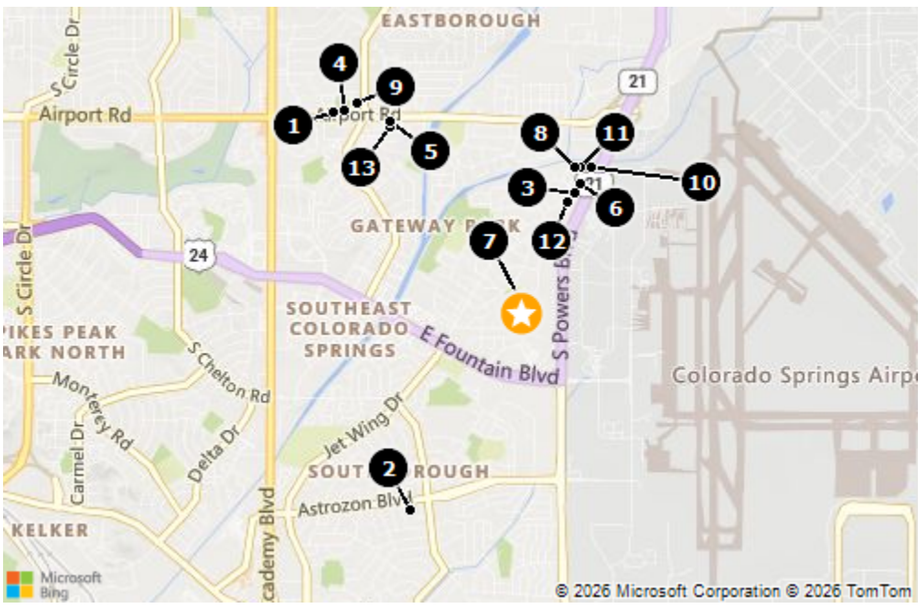
ICE SiteX Report

OrderID: 98190629

SiteX Property Information Report



Subject Property Location

1445 WATERCRESS LN, COLORADO SPRINGS, CO 80916-2264

County:	**EL PASO CO**	Census Tract:	080410063.012011
Property Use:	Townhouse (Residential)	Zoning:	PUD AO
Parcel Number:	6424329007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$285,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$250,800 - $319,200	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CB3
Assd Land Value:	$4,940	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$17,520	Market Improvment Value:	$248,577	Total Taxable Value:	$1,158
Total Assessed Value:	$22,460	Total Assessor Market Value:	$318,577	Delinquent Year:	
				Tax Account ID:	R6424329007
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Subdivision: COLONIAL PARK FIL NO 5 Map Ref: MP: 4243
Abbreviated Description: LOT 3 COLONIAL PARK FIL NO 5

Property Characteristics

Lot Size:	923 SF	Bedrooms:	3	Pool:	
Building Area:	1340 SF	Baths:	3.5	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	Y

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/28/2025	Loan Amount:	N/A
Document #:	225044777 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 3 Subdivision: COLONIAL PARK FILING NO 5

Mortgage Record

Recording Date:	08/24/2023	Loan Amount:	N/A
Document #:	223072067 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 3 Subdivision: COLONIAL PARK FILING NO 5

Mortgage Record

Recording Date:	01/07/2022	Loan Amount:	N/A
Document #:	222003517 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 3 Subdivision: COLONIAL PARK FILING NO 5

Prior Transfer

Recording Date:	03/30/2018	Sales Price:	$211,000
Document #:	218035708 BK-PG -	Type of Sale:	Qualified Sale

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Document Type:
Legal Description:
Lot: 3 Subdivision: COLONIAL PARK FIL NO 5 Map Ref: MP: 4243
Abbreviated Description: LOT 3 COLONIAL PARK FIL NO 5

Prior Transfer

Recording Date:	03/30/2018	Sales Price:	$211,000
Document #:	218035708 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/30/2018		
Document Type:			

Legal Description:
Lot: 3 Subdivision: COLONIAL PARK FILING # 5

Prior Transfer

Recording Date:	09/19/2012	Sales Price:	$113,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/19/2012	Sales Price:	$113,000
Document #:	212108727 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/14/2012		
Document Type:			

Legal Description:
Lot: 3 Subdivision: COLONIAL PARK FILING #5
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	02/25/2009	Sales Price:	$109,500
Document #:	209019265 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/24/2009		
Document Type:			

Legal Description:
Lot: 3 Subdivision: COLONIAL PARK FILING #5
City/Muni/Twp: COLORADO SPRINGS

Area Sales Analysis

Total Area Sales	$3,226,125	Median # of Bedrooms	2
Median Lot Size	1,169 SF	Median # of Baths	2.25
Median Living Area	1,345 SF	Median Year Built	1997
Price Range - 2 Yrs	$115,000 to $316,575	Age Range	12 years to 57 years
Median Value	$265,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.39Mi.	**4113 HUSTED MILL CT** **COLORADO SPRINGS, CO 80910-2418**	07/24/2026	$265,000	$193	1369	5/3/1.5	1969	2,418 SF	
		APN: 6414311062 Document #: 226070683 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 62 Subdivision: TRUES MILL Abbreviated Description: Lot:62 Subdivision:TRUES MILL City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
2	1.14Mi.	**2466 ASTROZON CIR** **COLORADO SPRINGS, CO 80916-2926**	07/23/2026	$232,000	$213	1088	4/2/1.5	1981	991 SF	
		APN: 6426415055 Document #: 226070228 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 9 Subdivision: DOVE CREEK SUBDIVISION FILING NO 1 MapRef: MB 3504 PG 185 Abbreviated Description: Lot:9 Subdivision:DOVE CREEK SUBDIVISION FILING NO 1 Map Ref:MB 3504 PG 185City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
3	.68Mi.	**806 RED THISTLE VW** **COLORADO SPRINGS, CO 80916-2010**	07/16/2026	$300,000	$198	1508	5/2/2.25	2012	1,297 SF	
		APN: 6424102091 Document #: 226067416 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 85 Subdivision: BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 3 Abbreviated Description: Lot:85 Subdivision:BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 3								
4	1.37Mi.	**332 ROBBINS MILL PL** **COLORADO SPRINGS, CO 80910-2448**	07/07/2026	$125,000	$92	1345	6/3/1.5	1969	2,260 SF	
		APN: 6414311051 Document #: 226064559 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 51 Subdivision: TRUES MILL Abbreviated Description: Lot:51 Subdivision:TRUES MILL City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
5	1.18Mi.	**532 SHADY CREST CIR** **COLORADO SPRINGS, CO 80916-3956**	07/01/2026	$235,000	$215	1088	4/2/2.5	1985	693 SF	
		APN: 6423102032 Document #: 226063002 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 1 Subdivision: CRESTLINE VILLAGE TOWNHOMES SUBDIVISION FILING NO Abbreviated Description: Lot:1 Subdivision:CRESTLINE VILLAGE TOWNHOMES SUBDIVISION FILING NO City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
6	.72Mi.	**5363 CANADIAN ROSE VW** **COLORADO SPRINGS, CO 80916-2072**	06/26/2026	$289,900	$234	1234	5/2/2.5	2009	1,169 SF	
		APN: 6424102103 Document #: 226060775 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 97 Subdivision: BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 3 Abbreviated Description: Lot:97 Subdivision:BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 3 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
7	.04Mi.	**5214 DOVETAIL LN** **COLORADO SPRINGS, CO 80916-2274**	05/28/2026	$255,150	$190	1340	5/2/2.5	2006	805 SF	

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APN: 6424328010 Document #: 226049737
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 9 Subdivision: COLONIAL PARK FILING NO 5 Abbreviated Description: Lot:9 Subdivision:COLONIAL PARK FILING NO 5 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

8	.78Mi.	**616 HAILEY GLENN VW** **COLORADO SPRINGS, CO 80916-2002**	05/22/2026	$290,000	$192	1508	5/2/2.25	2010	1,297 SF

APN: 6424102159 Document #: 226048150
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 153 Subdivision: BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 3 Abbreviated Description: Lot:153 Subdivision:BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 3

9	1.36Mi.	**4233 GILLS MILL CT** **COLORADO SPRINGS, CO 80910-2454**	05/07/2026	$265,000	$193	1369	5/3/1.5	1969	1,841 SF

APN: 6414311017 Document #: 226043129
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 17 Subdivision: TRUES MILL Abbreviated Description: Lot:17 Subdivision:TRUES MILL City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

10	.82Mi.	**695 HAILEY GLENN VW** **COLORADO SPRINGS, CO 80916-2066**	01/16/2026	$316,575	$209	1508	5/2/2	2008	1,297 SF

APN: 6424102030 Document #: 226004042
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 24 Subdivision: BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 3 Abbreviated Description: Lot:24 Subdivision:BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 3 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

11	.8Mi.	**628 HAILEY GLENN VW** **COLORADO SPRINGS, CO 80916-2002**	01/10/2026	$307,500	$203	1508	5/2/2.25	2014	1,169 SF

APN: 6424102149 Document #: 226001907
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 143 Subdivision: BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 3 Abbreviated Description: Lot:143 Subdivision:BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 3 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

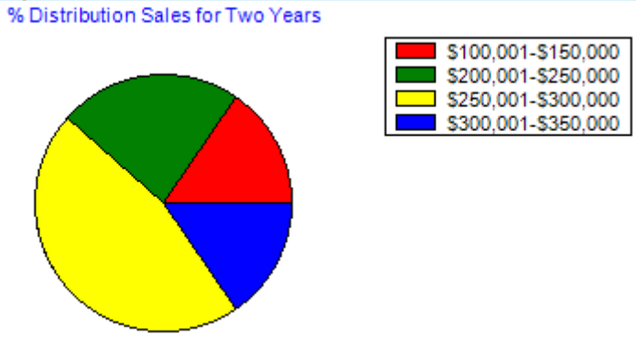
12	.61Mi.	**967 BRANT HOLLOW CT** **COLORADO SPRINGS, CO 80916-2059**	01/06/2026	$230,000	$211	1088	5/2/2.5	1996	672 SF

APN: 6424205024 Document #: 226000926
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 5 Subdivision: BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 2 Abbreviated Description: Lot:5 Subdivision:BRANT HOLLOW TOWNHOMES SUBDIVISION FILING NO 2 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

13	1.16Mi.	**529 SHADY CREST CIR** **COLORADO SPRINGS, CO 80916-3956**	12/17/2025	$115,000	$143	802	3/1/1.5	1997	924 SF

APN: 6423102094 Document #: 225109825
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 14 Subdivision: CRESTLINE VILLAGE TOWNHOMES FILING NO 4 Abbreviated Description: Lot:14 Subdivision:CRESTLINE VILLAGE TOWNHOMES FILING NO 4 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

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.	**1445 WATERCRESS LN**	**03/30/2018**	$318,577	$22,460	1,340	7/3/3.5	2005	923 SF	
0Mi.	**1451 WATERCRESS LN**	**10/30/2012**	$318,577	$22,460	1,340	8/4/3.5	2005	923 SF	
0Mi.	**1439 WATERCRESS LN**	**11/13/2019**	$300,902	$21,220	1,340	6/3/2.5	2005	936 SF	
.01Mi.	**1457 WATERCRESS LN**	**05/25/2011**	$300,340	$21,180	1,340	5/2/2.5	2005	898 SF	
.01Mi.	**1427 WATERCRESS LN**	**01/05/2024**	$319,071	$22,500	1,340	7/3/3.5	2006	898 SF	
.01Mi.	**1421 WATERCRESS LN**	**03/05/2009**	$301,551	$21,260	1,340	5/2/2.5	2006	923 SF	
.02Mi.	**1415 WATERCRESS LN**	**01/20/2022**	$319,471	$22,530	1,340	7/3/3.5	2006	923 SF	
.02Mi.	**1409 WATERCRESS LN**	**06/29/2020**	$309,495	$21,820	1,340	6/3/2.5	2006	936 SF	
.04Mi.	**5214 DOVETAIL LN**	**02/21/2025**	$299,697	$21,130	1,340	5/2/2.5	2006	805 SF	
.05Mi.	**5230 DOVETAIL LN**	**04/23/2025**	$317,590	$22,400	1,340	7/3/3.5	2006	810 SF	
.05Mi.	**5246 DOVETAIL LN**	**06/27/2013**	$299,697	$21,130	1,340	6/3/2.5	2006	805 SF	
.05Mi.	**5198 DOVETAIL LN**	**03/07/2022**	$302,576	$21,340	1,340	6/3/1.5	2003	902 SF	
.05Mi.	**5182 DOVETAIL LN**	**12/27/2021**	$319,048	$22,500	1,340	7/3/3.5	2003	916 SF	
.05Mi.	**5166 DOVETAIL LN**	**06/14/2024**	$330,417	$23,300	1,340	7/4/2.75	2003	914 SF	
.05Mi.	**5150 DOVETAIL LN**	**10/31/2018**	$303,081	$21,370	1,340	5/2/2.5	2003	936 SF	
.06Mi.	**5134 DOVETAIL LN**	**03/18/2008**	$320,998	$22,640	1,340	7/4/3.5	2003	924 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	29.8 years old	Households:	14,538
Median Household Income:	$60,041	Households w/Family:	67%
Household Income Per Capita:	$26,212	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Harrison School District 2	Students:	11,938
Number of Schools:	28	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.18Mi.	**Sierra High School** Number of Students: 843 Student-Teacher Ratio: 17.03 Advanced Placement: Yes	D-	Public	9 - 12
0.50Mi.	**Wildflower Elementary School** Number of Students: 346 Student-Teacher Ratio: 15.04	D+	Public	PK - 5
0.67Mi.	**Panorama Middle School** Number of Students: 339 Student-Teacher Ratio: 11.89	C-	Public	6 - 8

Flood Report

The Subject Property of **1445 WATERCRESS LN, COLORADO SPRINGS, CO 80916-2264** 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	139%	NOTABLY HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	125%	HIGHER
OVERALL	115%	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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