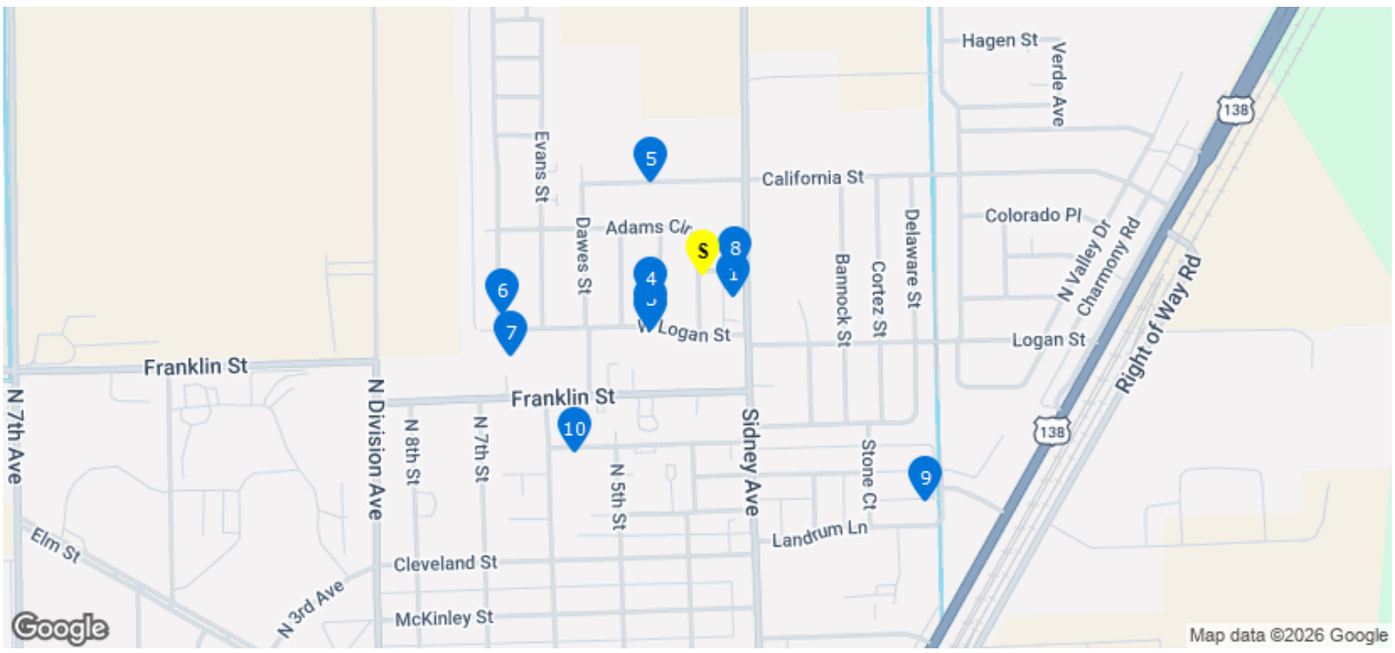
ICE SiteX Report

OrderID: 98809155

SiteX Property Information Report



Subject Property Location

1407 ADAMS CIR, STERLING, CO 80751-2207

County:	**LOGAN CO**	Census Tract:	9661.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	38052520422017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$233,000**	FSD:	7	Common Confidence Score:	83
Value Range:	$216,690 - $249,310	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	117
Assd Land Value:		Market Land Value:	$16,225	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$298,747	Total Taxable Value:	$1,651
Total Assessed Value:	$19,686	Total Assessor Market Value:	$314,972	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 6 Subdivision: WHITCOMB ADDN Sec/Twnship/Range: SEC 20 TWN 08N RNG 52W
Abbreviated Description: N 59' OF LOT 8 BLK 6 WHITCOMB ADDN 4TH FILING STERLING

Property Characteristics

Lot Size:	6,490 SF	Bedrooms:	2	Pool:	
Building Area:	1184 SF	Baths:	2	Fireplace:	1
Year Built:	1962	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Brick
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:	Ranch\Rambler	Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/05/2026	Sales Price:	N/A
Document #:	781165 BK-PG 1037-155	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/29/2021	Sales Price:	N/A
Document #:	753470 BK-PG 1041-653	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	04/01/2020	Loan Amount:	N/A
Document #:	748973 BK-PG 1037-156	Loan Type:	Stand Alone Second
Contract Date:	03/31/2020		
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Block: 6 Subdivision: WHITCOMB ADDITION Map Ref: 0
Abbreviated Description: NORTH59 FT OF LOT 8
City/Muni/Twp: STERLING

ICE SiteX Report

OrderID: 98809155

Mortgage Record

Recording Date:	04/01/2020	Loan Amount:	N/A
Document #:	748972 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/30/2020		
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Lot: P Block: 6 Subdivision: WHITCOMB ADDITION
Abbreviated Description: NORTH 59 FT OF LOT 8
City/Muni/Twp: STERLING

Prior Transfer

Recording Date:	04/01/2020	Sales Price:	$205,000
Document #:	748971 BK-PG 1037-154	Type of Sale:	Arms-Length Transfer
Contract Date:	03/30/2020		
Document Type:	Deed		

Legal Description:
Lot: P Block: 6 Subdivision: WHITCOMB ADDITION
Abbreviated Description: NORTH 59 FT OF LOT 8
City/Muni/Twp: STERLING

Prior Transfer

Recording Date:	02/10/2010	Sales Price:	N/A
Document #:	697418 BK-PG 0974-0899	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	01/11/2010	Loan Amount:	N/A
Document #:	696991 BK-PG 0985-0147	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/05/2010		
TD Due Date:	02/01/2040	Type Finance:	

Legal Description:
Block: 6 Subdivision: WHITCOMB ADDITION FOURTH FILING Map Ref: 0
City/Muni/Twp: STERLING

Mortgage Record

Recording Date:	01/30/2008	Loan Amount:	N/A
Document #:	686819 BK-PG 0974-0899	Loan Type:	Stand Alone Second
Contract Date:	12/10/2007		
TD Due Date:	03/22/2018	Type Finance:	

Legal Description:
Block: 6 Subdivision: WHITCOMB ADDITION FOURTH FILING Map Ref: 0
City/Muni/Twp: STERLING

Area Sales Analysis

Total Area Sales	$2,747,500	Median # of Bedrooms	3
Median Lot Size	7,492 SF	Median # of Baths	2
Median Living Area	1,264 SF	Median Year Built	1969
Price Range - 2 Yrs	$155,000 to $341,000	Age Range	47 years to 73 years
Median Value	$291,250	Median Age	57.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**115 GRANT PL** **STERLING, CO 80751-2229**	09/28/2026	$215,000	$184	1170	5/3/1	1959	7,579 SF	
		APN: 38052520423002 Document #: 781833 Document Type: Special Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: AMENDED PLAT OF WHITCOMS ADDITION SECOND FILING Abbreviated Description: Lot:6 Block:1 Subdivision:AMENDED PLAT OF WHITCOMS ADDITION SECOND FILING City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
2	.11Mi.	**219 W LOGAN ST** **STERLING, CO 80751-2233**	07/24/2026	$245,000	$226	1084	7/3/2	1980	8,102 SF	
		APN: 38052520421008 Document #: 781031 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: WHITCOMB ADDITION Abbreviated Description: Lot:7 Block:2 Subdivision:WHITCOMB ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
3	.14Mi.	**550 CALIFORNIA ST** **STERLING, CO 80751-2214**	09/29/2026	$292,500	$256	1144	4/2/2	1979	7,318 SF	
		APN: 38052520408006 Document #: 781855 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: JB ADDITION Abbreviated Description: Lot:6 Block:2 Subdivision:JB ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
4	.17Mi.	**566 CALIFORNIA ST** **STERLING, CO 80751-2214**	09/25/2026	$259,900	$312	832	6/4/2	1979	7,318 SF	
		APN: 38052520408002 Document #: 781826 Document Type: Special Warranty Deed Price Code: U Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: J B ADDITION Abbreviated Description: Lot:2 Block:2 Subdivision:J B ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
5	.21Mi.	**1331 EVANS ST** **STERLING, CO 80751-2109**	07/16/2026	$307,000	$210	1464	6/3/2	1986	9,017 SF	
		APN: 38052520415015 Document #: 780859 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: THE FIRST SUBDIVISION OF A PART OF WHITCOMB Abbreviated Description: Lot:5 Block:4 Subdivision:THE FIRST SUBDIVISION OF A PART OF WHITCOMB City/Muni/Twp:STERLING City/Muni/Twp: STERLING								
6	.26Mi.	**487 DELAWARE WAY**	06/17/2026	$239,400	$155	1541	6/3/2	1958	6,708 SF	

ICE SiteX Report

OrderID: 98809155

STERLING, CO 80751-2325
APN: 38052528208002 Document #: 780515
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 2 Block: 25 Subdivision: CHARMONY ADDITION Abbreviated Description: Lot:2 Block:25 Subdivision:CHARMONY ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

7	.27Mi.	**1319 FILLMORE ST**	08/21/2026	$300,000	$256	1170	5/3/2	1976	8,973 SF

STERLING, CO 80751-2138
APN: 38052520413015 Document #: 781391
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 6 Subdivision: WHITEOMB ADDITION Abbreviated Description: Lot:3 Block:6 Subdivision:WHITEOMB ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

8	.28Mi.	**701 W LOGAN ST**	09/17/2026	$315,000	$252	1252	5/3/2	1976	9,104 SF

STERLING, CO 80751-2129
APN: 38052520414003 Document #: 781715
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 7 Block: 5 Subdivision: FIRST SUBDIVISION OF A PART OF WHITCOMB ADDI Abbreviated Description: Lot:7 Block:5 Subdivision:FIRST SUBDIVISION OF A PART OF WHITCOMB ADDI City/Muni/Twp:STERLING City/Muni/Twp: STERLING

9	.28Mi.	**175 CORTEZ ST**	07/10/2026	$240,000	$244	984	5/3/1	1956	6,403 SF

STERLING, CO 80751-2314
APN: 38052528205015 Document #: 780787
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 22 Subdivision: CHARMONY ADDITION Abbreviated Description: Lot:15 Block:22 Subdivision:CHARMONY ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

10	.29Mi.	**1304 N 6TH ST**	04/24/2026	$225,000	$156	1446	4/2/2	1964	6,970 SF

STERLING, CO 80751-2615
APN: 38052529104002 Document #: 779843
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 1 Subdivision: G A ROE ADDITION Abbreviated Description: Lot:1&2 Block:1 Subdivision:G A ROE ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

11	.32Mi.	**222 MAGNOLIA LN**	10/26/2026	$218,000	$211	1032	5/3/1	1955	7,710 SF

STERLING, CO 80751-2339
APN: 38052528209009 Document #: 782231
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 4 Subdivision: COLLEGE ADDITION Abbreviated Description: Lot:9 Block:4 Subdivision:COLLEGE ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

12	.34Mi.	**622 MEADOWS ST**	06/02/2026	$42,000			//		SF

STERLING, CO 80751-2132
APN: 38052520404013 Document #: 780298
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 2 Block: 4 Subdivision: GLOBE MEADOWS SUBDIVISION Abbreviated Description: Lot:2 Block:4 Subdivision:GLOBE MEADOWS SUBDIVISION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

13	.35Mi.	**337 PLAINVIEW AVE**	06/29/2026	$225,000	$274	821	4/2/1	1954	7,797 SF

STERLING, CO 80751-2419
APN: 38052521320009 Document #: 780642
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 4 Subdivision: CHARMONY ADDITION Abbreviated Description: Lot:9 Block:4 Subdivision:CHARMONY ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

14	.38Mi.	**416 CLEVELAND ST**	08/26/2026	$25,000	$33	756	4/2/1	1921	10,193 SF

STERLING, CO 80751-2729
APN: 38052529115003 Document #: 781440
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 5 Subdivision: BROADWAY ADDITION Abbreviated Description: Lot:3&4 Block:5 Subdivision:BROADWAY ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

15	.38Mi.	**107 STONE CT**	04/28/2026	$185,000	$196	945	5/2/1	1947	8,625 SF

STERLING, CO 80751-2342
APN: 38052528212007 Document #: 779883
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: COLLEGE ADDITION Sec/Twnship/Range: NW4NW4 S28T08NR52W 6PM Abbreviated Description: Lot:7 Block:2 Subdivision:COLLEGE ADDITION Sec/Twnship/Range:NW4NW4 S28T08NR52W 6PM

16	.4Mi.	**512 CLEVELAND ST**	06/09/2026	$165,500	$189	874	5/3/1	1920	5,358 SF

STERLING, CO 80751-2631
APN: 38052529116004 Document #: 780406
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 6 Subdivision: BROADWAY ADDITION Abbreviated Description: Lot:4 Block:6 Subdivision:BROADWAY ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

17	.41Mi.	**323 CLEVELAND ST**	09/29/2026	$165,000	$168	982	4/2/1	1922	7,100 SF

STERLING, CO 80751-2726
APN: 38052529125009 Document #: 781873
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 15 Subdivision: BROADWAY ADDITION Abbreviated Description: Lot:9 Block:15 Subdivision:BROADWAY ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

18	.41Mi.	**229 LOGAN ST**	08/20/2026	$177,000	$216	821	4/2/1	1952	8,973 SF

STERLING, CO 80751-2409
APN: 38052528215002 Document #: 781357
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: CHARMONY ADDITION Abbreviated Description: Lot:2 Block:2 Subdivision:CHARMONY ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

19	.42Mi.	**107 MAGNOLIA LN**	09/28/2026	$285,000	$229	1243	5/2/2	1953	9,104 SF

STERLING, CO 80751-2336
APN: 38052528211004 Document #: 781840
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 3 Subdivision: COLLEGE ADDITION Abbreviated Description: Lot:12 Block:3 Subdivision:COLLEGE ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

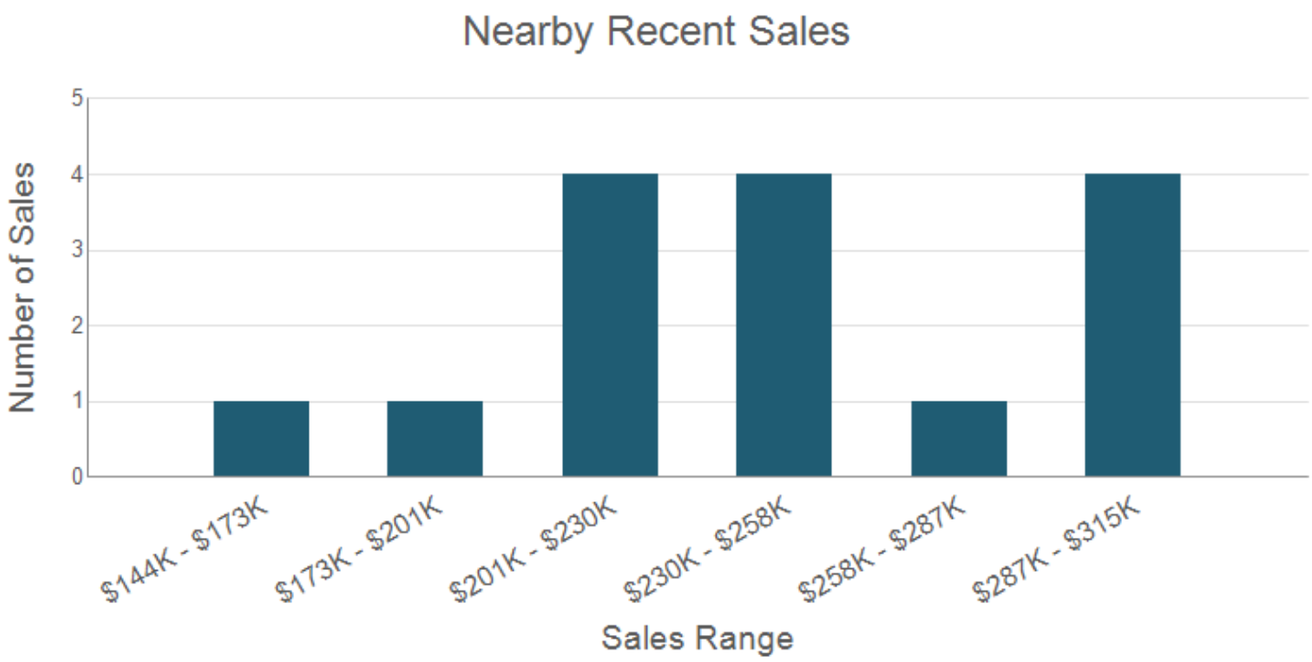
ICE SiteX Report

OrderID: 98809155

20	.43Mi.	**501 CLEVELAND ST** **STERLING, CO 80751-2630**	07/17/2026	$80,000	$93	860	4/2/1	1905	7,100 SF

APN: 38052529123001 Document #: 780876
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 13 Subdivision: BROADWAY ADDITION Abbreviated Description: Lot:1 Block:13 Subdivision:BROADWAY ADDITION City/Muni/Twp:STERLING City/Muni/Twp: STERLING

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.

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.	**1407 ADAMS CIR**	**03/30/2020**	$314,972	$19,686	1,184	4/2/2	1962	6,490 SF	
.01Mi.	**1401 ADAMS CIR**		$278,767	$17,423	1,528	7/3/2	1960	6,621 SF	P
.01Mi.	**1413 ADAMS CIR**	**02/18/2003**	$260,569	$36	2,283	9/6/3	1960	6,621 SF	
.02Mi.	**1408 BUCHANAN ST**	**03/07/2018**	$296,522	$18,533	1,756	7/3/1	1966	7,928 SF	
.02Mi.	**1402 BUCHANAN ST**	**01/02/2013**	$205,344	$12,834	1,203	5/3/1	1965	7,928 SF	
.02Mi.	**1335 ADAMS CIR**	**01/10/2022**	$251,069	$15,692	1,380	6/3/1	1961	6,490 SF	
.03Mi.	**122 GRANT PL**		$229,436	$14,340	1,277	6/3/1	1956	7,710 SF	
.03Mi.	**1421 ADAMS CIR**	**02/17/2016**	$225,820	$14,114	1,131	5/3/1	1960	9,496 SF	
.03Mi.	**1414 BUCHANAN ST**		$266,893	$16,681	1,322	6/3/1	1966	7,928 SF	
.03Mi.	**1330 BUCHANAN ST**	**12/15/2021**	$328,206	$20,513	1,446	5/3/2	1961	7,928 SF	
.04Mi.	**1329 ADAMS CIR**	**02/25/2022**	$225,339	$14,083	1,175	6/3/1	1960	7,275 SF	
.04Mi.	**1416 ADAMS CIR**	**08/26/2024**	$252,421	$15,776	1,456	6/4/2	1959	7,841 SF	
.04Mi.	**1324 BUCHANAN ST**	**12/20/2021**	$249,628	$15,602	1,770	6/3/2	1959	8,799 SF	
.04Mi.	**1330 ADAMS CIR**	**04/23/2008**	$183,823	$11,489	1,444	6/3/2	1957	7,579 SF	
.04Mi.	**1420 BUCHANAN ST**	**06/02/2017**	$323,512	$20,220	1,643	5/3/2	1961	7,928 SF	
.04Mi.	**116 GRANT PL**	**03/29/2012**	$250,985	$15,686	1,481	6/3/1	1959	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	40.7 years old	Households:	6,398
Median Household Income:	$60,102	Households w/Family:	62%
Household Income Per Capita:	$30,194	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Valley School District Re-1	Students:	1,910
Number of Schools:	7	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 98809155

0.49Mi. **Hagen Early Education Center** Number of Students: 117 Student-Teacher Ratio: 26.41		NA	Public	PK - PK
2.54Mi. **Ayers Elementary School** Number of Students: 385 Student-Teacher Ratio: 13.81		NA	Public	KG - 2
1.34Mi. **Campbell Elementary School** Number of Students: 347 Student-Teacher Ratio: 17.79		C	Public	3 - 5
0.79Mi. **Sterling Middle School** Number of Students: 397 Student-Teacher Ratio: 14.18		C-	Public	6 - 8
0.87Mi. **Sterling High School** Number of Students: 421 Student-Teacher Ratio: 15.53		D	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	123%	HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	93%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	111%	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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