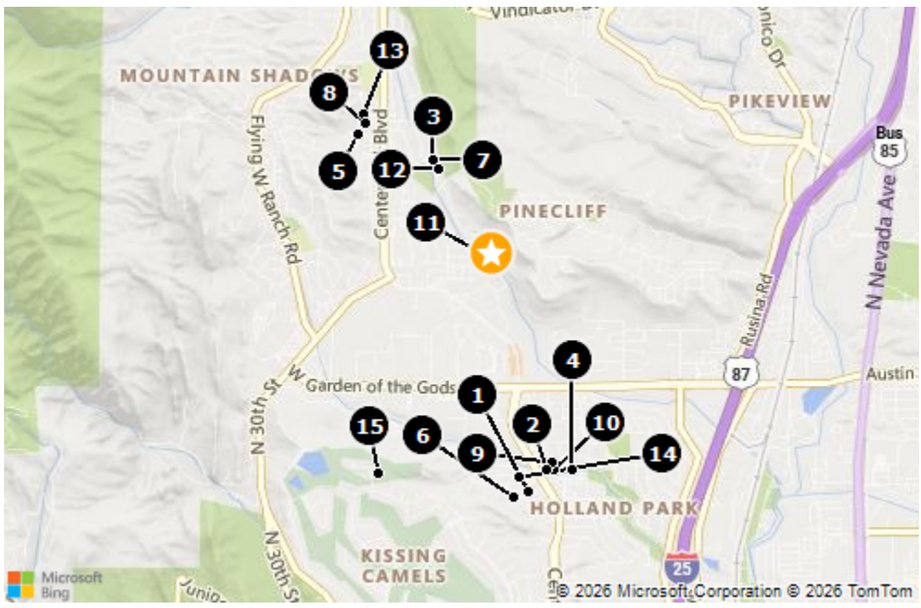
ICE SiteX Report

OrderID: 98458185

SiteX Property Information Report



Subject Property Location

1407 TERRITORY TRL, COLORADO SPRINGS, CO 80919-3311

County:	**EL PASO CO**	Census Tract:	080410037.101000
Property Use:	Townhouse (Residential)	Zoning:	PUD HS
Parcel Number:	7323108024	Thomas Bros Pg-Grid:	

Valuation

Value:	**$240,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$218,400 - $261,600	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	FBY
Assd Land Value:	$4,220	Market Land Value:	$59,800	Tax Year:	2025
Assd Improvement:	$15,060	Market Improvment Value:	$213,627	Total Taxable Value:	$947
Total Assessed Value:	$19,280	Total Assessor Market Value:	$273,427	Delinquent Year:	
				Tax Account ID:	R7323108024
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Subdivision: TERRITORY NORTH TOWNHOMES Map Ref: MP: 3231
Abbreviated Description: LOT 4 TERRITORY NORTH COLO SPGS

Property Characteristics

Lot Size:	1,307 SF	Bedrooms:	2	Pool:	
Building Area:	844 SF	Baths:	1	Fireplace:	1
Year Built:	1982	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Underground	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	Y

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/03/2025	Loan Amount:	N/A
Document #:	225017369 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2050	Type Finance:	

Legal Description:
Lot: 4 Subdivision: TERRITORY NORTH
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	12/18/2024	Sales Price:	N/A
Document #:	100501 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/09/2023	Loan Amount:	N/A
Document #:	223038281 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2050	Type Finance:	

Legal Description:
Lot: 4 Subdivision: TERRITORY NORTH
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	09/24/2020	Loan Amount:	N/A

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Document #:	220149233 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2050	Type Finance:	

Legal Description:
Lot: 4 Subdivision: TERRITORY NORTH
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	09/24/2020	Sales Price:	$217,000
Document #:	220149231 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 4 Subdivision: TERRITORY NORTH TOWNHOMES Map Ref: MP: 3231
Abbreviated Description: LOT 4 TERRITORY NORTH COLO SPGS

Prior Transfer

Recording Date:	09/24/2020	Sales Price:	$217,000
Document #:	220149231 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/17/2020		
Document Type:			

Legal Description:
Lot: 4 Subdivision: TERRITORY NORTH
City/Muni/Twp: COLORADO SPRINGS

Area Sales Analysis

Total Area Sales	$6,794,500	Median # of Bedrooms	2
Median Lot Size	1,165 SF	Median # of Baths	2
Median Living Area	1,488 SF	Median Year Built	2004
Price Range - 2 Yrs	$234,500 to $1,900,000	Age Range	13 years to 44 years
Median Value	$365,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.21Mi.	**3945 MICHENER DR** **COLORADO SPRINGS, CO 80907-4080**	08/17/2026	$240,000	$128	1870	6/2/2	1982	2,550 SF	
		APN: 7326403031 Document #: 226078302 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 2 Subdivision: CENTENNIAL HEIGHTS SUBDIVISION FILING NO 2 Abbreviated Description: Lot:2 Subdivision:CENTENNIAL HEIGHTS SUBDIVISION FILING NO 2 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
2	1.13Mi.	**4090 STAR VW** **COLORADO SPRINGS, CO 80907-2715**	07/01/2026	$365,000	$243	1499	7/3/2	2007	720 SF	
		APN: 7325208147 Document #: 226063038 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 55 Subdivision: CREEKVIEW TOWNHOMES FILING NO 1 Abbreviated Description: Lot:55 Subdivision:CREEKVIEW TOWNHOMES FILING NO 1								
3	.56Mi.	**1632 MAITLAND CT** **COLORADO SPRINGS, CO 80919-2480**	06/29/2026	$285,000	$258	1104	5/2/2.5	1984	720 SF	
		APN: 7314301117 Document #: 226061521 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 9 Subdivision: PINON BLUFFS SUBDIVISION FILING NO 1 Abbreviated Description: Lot:9 Subdivision:PINON BLUFFS SUBDIVISION FILING NO 1								
4	1.16Mi.	**3986 STAR VW** **COLORADO SPRINGS, CO 80907-2709**	06/29/2026	$385,000	$275	1400	5/2/2	2007	720 SF	
		APN: 7325208129 Document #: 226061469 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 37 Subdivision: CREEKVIEW TOWNHOMES FILING NO 1 Abbreviated Description: Lot:37 Subdivision:CREEKVIEW TOWNHOMES FILING NO 1								
5	.91Mi.	**5751 CANYON RESERVE HTS** **COLORADO SPRINGS, CO 80919-3585**	06/16/2026	$415,000	$249	1666	6/3/2.75	2013	1,264 SF	
		APN: 7314321066 Document #: 226056929 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 38 Subdivision: CANYON RESERVE AT MOUNTAIN SHADOWS Abbreviated Description: Lot:38 Subdivision:CANYON RESERVE AT MOUNTAIN SHADOWS								
6	1.23Mi.	**1521 SHANE CIR** **COLORADO SPRINGS, CO 80907-8608**	05/29/2026	$418,000	$374	1116	6/3/1.5	1992	2,800 SF	
		APN: 7326403076 Document #: 226050744 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 17 Subdivision: CENTENNIAL HEIGHTS SUBDIVISION FILING NO 3 MapRef: MB 3990 PG 1152 Abbreviated Description: Lot:17 Subdivision:CENTENNIAL HEIGHTS SUBDIVISION FILING NO 3 Map Ref:MB 3990 PG 1152City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
7	.56Mi.	**1640 MAITLAND CT** **COLORADO SPRINGS, CO 80919-2480**	05/05/2026	$285,000	$274	1040	5/2/1.5	1984	720 SF	Spa Only
		APN: 7314301115 Document #: 226042380 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 7 Subdivision: PINON BLUFFS SUBDIVISION FILING NO 1 Abbreviated Description: Lot:7 Subdivision:PINON BLUFFS SUBDIVISION FILING NO 1 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
8	.92Mi.	**5817 CANYON RESERVE HTS** **COLORADO SPRINGS, CO 80919-6527**	05/04/2026	$430,000	$437	982	7/3/3	2006	1,740 SF	
		APN: 7314321076 Document #: 226042244 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 28 Subdivision: CANYON RESERVE AT MOUTAIN SHADOWS Abbreviated Description: Lot:28 Subdivision:CANYON RESERVE AT MOUTAIN SHADOWS City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
9	1.09Mi.	**1054 KARA RIDGE PT** **COLORADO SPRINGS, CO 80907-2710**	04/21/2026	$315,000	$210	1495	7/3/1.5	2004	720 SF	

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APN: 7325208165 Document #: 226036888
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 73 Subdivision: CREEKVIEW TOWNHOMES FILING NO 1 Abbreviated Description: Lot:73 Subdivision:CREEKVIEW TOWNHOMES FILING NO 1 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

10	1.14Mi.	**4058 STAR VW** **COLORADO SPRINGS, CO 80907-2715**	04/14/2026	$355,000	$236	1499	7/3/2	2007	720 SF

APN: 7325208141 Document #: 226034605
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 49 Subdivision: CREEKVIEW TOWNHOMES FILING NO 1 Abbreviated Description: Lot:49 Subdivision:CREEKVIEW TOWNHOMES FILING NO 1

11	.02Mi.	**1591 TERRITORY TRL** **COLORADO SPRINGS, CO 80919-3334**	03/31/2026	$234,500	$277	844	4/2/1	1982	1,307 SF

APN: 7323108030 Document #: 226029270
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 34 Subdivision: TERRITORY NORTH Abbreviated Description: Lot:34 Subdivision:TERRITORY NORTH

12	.51Mi.	**1641 MAITLAND CT** **COLORADO SPRINGS, CO 80919-2479**	03/24/2026	$255,000	$245	1040	6/2/1.5	1985	720 SF

APN: 7314301134 Document #: 226026860
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 26 Subdivision: PINON BLUFFS SUBDIVISION FILING NO 1 Abbreviated Description: Lot:26 Subdivision:PINON BLUFFS SUBDIVISION FILING NO 1 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

13	.96Mi.	**5866 CANYON RESERVE HTS** **COLORADO SPRINGS, CO 80919-6527**	03/19/2026	$490,000	$275	1776	5/2/2.25	2006	1,165 SF

APN: 7314321041 Document #: 226025249
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 62 Subdivision: CANYON RESERVE AT MOUNTAIN SHADOWS Abbreviated Description: Lot:62 Subdivision:CANYON RESERVE AT MOUNTAIN SHADOWS

14	1.13Mi.	**1222 GLEN HAVEN PT** **COLORADO SPRINGS, CO 80907-8626**	02/13/2026	$422,000	$283	1488	6/2/1.5	1996	8,164 SF

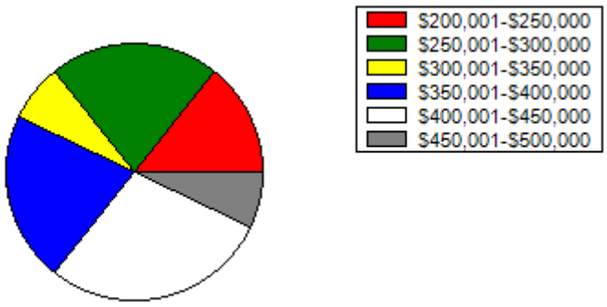
APN: 7326105001 Document #: 226014100
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 12 Subdivision: SCOTCH PINES CHELSEA GLEN Abbreviated Description: Lot:12 Subdivision:SCOTCH PINES CHELSEA GLEN City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

15	1.24Mi.	**4025 RESERVE PT** **COLORADO SPRINGS, CO 80904-1043**	02/03/2026	$1,900,000	$588	3228	9/3/3.5	2006	6,678 SF

APN: 7326204027 Document #: 226010259
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 3 Subdivision: THE GREENS AT KISSING CAMELS ESTATES FILING NO 6 Abbreviated Description: Lot:3 Subdivision:THE GREENS AT KISSING CAMELS ESTATES FILING NO 6 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

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.	**1407 TERRITORY TRL**	**09/24/2020**	$273,427	$19,280	844	4/2/1	1982	1,307 SF	
.01Mi.	**1409 TERRITORY TRL**	**03/08/2024**	$273,427	$19,280	844	4/2/1	1982	1,307 SF	
.01Mi.	**1405 TERRITORY TRL**	**10/25/2021**	$273,427	$19,280	844	4/2/1	1982	1,307 SF	
.01Mi.	**1411 TERRITORY TRL**	**02/20/2025**	$273,427	$19,280	844	4/2/1	1982	1,307 SF	
.02Mi.	**1403 TERRITORY TRL**	**04/16/2021**	$273,427	$19,280	844	4/2/1	1982	1,307 SF	
.02Mi.	**1520 LEDGE ROCK TER**	**08/15/2025**	$433,498	$30,560	1,616	7/2/2.5	1994	3,103 SF	
.02Mi.	**1595 TERRITORY TRL**	**05/29/1996**	$273,427	$19,280	844	4/2/1	1982	1,307 SF	
.02Mi.	**1593 TERRITORY TRL**	**08/13/1999**	$273,427	$19,280	844	4/2/1	1982	1,307 SF	
.02Mi.	**1401 TERRITORY TRL**	**09/05/2024**	$274,139	$19,330	844	5/2/1	1982	1,307 SF	
.02Mi.	**1408 TERRITORY TRL**	**06/01/2022**	$275,847	$19,450	844	4/2/1.5	1982	1,307 SF	
.02Mi.	**1413 TERRITORY TRL**	**07/28/2023**	$273,427	$19,280	844	4/1/1	1982	1,307 SF	
.02Mi.	**1591 TERRITORY TRL**	**03/31/2009**	$273,427	$19,280	844	4/2/1	1982	1,307 SF	
.03Mi.	**1524 LEDGE ROCK TER**	**03/23/2005**	$431,679	$30,440	1,616	7/2/2.5	1994	2,900 SF	
.03Mi.	**1410 TERRITORY TRL**	**09/03/2013**	$273,189	$19,260	844	4/2/1	1982	1,307 SF	
.03Mi.	**1589 TERRITORY TRL**	**08/29/2014**	$273,427	$19,280	844	4/2/1	1982	1,307 SF	
.03Mi.	**1415 TERRITORY TRL**	**02/18/2025**	$282,125	$19,890	844	4/2/1	1982	1,307 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	41.7 years old	Households:	12,499
Median Household Income:	$114,432	Households w/Family:	70%
Household Income Per Capita:	$56,041	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Colorado Springs School District 11	Students:	22,227
Number of Schools:	59	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.95Mi.	**Chipeta Elementary School** Number of Students: 395 Student-Teacher Ratio: 13.76	A+	Public	PK - 5
2.36Mi.	**Coronado High School** Number of Students: 1,279 Student-Teacher Ratio: 23.28 Advanced Placement: Yes	B-	Public	9 - 12
2.68Mi.	**Holmes Middle School** Number of Students: 600 Student-Teacher Ratio: 19.93	B	Public	6 - 8

Flood Report

The Subject Property of **1407 TERRITORY TRL, COLORADO SPRINGS, CO 80919-3311** 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	102%	SIMILAR
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	63%	NOTABLY LOWER
MURDER	81%	LOWER
OVERALL	69%	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

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