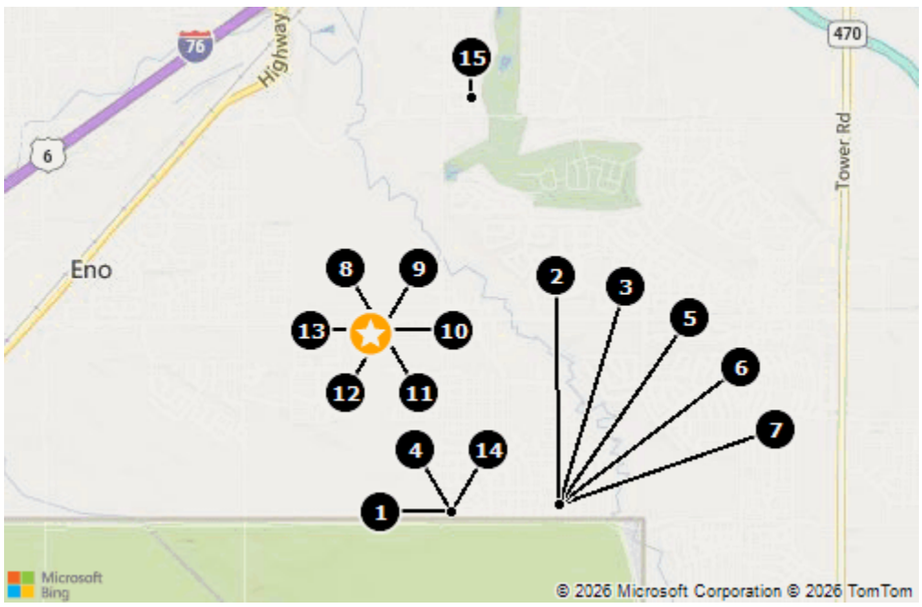
ICE SiteX Report

OrderID: 98351620

SiteX Property Information Report



Subject Property Location

14700 E 104TH AVE, COMMERCE CITY, CO 80022-8704

County:	**ADAMS CO**	Census Tract:	080010085.593001
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	R0161989	Thomas Bros Pg-Grid:	

Valuation

Value:	**$309,000**	FSD:	7	Common Confidence Score:	79
Value Range:	$287,370 - $330,630	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	099
Assd Land Value:	$4,380	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$17,250	Market Improvment Value:	$276,000	Total Taxable Value:	$2,423
Total Assessed Value:	$21,630	Total Assessor Market Value:	$346,000	Delinquent Year:	
				Tax Account ID:	R0161989
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1802 Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 1802 Sec/Twnship/Range: SEC 18 QTR 1 TWN 02S RNG 66W
Abbreviated Description: CONDO: ASPEN HILLS OWNERS ASSOCIATION INC UNIT:1802 DESC:BLDG 18

Property Characteristics

Lot Size:	3,454 SF	Bedrooms:	3	Pool:	
Building Area:	1356 SF	Baths:	2.5	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:	6	Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/24/2024	Sales Price:	$380,000
Document #:	2024000033520 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/18/2024	Sales Price:	$380,000
Document #:	2024000032642 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/26/2022	Sales Price:	$380,000
Document #:	2022000046910 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/17/2022		
Document Type:			
Legal Description:			

Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 1802 Map Ref: DOC20050301000204080

Prior Transfer

Recording Date:	05/17/2022	Sales Price:	$380,000
Document #:	2022000046910 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98351620

Legal Description:
Lot: 1802 Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 1802 Sec/Twnship/Range: SEC 18 QTR 1 TWN 02S RNG 66W
Abbreviated Description: CONDO: ASPEN HILLS OWNERS ASSOCIATION INC UNIT:1802 DESC:BLDG 18

Prior Transfer

Recording Date:	10/06/2020	Sales Price:	$255,000
Document #:	2020000101776 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/02/2020		
Document Type:			

Legal Description:
Subdivision: ASPEN HILLS OWNERS ASSOCIATION Legal Unit: 1802 Map Ref: DOC20040323000131930

Prior Transfer

Recording Date:	10/02/2020	Sales Price:	$255,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/30/2020	Sales Price:	N/A
Document #:	2020000059733 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/26/2020		
Document Type:			

Legal Description:
Subdivision: ASPEN HILLS OWNERS ASSOCIATIO Legal Unit: 1802 Map Ref: DOC 200800010020000

Prior Transfer

Recording Date:	02/26/2020	Sales Price:	N/A
Document #:	2020000018047 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/26/2020		
Document Type:			

Legal Description:
Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 1802 Map Ref: DOC20050301000284080

Prior Transfer

Recording Date:	09/30/2019	Sales Price:	$255,290
Document #:	2019000082650 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/20/2018	Loan Amount:	N/A
Document #:	2018000049558 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 1802

Prior Transfer

Recording Date:	06/20/2018	Sales Price:	$260,000
Document #:	2018000049556 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2018		
Document Type:			

Legal Description:
Subdivision: ASPEN HILLS OWNERS ASSOCIATION Legal Unit: 1802 Map Ref: DOC20050301000204080

Prior Transfer

Recording Date:	07/31/2017	Sales Price:	$57,000
Document #:	2017000065690 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/29/2017		
Document Type:			

Legal Description:
Subdivision: ASPEN HILLS OWNERS ASSOCIATION Legal Unit: 1802 Map Ref: DOC20050301000204080

Prior Transfer

Recording Date:	08/18/2016	Sales Price:	N/A
Document #:	2016000067999 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/18/2016		
Document Type:			

Legal Description:
Subdivision: ASPEN HILLS Legal Unit: 1802
Abbreviated Description: BLDG: 18

Prior Transfer

Recording Date:	06/29/2010	Sales Price:	$98,000
Document #:	2010000043159 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/28/2010		
Document Type:			

Legal Description:
Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 1802

Prior Transfer

Recording Date:	03/09/2010	Sales Price:	N/A
Document #:	2010000015584 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/04/2010		
Document Type:			

Legal Description:
Legal Unit: 1802

ICE SiteX Report

OrderID: 98351620

Prior Transfer

Recording Date:	12/24/2009	Sales Price:	N/A
Document #:	2009000095380 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/24/2009		
Document Type:			

Legal Description:
Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 1802

Prior Transfer

Recording Date:	07/21/2005	Sales Price:	$177,882
Document #:	20050721000772670 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/02/2005	Sales Price:	$183,384
Document #:	20050602000582460 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/27/2005		
Document Type:			

Legal Description:
Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 1802
Abbreviated Description: PARKING SPACE #294

Area Sales Analysis

Total Area Sales	$5,060,800	Median # of Bedrooms	3
Median Lot Size	4,208 SF	Median # of Baths	2.5
Median Living Area	1,347 SF	Median Year Built	2004
Price Range - 2 Yrs	$247,400 to $455,000	Age Range	8 years to 23 years
Median Value	$325,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.97Mi.	**15612 E 96TH WAY** **COMMERCE CITY, CO 80022-9348**	08/27/2026	$378,500	$201	1876	6/3/2.5	2003	3,441 SF	
		APN: R0155838 Document #: 2026000051421 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: THE FRONTERRA VILLAGE TOWNHOME SUBDIVISION Legal Unit: A MapRef: DOC 2004030900007429 Abbreviated Description: Subdivision:THE FRONTERRA VILLAGE TOWNHOME SUBDIVISION Legal Unit:A Map Ref:DOC 2004030900007429Abbreviated Description:BUILDING 18								
2	1.19Mi.	**9758 LAREDO ST** **COMMERCE CITY, CO 80022-9812**	07/29/2026	$319,000	$265	1201	4/2/2.5	2005	3,284 SF	
		APN: R0166933 Document #: 2026000044966 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: FRONTERRA VILLAGE MULTIFAMILY COMMUNITY ASSOCIATIO Legal Unit: C MapRef: DOC 2006012400008000 Abbreviated Description: Subdivision:FRONTERRA VILLAGE MULTIFAMILY COMMUNITY ASSOCIATIO Legal Unit:C Map Ref:DOC 2006012400008000Abbreviated Description:BUILDING 20								
3	1.26Mi.	**9758 LAREDO ST** **COMMERCE CITY, CO 80022-9816**	07/27/2026	$352,500	$224	1568	5/3/2.5	2004	2,871 SF	
		APN: R0159627 Document #: 2026000044349 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: FRONTERRA VILLAGE MULTIFAMILY COMMUNITY Legal Unit: E Abbreviated Description: Subdivision:FRONTERRA VILLAGE MULTIFAMILY COMMUNITY Legal Unit:E Abbreviated Description:BUILDING 17								
4	.95Mi.	**15612 E 96TH WAY** **COMMERCE CITY, CO 80022-9351**	07/10/2026	$321,000	$263	1216	4/2/2.5	2004	5,489 SF	
		APN: R0159716 Document #: 2026000040494 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: FRONTERRA VILLAGE TOWNHOMES Legal Unit: B Abbreviated Description: Subdivision:FRONTERRA VILLAGE TOWNHOMES Abbreviated Description:BUILDING 30								
5	1.14Mi.	**9758 LAREDO ST** **COMMERCE CITY, CO 80022-9007**	07/09/2026	$317,500	$264	1201	4/2/1.5	2005	3,284 SF	
		APN: R0165063 Document #: 2026000040299 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: FRONTERRA MULTIFAMILY COMMUNITY ASSOCIATION Legal Unit: 6 MapRef: DOC 2005110200120888 Abbreviated Description: Subdivision:FRONTERRA MULTIFAMILY COMMUNITY ASSOCIATION Map Ref:DOC 2005110200120888Abbreviated Description:BUILDING 6 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
6	1.23Mi.	**9758 LAREDO ST** **COMMERCE CITY, CO 80022-9850**	06/23/2026	$330,000	$248	1329	5/3/2.5	2004	2,910 SF	
		APN: R0161822 Document #: 2026000036496 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: FRONTERRA VILLAGE MULTIFAMILY COMMUNITY ASSOCIATIO Legal Unit: B Abbreviated Description: Subdivision:FRONTERRA VILLAGE MULTIFAMILY COMMUNITY ASSOCIATIO Abbreviated Description:BUILDING 29 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
7	1.15Mi.	**9758 LAREDO ST** **COMMERCE CITY, CO 80022-9006**	06/15/2026	$325,000	$207	1568	5/3/2.5	2005	3,237 SF	
		APN: R0162070 Document #: 2026000034835 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: FRONTERRA VILLAGE MULTIFAMILY COMMUNITY ASSOCIATIO Legal Unit: E MapRef: DOC 128090 Abbreviated Description: Subdivision:FRONTERRA VILLAGE MULTIFAMILY COMMUNITY ASSOCIATIO Legal Unit:E Map Ref:DOC 128090Abbreviated Description:BUILDING 9								
8	.1Mi.	**14700 E 104TH AVE** **COMMERCE CITY, CO 80022-8711**	06/10/2026	$345,000	$239	1442	6/2/2.5	2018	43,560 SF	
		APN: R0195659 Document #: 2026000033760 Document Type: Price Code: D Land Use: Condominium Unit (Residential)								

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Legal: Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 3505 MapRef: DOC 2004032300013193 Abbreviated Description: Subdivision:ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit:3505 Map Ref:DOC 2004032300013193Abbreviated Description:BUILDING 35 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY

9	.1Mi.	**14700 E 104TH AVE** **COMMERCE CITY, CO 80022-8710**	06/08/2026	$313,000	$243	1288	5/3/2.5	2006	2,640 SF

APN: R0174025 Document #: 2026000033107
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 3201 MapRef: DOC 2007000034094 Abbreviated Description: Subdivision:ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit:3201 Map Ref:DOC 2007000034094Abbreviated Description:BUILDING 32

10	.06Mi.	**14700 E 104TH AVE** **COMMERCE CITY, CO 80022-8707**	06/02/2026	$345,000	$247	1396	4/3/2.5	2004	4,334 SF

APN: R0160493 Document #: 2026000032092
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 2802 Abbreviated Description: Subdivision:ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit:2802 City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY

11	.03Mi.	**14700 E 104TH AVE** **COMMERCE CITY, CO 80022-8705**	05/05/2026	$247,400	$186	1328	5/3/2.5	2004	4,334 SF

APN: R0160465 Document #: 2026000025959
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 1904 MapRef: DOC 2004032300013193 Abbreviated Description: Subdivision:ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit:1904 Map Ref:DOC 2004032300013193

12	.03Mi.	**14700 E 104TH AVE** **COMMERCE CITY, CO 80022-8705**	05/05/2026	$324,900	$241	1347	5/3/2.5	2004	4,334 SF

APN: R0160470 Document #: 2026000025902
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit: 2101 MapRef: DOC 2004032300013193 Abbreviated Description: Subdivision:ASPEN HILLS OWNERS ASSOCIATION INC Legal Unit:2101 Map Ref:DOC 2004032300013193City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY

13	.05Mi.	**14700 E 104TH AVE** **COMMERCE CITY, CO 80022-8707**	04/28/2026	$315,000	$244	1288	4/3/2.5	2004	4,334 SF

APN: R0160481 Document #: 2026000024054
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: ASPEN HILLS OWNERS ASSOCIATION Legal Unit: 2602 MapRef: DOC 2004032300013193 Abbreviated Description: Subdivision:ASPEN HILLS OWNERS ASSOCIATION Legal Unit:2602 Map Ref:DOC 2004032300013193

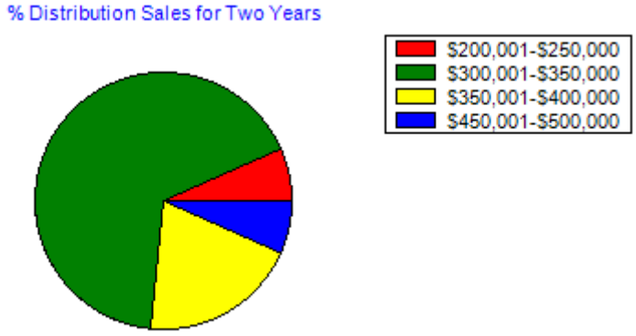
14	1Mi.	**15612 E 96TH WAY** **COMMERCE CITY, CO 80022-9348**	04/09/2026	$372,000	$244	1520	5/3/2.5	2004	4,265 SF

APN: R0159687 Document #: 2026000020234
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE FRONTERRA VILLAGE TOWNHOMES Legal Unit: D MapRef: DOC C1150254 Abbreviated Description: Subdivision:THE FRONTERRA VILLAGE TOWNHOMES Map Ref:DOC C1150254Abbreviated Description:BUILDING 19

15	1.26Mi.	**15501 E 112TH AVE** **COMMERCE CITY, CO 80022-9871**	04/02/2026	$455,000	$312	1454	5/2/2	2004	4,208 SF

APN: R0161536 Document #: 2026000018408
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE GREENS AT BUFFALO RUN Legal Unit: F MapRef: DOC 2004102700107880 Abbreviated Description: Subdivision:THE GREENS AT BUFFALO RUN Legal Unit:F Map Ref:DOC 2004102700107880Abbreviated Description:BUILDING 34

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.	**14700 E 104TH AVE**	**05/17/2022**	$346,000	$21,630	1,356	4/3/2.5	2004	3,454 SF	
0Mi.	**14700 E 104TH AVE**	**06/19/2014**	$329,000	$20,570	1,288	4/3/2.5	2004	3,454 SF	
0Mi.	**14700 E 104TH AVE**	**07/21/2025**	$352,000	$22,010	1,332	4/2/2.5	2004	3,454 SF	
.01Mi.	**14700 E 104TH AVE**	**05/07/2025**	$331,000	$20,700	1,328	5/3/2.5	2004	3,454 SF	
.01Mi.	**14700 E 104TH AVE**	**02/15/2019**	$329,000	$20,570	1,288	4/3/2.5	2004	3,454 SF	
.01Mi.	**14700 E 104TH AVE**	**02/25/2025**	$352,000	$22,010	1,332	4/2/2.5	2004	3,454 SF	
.01Mi.	**14700 E 104TH AVE**	**06/04/2021**	$353,000	$22,070	1,356	4/2/2.5	2004	3,454 SF	
.01Mi.	**14700 E 104TH AVE**	**05/26/2022**	$332,000	$20,760	1,288	4/2/2.5	2004	3,454 SF	
.02Mi.	**14700 E 104TH AVE**	**07/12/2019**	$329,000	$20,570	1,347	5/3/2.5	2004	3,454 SF	
.02Mi.	**14700 E 104TH AVE**	**08/31/2020**	$327,000	$20,440	1,308	4/3/2.5	2004	3,454 SF	
.02Mi.	**14700 E 104TH AVE**	**03/18/2020**	$341,000	$21,320	1,347	5/3/2.5	2004	4,334 SF	
.02Mi.	**14700 E 104TH AVE**	**05/24/2019**	$333,000	$20,820	1,347	5/3/2.5	2004	4,334 SF	
.02Mi.	**14700 E 104TH AVE**	**08/16/2024**	$330,000	$20,630	1,288	4/2/2.5	2004	4,334 SF	
.03Mi.	**14700 E 104TH AVE**	**12/11/2019**	$329,000	$20,570	1,288	4/3/2.5	2004	4,334 SF	
.03Mi.	**14700 E 104TH AVE**	**12/02/2008**	$333,000	$20,820	1,347	5/3/2.5	2004	4,334 SF	
.03Mi.	**14700 E 104TH AVE**	**12/22/2025**	$343,000	$21,440	1,328	5/3/2.5	2004	4,334 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	34.9 years old	Households:	18,836
Median Household Income:	$81,788	Households w/Family:	67%
Household Income Per Capita:	$37,282	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

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
5.79Mi.	**Glacier Peak Elementary School** Number of Students: 412 Student-Teacher Ratio: 16.82	B	Public	KG - 5
6.30Mi.	**Shadow Ridge Middle School** Number of Students: 632 Student-Teacher Ratio: 16.31	D	Public	6 - 8
8.82Mi.	**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 **14700 E 104TH AVE, COMMERCE CITY, CO 80022-8704** 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	115%	HIGHER
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	116%	HIGHER
MURDER	102%	SIMILAR
OVERALL	93%	SIMILAR

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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