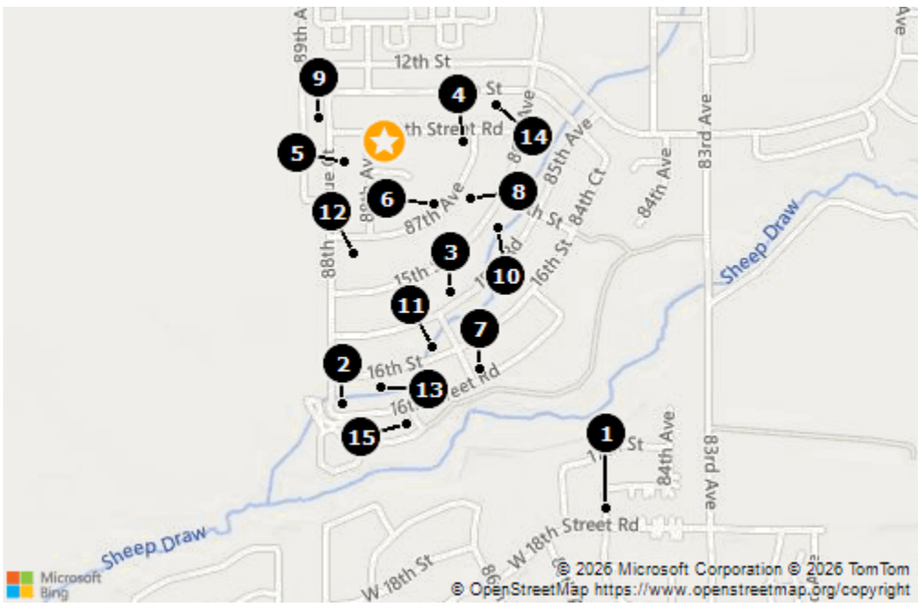
ICE SiteX Report

OrderID: 98052651

SiteX Property Information Report



Subject Property Location

1302 88TH AVE, GREELEY, CO 80634-3132

County:	**WELD CO**	Census Tract:	081230021.014029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R8953712	Thomas Bros Pg-Grid:	

Valuation

Value:	**$532,000**	FSD:	9	Common Confidence Score:	74
Value Range:	$484,120 - $579,880	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0446
Assd Land Value:	$4,940	Market Land Value:	$79,000	Tax Year:	2025
Assd Improvement:	$25,380	Market Improvment Value:	$406,072	Total Taxable Value:	$2,763
Total Assessed Value:	$30,320	Total Assessor Market Value:	$485,072	Delinquent Year:	
				Tax Account ID:	R8953712
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 118 Subdivision: TRAILS AT SHEEP DRAW
Abbreviated Description: LOT 118 TRAILS AT SHEEP DRAW

Property Characteristics

Lot Size:	6,926 SF	Bedrooms:	4	Pool:	
Building Area:	2318 SF	Baths:	3	Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/02/2023	Loan Amount:	N/A
Document #:	4923443 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2053	Type Finance:	

Legal Description:
Lot: 118 Subdivision: THE TRAILS AT SHEEP DRAW SUBDIVISION Sec/Twnship/Range: E2 S07T05NR66W SIXTH PM
City/Muni/Twp: GREELEY

Prior Transfer

Recording Date:	11/30/2022	Sales Price:	N/A
Document #:	4869637 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/30/2022		
Document Type:			

Legal Description:
Lot: 118 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Tract No: 3 Sec/Twnship/Range: E2 S07T05NR66W SIXTH PM
Abbreviated Description: PRIOR REF 4493956 06/03/2019
City/Muni/Twp: GREELEY

Prior Transfer

Recording Date:	11/16/2022	Sales Price:	N/A
Document #:	4867206 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	06/03/2019	Loan Amount:	N/A
Document #:	4493958 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 118 Subdivision: THE TRAILS AT SHEEP DRAW Sec/Twnship/Range: E2 S07T05NR66W SIXTH PM
City/Muni/Twp: GREELEY

Prior Transfer

Recording Date:	06/03/2019	Sales Price:	$370,500
Document #:	4493956 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 118 Subdivision: TRAILS AT SHEEP DRAW
Abbreviated Description: LOT 118 TRAILS AT SHEEP DRAW

Prior Transfer

Recording Date:	06/03/2019	Sales Price:	$370,509
Document #:	4493956 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/31/2019		
Document Type:			

Legal Description:
Lot: 118 Subdivision: THE TRAILS AT SHEEP DRAW Sec/Twnship/Range: E2 S07T05NR66W SIXTH PM
City/Muni/Twp: GREELEY

Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$2,925,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$7,399,900	Median # of Bedrooms	4
Median Lot Size	6,578 SF	Median # of Baths	3
Median Living Area	1,854 SF	Median Year Built	2019
Price Range - 2 Yrs	$400,000 to $620,000	Age Range	6 years to 8 years
Median Value	$472,000	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**1346 84TH AVENUE CT GREELEY, CO 80634-4784**	07/27/2026	$480,000	$258	1854	/4/3	2019	6,621 SF	
		APN: R8959648 Document #: 5116675 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: THE TRAILS AT SHEEP DRAW SUBDIVISION Sec/Twnship/Range: E2 S07T05NR66W 6PM Abbreviated Description: Lot:20 Subdivision:THE TRAILS AT SHEEP DRAW SUBDIVISION Sec/Twnship/Range:E2 S07T05NR66W 6PM City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY								
2	.33Mi.	**8847 16TH STREET RD GREELEY, CO 80634-3095**	07/07/2026	$450,000	$194	2318	/4/3	2018	6,926 SF	
		APN: R8953979 Document #: 5112918 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 343 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Abbreviated Description: Lot:343 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION								
3	.2Mi.	**8713 15TH STREET RD GREELEY, CO 80634-3085**	06/22/2026	$620,000	$222	2782	/5/4	2018	6,490 SF	
		APN: R8953820 Document #: 5109494 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 235 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Abbreviated Description: Lot:235 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY								
4	.1Mi.	**1325 87TH AVE GREELEY, CO 80634-4776**	05/22/2026	$460,000	$261	1761	/3/3	2018	7,971 SF	
		APN: R8953715 Document #: 5103505 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 121 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Abbreviated Description: Lot:121 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION								
5	.05Mi.	**1316 88TH AVENUE CT GREELEY, CO 80634-3134**	04/13/2026	$422,500	$227	1854	/3/3	2019	6,229 SF	
		APN: R8953696 Document #: 5094699 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 102 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISON Abbreviated Description: Lot:102 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISON City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY								
6	.1Mi.	**1409 87TH AVE GREELEY, CO 80634-4779**	03/09/2026	$400,000	$321	1246	/3/2	2019	6,752 SF	
		APN: R8953722 Document #: 5087199 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 128 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Tract No: 3 Sec/Twnship/Range: E2 S07T05NR66W 6PM Abbreviated Description: Lot:128 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Tract No:3 Sec/Twnship/Range:E2 S07T05NR66W 6PM City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY								
7	.3Mi.	**8661 16TH STREET RD GREELEY, CO 80634-3089**	03/04/2026	$565,000	$199	2828	/4/3	2018	7,231 SF	
		APN: R8953995 Document #: 5086443 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 361 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Abbreviated Description: Lot:361 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION								

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8	.13Mi.	**1344 87TH AVE** **GREELEY, CO 80634-4779**	02/17/2026	$520,000	$356	1457	/4/3	2020	6,578 SF

APN: R8953744 Document #: 5083038
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 150 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Abbreviated Description: Lot:150 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

9	.09Mi.	**1309 88TH AVENUE CT** **GREELEY, CO 80634-3134**	12/24/2025	$480,000	$226	2122	/4/3	2019	6,316 SF

APN: R8953647 Document #: 5074154
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Tract No: 3 Sec/Twnship/Range: E2 S07T05NR66W 6PM Abbreviated Description: Lot:53 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Tract No:3 Sec/Twnship/Range:E2 S07T05NR66W 6PM City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

10	.18Mi.	**8614 15TH ST** **GREELEY, CO 80634-4778**	09/09/2025	$459,000	$315	1457	/4/3	2020	6,490 SF

APN: R8953806 Document #: 5051822
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 221 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Abbreviated Description: Lot:221 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

11	.26Mi.	**8755 16TH ST** **GREELEY, CO 80634-4782**	09/09/2025	$436,900	$257	1698	/3/3	2018	6,795 SF

APN: R8953939 Document #: 5051918
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 277 Subdivision: THE TRAILS AT SHEEP DRAWFINAL SUBDIVISION Tract No: 3 Sec/Twnship/Range: E2 S07T05NR66W 6PM Abbreviated Description: Lot:277 Subdivision:THE TRAILS AT SHEEP DRAWFINAL SUBDIVISION Tract No:3 Sec/Twnship/Range:E2 S07T05NR66W 6PM

12	.14Mi.	**8820 14TH STREET DR** **GREELEY, CO 80634-4774**	08/06/2025	$595,000	$210	2828	/6/4	2019	9,627 SF

APN: R8953730 Document #: 5045858
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 136 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Abbreviated Description: Lot:136 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

13	.3Mi.	**8782 16TH ST** **GREELEY, CO 80634-4782**	07/22/2025	$472,000	$205	2302	/4/3	2018	6,186 SF

APN: R8953958 Document #: 5042611
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 322 Subdivision: THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Tract No: 3 Sec/Twnship/Range: E2 S07T05NR66W 6PM Abbreviated Description: Lot:322 Subdivision:THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION Tract No:3 Sec/Twnship/Range:E2 S07T05NR66W 6PM City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

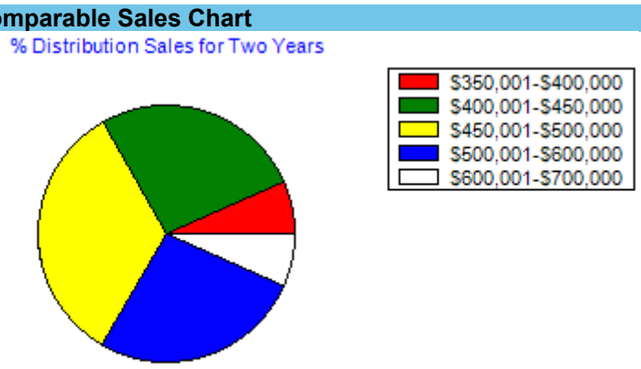
14	.15Mi.	**8612 13TH ST** **GREELEY, CO 80634-3099**	07/18/2025	$447,000	$263	1698	/3/3	2019	6,316 SF

APN: R8953672 Document #: 5041904
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: THE TRAILS AT SHEEP DRAW SUBDIVISION Tract No: 3 Sec/Twnship/Range: E2 S07T05NR66W 6PM Abbreviated Description: Lot:78 Subdivision:THE TRAILS AT SHEEP DRAW SUBDIVISION Tract No:3 Sec/Twnship/Range:E2 S07T05NR66W 6PM City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

15	.35Mi.	**8794 16TH STREET RD** **GREELEY, CO 80634-3088**	06/26/2025	$592,500	$255	2318	/4/4	2018	6,578 SF

APN: R8954012 Document #: 5037855
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 405 Subdivision: THE TRAILS AT SHEEP DRAW FINLA SUBDIVISION Abbreviated Description: Lot:405 Subdivision:THE TRAILS AT SHEEP DRAW FINLA SUBDIVISION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY

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.

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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.	**1302 88TH AVE**	**06/03/2019**	$485,072	$30,320	2,318	/4/3	2019	6,926 SF	
.01Mi.	**1306 88TH AVE**	**04/15/2025**	$414,853	$25,930	1,246	/3/2	2019	6,011 SF	
.02Mi.	**8730 13TH STREET RD**	**05/13/2019**	$407,457	$25,470	1,568	/3/3	2019	6,011 SF	
.02Mi.	**1310 88TH AVE**	**06/17/2019**	$431,571	$26,980	1,854	/3/3	2019	6,926 SF	
.03Mi.	**8715 14TH ST**	**06/04/2021**	$430,968	$26,940	1,790	/4/3	2018	6,011 SF	
.03Mi.	**8726 13TH STREET RD**	**05/01/2020**	$403,482	$25,220	1,246	/3/2	2019	6,011 SF	
.03Mi.	**8733 13TH STREET RD**	**03/25/2019**	$465,055	$29,070	2,302	/4/3	2018	6,011 SF	
.03Mi.	**8737 13TH STREET RD**	**12/14/2023**	$460,199	$28,760	1,854	/4/4	2018	6,011 SF	
.03Mi.	**1303 88TH AVE**	**01/12/2021**	$478,403	$29,900	2,302	/4/3	2019	6,926 SF	
.03Mi.	**8729 13TH STREET RD**	**06/11/2019**	$422,040	$26,380	1,790	/4/3	2018	6,011 SF	
.03Mi.	**8803 13TH STREET RD**	**05/28/2019**	$448,781	$28,050	1,922	/3/3	2018	6,011 SF	
.03Mi.	**1307 88TH AVE**	**04/01/2019**	$446,746	$27,920	1,761	/3/3	2019	6,229 SF	
.03Mi.	**8711 14TH ST**	**06/14/2021**	$418,526	$26,160	1,568	/3/3	2019	6,011 SF	
.04Mi.	**8722 13TH STREET RD**	**05/21/2019**	$452,043	$28,260	1,854	/5/1	2019	6,229 SF	
.04Mi.	**1311 88TH AVE**	**05/29/2019**	$435,960	$27,250	1,698	/3/3	2019	6,229 SF	
.04Mi.	**8725 13TH STREET RD**	**02/11/2019**	$409,523	$25,600	1,246	/3/2	2018	6,011 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	39.3 years old	Households:	29,129
Median Household Income:	$82,021	Households w/Family:	67%
Household Income Per Capita:	$40,365	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Windsor School District Re-4	Students:	8,728
Number of Schools:	15	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.67Mi.	**Windsor High School** Number of Students: 1,094 Student-Teacher Ratio: 19.18 Advanced Placement: Yes	B-	Public	9 - 12
5.71Mi.	**Mountain View Elementary School** Number of Students: 256 Student-Teacher Ratio: 13.84	B+	Public	3 - 5
5.89Mi.	**Tozer Primary School** Number of Students: 308 Student-Teacher Ratio: 16.34	NA	Public	PK - 2
6.03Mi.	**Severance Middle School** Number of Students: 670 Student-Teacher Ratio: 15.76	C	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	122%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	83%	LOWER
MURDER	102%	SIMILAR
OVERALL	99%	SIMILAR

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

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