07/30/2014**	$480,443	$30,030	1,392	7/3/2	1986	6,098 SF	
.05Mi.	**12675 COUNTRY MEADOWS DR**	**01/25/2006**	$581,172	$36,320	2,400	2/2/2	1995	7,884 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	38.2 years old	Households:	28,849
Median Household Income:	$135,645	Households w/Family:	74%
Household Income Per Capita:	$54,761	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Douglas County School District Re-1	Students:	61,243
Number of Schools:	88	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.60Mi.	**Sagewood Middle School** Number of Students: 816 Student-Teacher Ratio: 16.65	B-	Public	6 - 8
4.15Mi.	**Ponderosa High School** Number of Students: 1,406 Student-Teacher Ratio: 20.34 Advanced Placement: Yes	A-	Public	9 - 12
1.17Mi.	**Legacy Point Elementary School** Number of Students: 499 Student-Teacher Ratio: 15.12	C+	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	80%	LOWER
BURGLARY	50%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	82%	LOWER
FORCIBLE ROBBERY	65%	NOTABLY LOWER
AGGRAVATED ASSAULT	42%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	62%	NOTABLY LOWER
MURDER	47%	SIGNIFICANTLY LOWER
OVERALL	57%	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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ICE SiteX Report

OrderID: 98181475

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