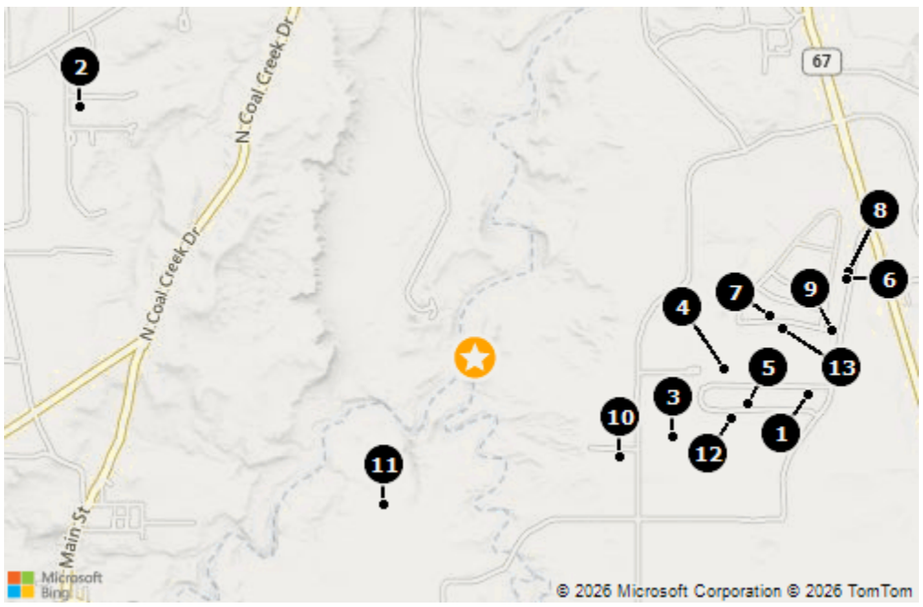
ICE SiteX Report

OrderID: 97841489

SiteX Property Information Report



Subject Property Location

1328 KELSEY CT, FLORENCE, CO 81226-7512

County:	**FREMONT CO**	Census Tract:	080439794.001008
Property Use:	Modular/Pre-Fabricated Homes	Zoning:	
Parcel Number:	99924183	Thomas Bros Pg-Grid:	

Valuation

Value:	**$537,000**	FSD:	14	Common Confidence Score:	47
Value Range:	$461,820 - $612,180	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	29H
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,317
Total Assessed Value:	$21,201	Total Assessor Market Value:	$305,288	Delinquent Year:	
				Tax Account ID:	R038663
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Subdivision: TWO CREEKS SUB CORR
Abbreviated Description: LOT 4 TWO CREEKS SUB CORRECTION PLATREF FROM 992-04-249/999-22- 322CERTIFICATE OF PERMANENT LOCATION RECORDED 7/14/2016MSO

Property Characteristics

Lot Size:	35.580 AC	Bedrooms:	3	Pool:	
Building Area:	1593 SF	Baths:	2	Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Composition
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Prefab	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/22/2025	Loan Amount:	N/A
Document #:	1046107 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2065	Type Finance:	

Legal Description:
Lot: 4 Subdivision: CORRECTION PLAT OF TWO CREEKS SUBDIVISION

Mortgage Record

Recording Date:	05/02/2024	Loan Amount:	N/A
Document #:	1036303 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2026	Type Finance:	

Legal Description:
Lot: 4 Subdivision: TWO CREEKS SUB CORRECTION PLAT

Mortgage Record

Recording Date:	12/04/2023	Loan Amount:	N/A
Document #:	1032565 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2048	Type Finance:	

Legal Description:
Lot: 4 Subdivision: CORRECTION PLAT OF TWO CREEKS SUBDIVISION

Prior Transfer

Recording Date:	03/02/2020	Sales Price:	N/A

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Document #:	983310 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/09/2018	Loan Amount:	N/A
Document #:	963484 BK-PG -	Loan Type:	
TD Due Date:	08/01/2048	Type Finance:	
Legal Description:			

Lot: 4 Subdivision: CORRECTION PLAT OF TWO CREEKS SUBDIVISION

Prior Transfer

Recording Date:	07/09/2018	Sales Price:	$280,000
Document #:	963482 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/06/2018		
Document Type:			
Legal Description:			

Lot: 4 Subdivision: PLAT OF TWO CREEKS SUBDIVISION Map Ref: DOC772730

Prior Transfer

Recording Date:	07/09/2018	Sales Price:	N/A
Document #:	963481 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/19/2018		
Document Type:			
Legal Description:			

Lot: 4 Subdivision: CORRECTION PLAT OT TWO CREEKS SUBDIVISION Map Ref: DOC772730

Prior Transfer

Recording Date:	12/19/2008	Sales Price:	N/A
Document #:	858418 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	12/19/2008		
Document Type:			
Legal Description:			

Lot: 4 Subdivision: TWO CREEK SUB

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 4 Subdivision: TWO CREEKS SUB CORR
Abbreviated Description: LOT 4 TWO CREEKS SUB CORRECTION PLATREF FROM 992-04-249/999-22- 322CERTIFICATE OF PERMANENT LOCATION RECORDED 7/14/2016MSO

Area Sales Analysis

Total Area Sales	$3,065,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,248 SF	Median Year Built	1999
Price Range - 2 Yrs	$93,000 to $340,000	Age Range	2 years to 54 years
Median Value	$265,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.85Mi.	**217 W HIGHLAND AVE** **FLORENCE, CO 81226-9595**	12/01/2025	$172,500	$133	1296	/3/1.75	1995	SF	
		APN: 99104440 Document #: 1051198 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 2 Block: 2 Subdivision: HIGHLAND PARK SUBDIVISION FILING III A Abbreviated Description: Lot:2 Block:2 Subdivision:HIGHLAND PARK SUBDIVISION FILING III A								
2	1.19Mi.	**4 QUAIL RUN CT** **FLORENCE, CO 81226-9476**	12/01/2025	$225,000	$154	1456	/3/2	2000	SF	
		APN: 99804456 Document #: 1051169 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 4 Subdivision: QUAIL RUN SUBDIVISION FILING NO 2 Abbreviated Description: Lot:4 Subdivision:QUAIL RUN SUBDIVISION FILING NO 2								
3	.55Mi.	**1134 MOORE DR** **FLORENCE, CO 81226-9590**	11/25/2025	$93,000	$80	1152	/2/1	1972	52,272 SF	
		APN: 98105001 Document #: 1051095 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Sec/Twnship/Range: N2SW4SE4NW4 S28T19SR69W 6PM Abbreviated Description: Sec/Twnship/Range:N2SW4SE4NW4 S28T19SR69W 6PM								
4	.63Mi.	**214 1/2 W HIGHLAND AVE** **FLORENCE, CO 81226-9595**	10/09/2025	$149,900	$150	994	/3/1.5	1978	108,900 SF	
		APN: 98604479 Document #: 1049738 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 20 Subdivision: SUNLAND PARK Sec/Twnship/Range: SE4SE4NE4NW4 S28T19SR69W 6PM Abbreviated Description: Lot:20 Subdivision:SUNLAND PARK Sec/Twnship/Range:SE4SE4NE4NW4 S28T19SR69W 6PM								
5	.7Mi.	**312 W HIGHLAND AVE** **FLORENCE, CO 81226-9597**	10/02/2025	$235,000	$190	1232	/3/2	1994	SF	
		APN: 98504377 Document #: 1049554 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 14 Block: 2 Subdivision: HIGHLAND MOBILE HOME ESTATES Abbreviated Description: Lot:14 Block:2 Subdivision:HIGHLAND MOBILE HOME ESTATES								
6	.96Mi.	**249 ARROWHEAD DR** **FLORENCE, CO 81226-9569**	09/02/2025	$273,900	$219	1248	/3/2	2024	SF	
		APN: 3939214013002 Document #: 1048632								

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Document Type: Price Code: D
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 14 Block: 6 Subdivision: PIKE VIEW ESTATES FIRST FILING Abbreviated Description: Lot:14 Block:6 Subdivision:PIKE VIEW ESTATES FIRST FILING

7	.75Mi.	**254 INDIAN HILLS RD** **FLORENCE, CO 81226-1565**	08/04/2025	$265,000	$210	1260	/3/2	2003	SF

APN: 61080050 Document #: 1047964
Document Type: Price Code: D
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 9 Block: 1 Subdivision: PIKE VIEW ESTATES FIRST FILING Abbreviated Description: Lot:9 Block:1 Subdivision:PIKE VIEW ESTATES FIRST FILING

8	.97Mi.	**245 ARROWHEAD DR** **FLORENCE, CO 81226-9569**	04/28/2025	$275,000	$220	1248	/3/2	2024	SF

APN: 3939214013001 Document #: 1045349
Document Type: Price Code: D
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 13 Block: 6 Subdivision: PIKE VIEW ESTATES FILLING 1 Abbreviated Description: Lot:13 Block:6 Subdivision:PIKE VIEW ESTATES FILLING 1

9	.92Mi.	**202 INDIAN HILLS RD** **FLORENCE, CO 81226-1565**	03/31/2025	$284,900	$195	1456	/4/2	2024	SF

APN: 3939281018002 Document #: 1044530
Document Type: Price Code: D
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 22 Block: 6 Subdivision: PIKE VIEW ESTATES Abbreviated Description: Lot:22 Block:6 Subdivision:PIKE VIEW ESTATES

10	.44Mi.	**48 OWENS DR** **FLORENCE, CO 81226-9441**	03/06/2025	$205,900	$193	1064	/3/2	1983	SF

APN: 98204078 Document #: 1043899
Document Type: Price Code: D
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 2 Subdivision: OWENS SUBDIVISION Abbreviated Description: Lot:2 Subdivision:OWENS SUBDIVISION

11	.44Mi.	**1739 COUNTY ROAD 95** **FLORENCE, CO 81226-9622**	02/24/2025	$340,000	$248	1368	/3/2	1999	871,203 SF

APN: 99924480 Document #: 1043532
Document Type: Price Code: D
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 1 Subdivision: RIX MCGLAMERY LOT LINE ADJUSTMENT Abbreviated Description: Lot:1 Subdivision:RIX MCGLAMERY LOT LINE ADJUSTMENT

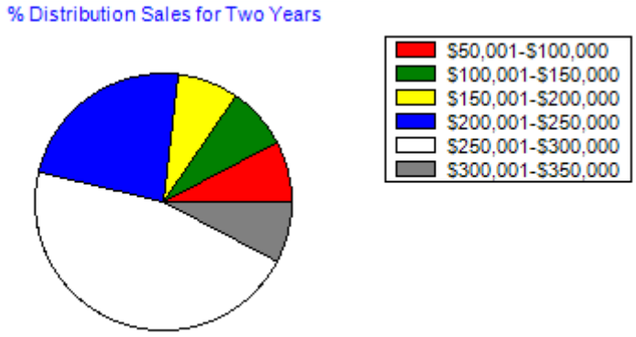
12	.67Mi.	**409 W HIGHLAND AVE** **FLORENCE, CO 81226-9596**	01/21/2025	$274,900	$242	1134	/2/2	1994	SF

APN: 98504354 Document #: 1042840
Document Type: Price Code: D
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 17 Block: 1 Subdivision: HIGHLAND MOILE HOME ESTATES Abbreviated Description: Lot:17 Block:1 Subdivision:HIGHLAND MOILE HOME ESTATES

13	.78Mi.	**243 INDIAN HILLS RD** **FLORENCE, CO 81226-1564**	01/13/2025	$270,000	$208	1296	/3/2	2024	SF

APN: 99922187 Document #: 1042658
Document Type: Price Code: D
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 10 Subdivision: PIKE VIEW ESTATES SECOND FILING Abbreviated Description: Lot:10 Subdivision:PIKE VIEW ESTATES SECOND FILING

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.	**1328 KELSEY CT**		$305,288	$21,201	1,593	5/3/2	2016	36 SF	
.34Mi.	**1161 KELSEY CT**	**08/24/2023**	$348,665	$21,791	2,280	/4/2	2022	36 SF	
.39Mi.	**7 OWENS DR**	**10/01/2024**	$392,069	$24,505	2,356	/4/3	2001		
.41Mi.	**17 OWENS DR**		$203,657	$12,729	960	/3/2	1978		
.44Mi.	**1739 COUNTY ROAD 95**	**02/19/2025**	$205,950	$12,872	1,368	/3/2	1999	20 SF	
.44Mi.	**1727 COUNTY ROAD 95**		$328,864	$20,554	1,836	/4/2	2001	18 SF	
.44Mi.	**48 OWENS DR**	**03/05/2025**	$127,061	$7,942	1,064	/3/2	1983		
.46Mi.	**1177 COUNTY ROAD 95**	**05/11/2023**	$304,901	$19,057	2,032	/3/2	1997	2 SF	
.46Mi.	**704 MOORE DR**		$207,867	$12,992	1,465	/3/1.5	1978	1 SF	
.48Mi.	**1070 MOORE DR**		$123,540	$7,722	728	/2/1	1971	1 SF	
.48Mi.	**1000 MOORE DR**		$227,262	$14,204	1,152	/3/2	1978	2 SF	
.49Mi.	**804 MOORE DR**		$243,808	$15,239	1,170	/3/2	1999	3 SF	
.5Mi.	**1181 COUNTY ROAD 95**		$230,544	$14,410	1,390	/3/2	1997	2 SF	
.51Mi.	**990 MOORE DR**	**04/15/2025**	$325,797	$20,362	2,052	/3/2	2002	2 SF	
.55Mi.	**1134 MOORE DR**	**11/18/2025**	$122,063	$7,629	1,152	/2/1	1972	1 SF	
.56Mi.	**122 W HIGHLAND AVE**	**03/12/2024**	$150,880	$9,431	1,216	/3/2	1997		

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	45.1 years old	Households:	2,466
Median Household Income:	$55,489	Households w/Family:	60%
Household Income Per Capita:	$28,056	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Florence School District Re-2	Students:	1,294
Number of Schools:	3	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.71Mi.	**Fremont Elementary School** Number of Students: 441 Student-Teacher Ratio: 18.38	C-	Public	KG - 5
2.68Mi.	**Fremont High School** Number of Students: 572 Student-Teacher Ratio: 14.47	D+	Public	9 - 12
3.29Mi.	**Fremont Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	91%	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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