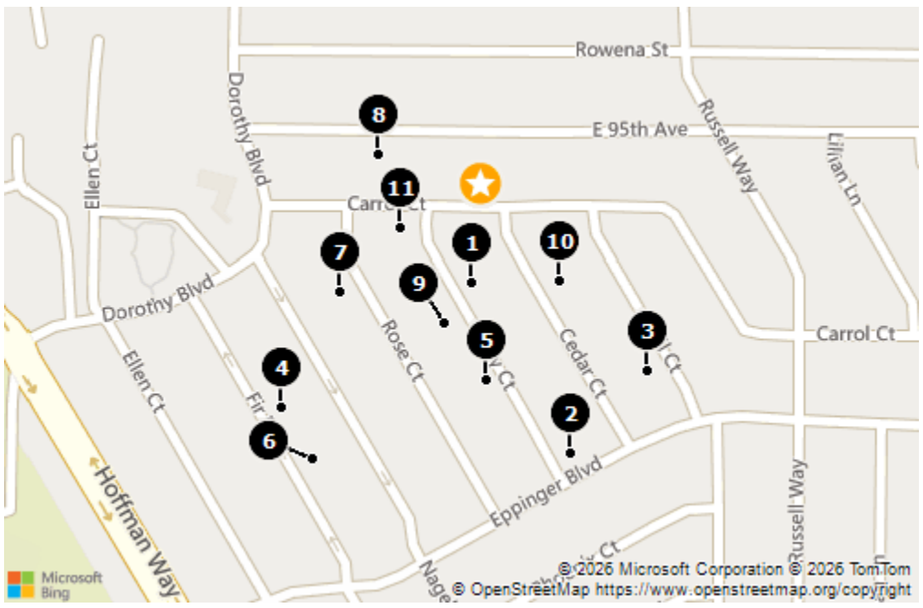
ICE SiteX Report

OrderID: 97581115

SiteX Property Information Report



Subject Property Location

1381 CARROL CT, THORNTON, CO 80229-3608

County:	**ADAMS CO**	Census Tract:	080010092.021021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0052238	Thomas Bros Pg-Grid:	

Valuation

Value:	**$420,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$378,000 - $462,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	180
Assd Land Value:	$5,630	Market Land Value:	$90,000	Tax Year:	2025
Assd Improvement:	$19,810	Market Improvment Value:	$317,000	Total Taxable Value:	$1,079
Total Assessed Value:	$25,440	Total Assessor Market Value:	$407,000	Delinquent Year:	
				Tax Account ID:	R0052238
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 Block: 66 Subdivision: THORNTON Sec/Twnship/Range: SEC 23 QTR 2 TWN 02S RNG 68W
Abbreviated Description: SUB:THORNTON BLK:66 LOT:19

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	3	Pool:	
Building Area:	1176 SF	Baths:	2	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Masonry
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/20/2025	Sales Price:	N/A
Document #:	2025000068682 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/26/2022	Sales Price:	$225,000
Document #:	2022000036536 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/15/2022	Loan Amount:	N/A
Document #:	2022000033868 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2052	Type Finance:	
Legal Description:			
Lot: 19 Block: 66&67			
City/Muni/Twp: THORNTON			

Prior Transfer

Recording Date:	04/15/2022	Sales Price:	$427,000
Document #:	2022000033866 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/13/2022		

ICE SiteX Report

OrderID: 97581115

Document Type:
Legal Description:
Lot: 19 Block: 66&67
City/Muni/Twp: THORNTON

Prior Transfer

Recording Date:	04/13/2022	Sales Price:	$427,000
Document #:	2022000033866 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19 Block: 66 Subdivision: THORNTON Sec/Twnship/Range: SEC 23 QTR 2 TWN 02S RNG 68W
Abbreviated Description: SUB:THORNTON BLK:66 LOT:19

Prior Transfer

Recording Date:	01/28/2022	Sales Price:	$214,000
Document #:	2022000008584 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/12/2021	Sales Price:	$300,000
Document #:	2021000133052 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/09/2021		
Document Type:			

Legal Description:
Lot: 19 Block: 66 Subdivision: THOMTON

Prior Transfer

Recording Date:	11/09/2021	Sales Price:	$300,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/19/2015	Sales Price:	$217,000
Document #:	2015000047567 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/10/2015		
Document Type:			

Legal Description:
Lot: 19 Block: 66
City/Muni/Twp: THORNTON

Prior Transfer

Recording Date:	12/22/2014	Sales Price:	$140,000
Document #:	2014000089902 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/18/2014		
Document Type:			

Legal Description:
Lot: 19 Block: 66
City/Muni/Twp: THORNTON

Prior Transfer

Recording Date:	11/14/2000	Sales Price:	$135,000
Document #:	00731753 BK-PG 6324-434	Type of Sale:	Full Amount on Deed
Contract Date:	11/13/2000		
Document Type:			

Legal Description:
Lot: 19 Block: 66 Subdivision: THORNTON Sec/Twnship/Range: SEC 23 QTR 2 TWN 02S RNG 68W
Abbreviated Description: SUB:THORNTON BLK:66 LOT:19

Prior Transfer

Recording Date:	08/25/1998	Sales Price:	$108,000
Document #:	00435273 BK-PG 5442-375	Type of Sale:	Full Amount on Deed
Contract Date:	08/19/1998		
Document Type:			

Legal Description:
Abbreviated Description: LOT 19 BLK 66 THORNTON
City/Muni/Twp: THORNTON

Mortgage Record

Recording Date:	10/11/1996	Loan Amount:	N/A
Document #:	00221000 BK-PG 4857-619	Loan Type:	Unknown
TD Due Date:	10/01/2026	Type Finance:	ADJ

Legal Description:
Lot: 19 Block: 66&67 Subdivision: THORTON

Area Sales Analysis

Total Area Sales	$4,335,500	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	2
Median Living Area	1,176 SF	Median Year Built	1955
Price Range - 2 Yrs	$264,000 to $465,000	Age Range	71 years to 71 years
Median Value	$419,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**9410 LILLY CT**	04/01/2026	$465,000	$395	1176	6/3/2	1955	6,534 SF	

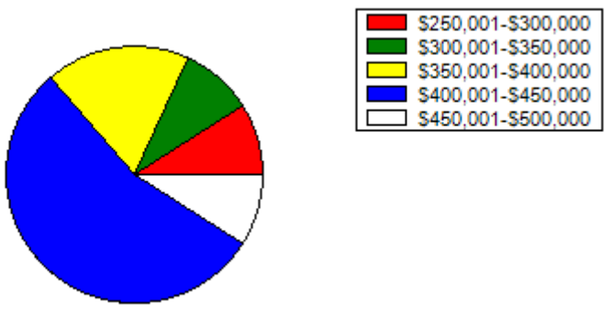
ICE SiteX Report

OrderID: 97581115

		THORNTON, CO 80229-3746							
	APN: R0052272 Document #: 2026000018216 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 52 Abbreviated Description: Lot:11 Block:52 City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
2	.18Mi.	**9310 LILLY CT**	03/19/2026	$405,000	$344	1176	6/3/2	1955	6,970 SF
		THORNTON, CO 80229-3721							
	APN: R0051834 Document #: 2026000015010 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 52 Subdivision: THORNTON Abbreviated Description: Lot:1 Block:52 Subdivision:THORNTON City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
3	.16Mi.	**9361 GAIL CT**	03/04/2026	$425,000	$361	1176	6/3/2	1955	6,534 SF
		THORNTON, CO 80229-3718							
	APN: R0051822 Document #: 2026000011587 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 53 Subdivision: THORNTON Abbreviated Description: Lot:21 Block:53 Subdivision:THORNTON								
4	.19Mi.	**9350 FIR DR**	02/18/2026	$450,000	$382	1176	6/3/2	1955	6,534 SF
		THORNTON, CO 80229-3706							
	APN: R0052358 Document #: 2026000008303 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 49 Subdivision: THORNTON Abbreviated Description: Lot:10 Block:49 Subdivision:THORNTON								
5	.12Mi.	**9355 LILLY CT**	01/06/2026	$419,000	$356	1176	6/3/2	1955	6,534 SF
		THORNTON, CO 80229-3720							
	APN: R0052308 Document #: 2026000000700 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 51 Subdivision: THORNTON Abbreviated Description: Lot:25 Block:51 Subdivision:THORNTON City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
6	.2Mi.	**9320 FIR DR**	07/17/2025	$419,000	$356	1176	6/3/2	1955	6,534 SF
		THORNTON, CO 80229-3706							
	APN: R0052361 Document #: 2025000041164 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 47 Subdivision: THORNTON Abbreviated Description: Lot:7 Block:47 Subdivision:THORNTON City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
7	.11Mi.	**9411 ROSE CT**	07/02/2025	$419,000	$356	1176	6/3/2	1955	6,534 SF
		THORNTON, CO 80229-3736							
	APN: R0052348 Document #: 2025000038415 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 50 Subdivision: THORNTON Abbreviated Description: Lot:22 Block:50 Subdivision:THORNTON								
8	.07Mi.	**1240 E 95TH AVE**	06/13/2025	$310,000	$263	1176	6/3/2	1955	6,970 SF
		THORNTON, CO 80229-3600							
	APN: R0052248 Document #: 2025000034327 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Block: 66 Subdivision: THORNTON Abbreviated Description: Lot:35 Block:66 Subdivision:THORNTON								
9	.09Mi.	**9391 LILLY CT**	06/06/2025	$387,500	$329	1176	6/3/2	1955	6,534 SF
		THORNTON, CO 80229-3720							
	APN: R0052311 Document #: 2025000032670 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 51 Subdivision: THORNTON Abbreviated Description: Lot:22 Block:51 Subdivision:THORNTON								
10	.08Mi.	**9410 CEDAR CT**	05/29/2025	$372,000	$316	1176	6/3/2	1955	6,534 SF
		THORNTON, CO 80229-3741							
	APN: R0051811 Document #: 2025000030906 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 53 Abbreviated Description: Lot:9 Block:53								
11	.06Mi.	**9441 LILLY CT**	05/22/2025	$264,000	$224	1176	6/3/2	1955	7,841 SF
		THORNTON, CO 80229-3709							
	APN: R0052316 Document #: 2025000029231 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 51 Subdivision: THORNTON COLORADO Abbreviated Description: Lot:17 Block:51 Subdivision:THORNTON COLORADO								

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.

ICE SiteX Report

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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.	**1381 CARROL CT**	**04/13/2022**	$407,000	$25,440	1,176	6/3/2	1955	6,534 SF	
.01Mi.	**1401 CARROL CT**	**05/30/2002**	$394,000	$18,380	1,176	6/3/2	1955	6,534 SF	
.01Mi.	**1341 CARROL CT**	**08/10/2004**	$404,000	$25,260	1,560	6/3/2	1955	6,534 SF	
.02Mi.	**1380 E 95TH AVE**	**10/14/2011**	$386,000	$17,880	1,176	6/3/2	1955	6,098 SF	
.02Mi.	**1340 E 95TH AVE**	**06/30/2008**	$373,000	$23,320	1,176	6/3/2	1955	6,098 SF	
.02Mi.	**1400 E 95TH AVE**	**03/30/2012**	$383,000	$23,940	1,176	6/3/2	1955	6,098 SF	
.02Mi.	**1421 CARROL CT**	**05/18/2012**	$380,000	$23,760	1,176	6/3/2	1955	6,534 SF	
.03Mi.	**1321 CARROL CT**	**06/12/2015**	$400,000	$25,010	1,176	6/3/2	1955	6,534 SF	
.03Mi.	**9441 CEDAR CT**	**12/03/2019**	$415,000	$25,940	1,176	6/3/2	1955	7,405 SF	
.03Mi.	**1320 E 95TH AVE**	**03/26/1998**	$375,000	$17,190	1,176	6/3/2	1955	6,970 SF	
.03Mi.	**9440 LILLY CT**	**03/03/2023**	$385,000	$24,070	1,176	6/3/2	1955	6,534 SF	
.03Mi.	**1420 E 95TH AVE**	**11/17/2022**	$375,000	$23,440	1,176	6/3/2	1955	6,098 SF	
.04Mi.	**1441 CARROL CT**	**11/30/2018**	$392,000	$24,510	1,176	6/3/2	1955	6,534 SF	
.04Mi.	**1301 CARROL CT**	**10/17/2023**	$378,000	$23,630	1,176	6/3/2	1955	6,534 SF	
.04Mi.	**9431 CEDAR CT**	**03/06/2024**	$377,000	$17,310	1,176	6/3/2	1955	7,405 SF	
.04Mi.	**9440 CEDAR CT**	**10/23/2017**	$403,000	$25,190	1,176	6/3/2	1955	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	33.2 years old	Households:	19,746
Median Household Income:	$72,769	Households w/Family:	66%
Household Income Per Capita:	$31,890	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Northglenn-Thornton School District 12	Students:	34,466
Number of Schools:	54	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.41Mi.	**Thornton Middle School** Number of Students: 721 Student-Teacher Ratio: 16.39	D-	Public	6 - 8
0.38Mi.	**Thornton Elementary School** Number of Students: 387 Student-Teacher Ratio: 13.82	D-	Public	PK - 5
0.59Mi.	**Thornton High School** Number of Students: 1,439 Student-Teacher Ratio: 16.35 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **1381 CARROL CT, THORNTON, CO 80229-3608** 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%)
LARCENY	125%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	122%	HIGHER
OVERALL	114%	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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ICE SiteX Report

OrderID: 97581115

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