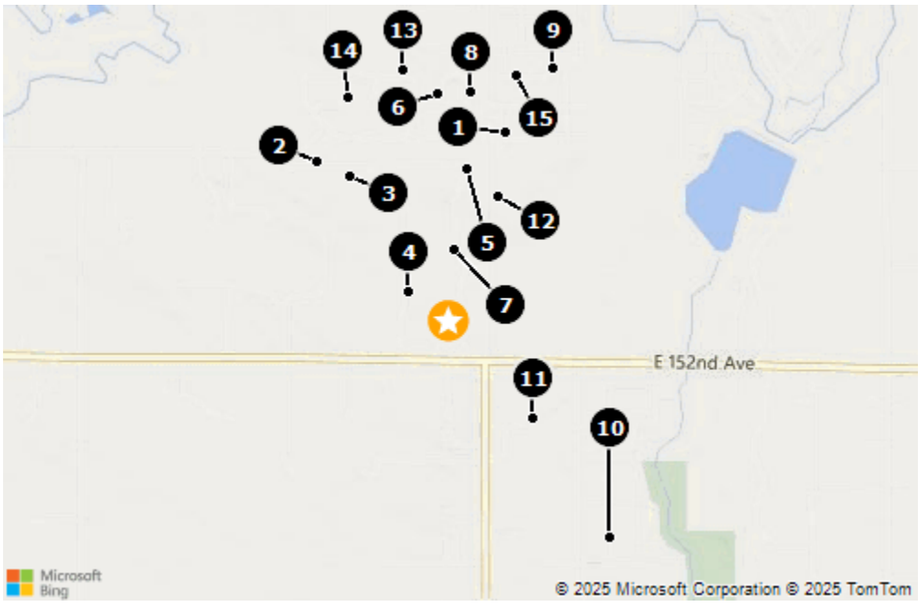
ICE SiteX Report

OrderID: 94088373

SiteX Property Information Report



Subject Property Location

15369 GREAT ROCK RD, BRIGHTON, CO 80603-8819

County:	**ADAMS CO**	Census Tract:	080010085.531020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0001376	Thomas Bros Pg-Grid:	

Valuation

Value:	**$689,000**	FSD:	11
Value Range:	$613,210 - $764,790	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	290
Assd Land Value:	$8,380	Market Land Value:	$125,000	Tax Year:	2024
Assd Improvement:	$35,870	Market Improvment Value:	$535,446	Total Taxable Value:	$4,625
Total Assessed Value:	$44,250	Total Assessor Market Value:	$660,446	Delinquent Year:	
				Tax Account ID:	R0001376
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 51 Block: 4 Subdivision: SUNFLOWER RANCH FILING NO 1 Sec/Twnship/Range: SEC 10 QTR 4 TWN 01S RNG 65W
Abbreviated Description: SUB:SUNFLOWER RANCH FILING NO 1 BLK:4 LOT:51

Property Characteristics

Lot Size:	2.620 AC	Bedrooms:	3	Pool:	
Building Area:	1344 SF	Baths:	2	Fireplace:	1
Year Built:	1991	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2024	Sales Price:	$407,483
Document #:	2024000025552 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/01/2022	Sales Price:	$407,483
Document #:	2022000029485 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	$407,483
Document #:	2019000031865 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/29/2018	Sales Price:	$377,045
Document #:	2018000087237 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 94088373

Prior Transfer

Recording Date:	10/26/2018	Sales Price:	$377,045
Document #:	2018000086692 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/28/2018	Sales Price:	$415,000
Document #:	2018000069932 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/24/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 51 Block: 4 Subdivision: SUNFLOWER RANCH FILING # 1

Prior Transfer

Recording Date:	08/24/2018	Sales Price:	$415,000
Document #:	2018000069932 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 51 Block: 4 Subdivision: SUNFLOWER RANCH FILING NO 1 Sec/Twnship/Range: SEC 10 QTR 4 TWN 01S RNG 65W
Abbreviated Description: SUB:SUNFLOWER RANCH FILING NO 1 BLK:4 LOT:51

Mortgage Record

Recording Date:	10/26/2016	Loan Amount:	N/A
Document #:	2016000091742 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:
Lot: 51 Block: 4 Subdivision: SUNFLOWER RANCH 1
City/Muni/Twp: COLORADO

Prior Transfer

Recording Date:	08/19/2014	Sales Price:	$315,000
Document #:	2014000055406 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/14/2014		
Document Type:	Warranty Deed		

Legal Description:
Lot: 51 Block: 4 Subdivision: SUNFLOWER RANCH #1

Prior Transfer

Recording Date:	08/14/2014	Sales Price:	$315,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/05/2009	Loan Amount:	N/A
Document #:	2009000000664 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2039	Type Finance:	

Legal Description:
Lot: 51 Block: 4 Subdivision: SUNFLOWER RANCH FILING #1

Prior Transfer

Recording Date:	04/08/2002	Sales Price:	N/A
Document #:	C0952284 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/08/2002		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 51 Block: 4 Subdivision: SUNFLOWER RANCH #1

Prior Transfer

Recording Date:	10/09/1998	Sales Price:	$175,250
Document #:	00454287 BK-PG 5495-248	Type of Sale:	Full Amount on Deed
Contract Date:	10/05/1998		
Document Type:	Warranty Deed		

Legal Description:
Subdivision: SUNFLOWER RANCH FILING #1
Abbreviated Description: LOT 51 BLK 4 SUNFLOWER RANCH FILING NO 1

Prior Transfer

Recording Date:	06/10/1997	Sales Price:	$151,000
Document #:	00288513 BK-PG 5027-681	Type of Sale:	Full Amount on Deed
Contract Date:	06/06/1997		
Document Type:	Warranty Deed		

Legal Description:
Abbreviated Description: LOT 51 BLK 4 SUNFLOWER RANCH FILING NO 1

Prior Transfer

Recording Date:	10/11/1995	Sales Price:	N/A
Document #:	00114060 BK-PG 4604-757	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/06/1995		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 51&52 Block: 4 Subdivision: SUNFLOWER RANCH FILING #1

Prior Transfer

Recording Date:	01/10/1995	Sales Price:	$182,000
Document #:	00044659 BK-PG 4450-892	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/06/1995		

ICE SiteX Report

OrderID: 94088373

Document Type: Warranty Deed
Legal Description:
Lot: 51&52 Block: 4 Subdivision: SUNFLOWER RANCH SUBDIVISION FILING #1

Area Sales Analysis

Total Area Sales	$14,987,000	Median # of Bedrooms	4
Median Lot Size	100,188 SF	Median # of Baths	3.5
Median Living Area	2,125 SF	Median Year Built	2000
Price Range - 2 Yrs	$665,000 to $1,735,000	Age Range	2 years to 32 years
Median Value	$840,000	Median Age	25 years

Comparable Sales Data

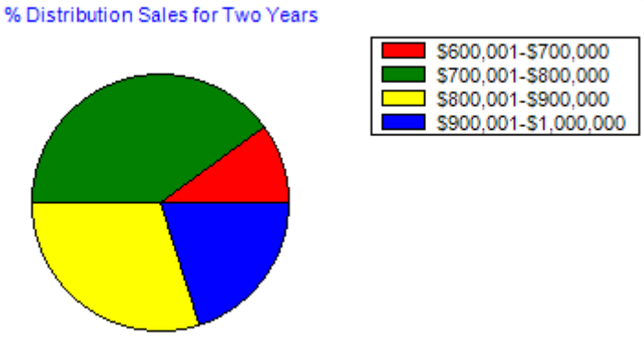
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.98Mi.	**29815 E 161ST AVE** **BRIGHTON, CO 80603-8515**	01/06/2025	$1,030,000	$392	2626	11/5/4.5	2023	65,253 SF	
		APN: R0205102 Document #: 2025000000526 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: COUNTRY CLUB RANCHETTES FILING NO 1 Abbreviated Description: Lot:56 Subdivision:COUNTRY CLUB RANCHETTES FILING NO 1								
2	1.02Mi.	**28405 E 159TH AVE** **BRIGHTON, CO 80603-3820**	11/27/2024	$1,735,000	$327	5300	10/4/5	2023	108,900 SF	
		APN: R0204140 Document #: 2024000066314 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: RIDGEVIEW ESTATES FILING NO 1 Abbreviated Description: Lot:2 Subdivision:RIDGEVIEW ESTATES FILING NO 1								
3	.87Mi.	**28650 E 159TH AVE** **BRIGHTON, CO 80603-3827**	11/22/2024	$1,575,000	$451	3487	9/4/5	2023	108,900 SF	
		APN: R0204133 Document #: 2024000065392 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: RIDGEVIEW ESTATES FILING NO 1 Abbreviated Description: Lot:9 Subdivision:RIDGEVIEW ESTATES FILING NO 1								
4	.2Mi.	**15482 GADSDEN DR** **BRIGHTON, CO 80603-8855**	10/31/2024	$780,000	$582	1338	7/4/3	1995	111,035 SF	
		APN: R0001388 Document #: 2024000060750 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: GREATROCK SUBDIVISION FILING NO 1 Abbreviated Description: Lot:9 Block:2 Subdivision:GREATROCK SUBDIVISION FILING NO 1								
5	.77Mi.	**16015 GREAT ROCK WAY** **BRIGHTON, CO 80603-8810**	10/17/2024	$750,000	$409	1830	9/4/3.5	1994	99,317 SF	
		APN: R0001302 Document #: 2024000057384 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 2 Subdivision: HOMEWOOD ESTATES FILING NO 1 Abbreviated Description: Lot:15 Block:2 Subdivision:HOMEWOOD ESTATES FILING NO 1								
6	1.11Mi.	**16235 GREAT ROCK WAY** **BRIGHTON, CO 80603-8416**	10/16/2024	$950,000	$367	2582	8/4/4.5	1998	65,340 SF	
		APN: R0109149 Document #: 2024000056948 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 70 Subdivision: GREATROCK NORTH Abbreviated Description: Lot:70 Subdivision:GREATROCK NORTH								
7	.35Mi.	**15689 GREAT ROCK RD** **BRIGHTON, CO 80603-8825**	10/08/2024	$705,000	$458	1539	7/3/2	1993	107,594 SF	
		APN: R0001282 Document #: 2024000055403 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: HOMEWOOD ESTATES FILING NO 1 Abbreviated Description: Lot:3 Block:1 Subdivision:HOMEWOOD ESTATES FILING NO 1								
8	1.14Mi.	**16260 GREAT ROCK WAY** **BRIGHTON, CO 80603-8416**	09/09/2024	$770,000	$462	1666	5/3/2.5	2001	78,408 SF	
		APN: R0109159 Document #: 2024000049559 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: GREATROCK NORTH Abbreviated Description: Lot:61 Subdivision:GREATROCK NORTH								
9	1.36Mi.	**16358 JOPPA ST** **BRIGHTON, CO 80603-8459**	08/19/2024	$829,500	$477	1738	7/3/2	2000	67,693 SF	
		APN: R0121566 Document #: 2024000045251 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: ROCKING HORSE FARMS Abbreviated Description: Lot:36 Subdivision:ROCKING HORSE FARMS								
10	1.35Mi.	**14476 N MAYWOOD CT** **BRIGHTON, CO 80603-8883**	07/29/2024	$917,500	$380	2410	9/4/4	2002	100,188 SF	
		APN: R0114183 Document #: 2024000040904 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: BOX ELDER ESTATES HOMESITE FILING NO 1 Abbreviated Description: Lot:9 Block:2 Subdivision:BOX ELDER ESTATES HOMESITE FILING NO 1								
11	.64Mi.	**30071 E 149TH CT** **BRIGHTON, CO 80603-5861**	07/19/2024	$1,375,000	$507	2710	11/5/5	2019	159,387 SF	
		APN: R0157643 Document #: 2024000039432 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: VALLEY VIEW ESTATES SUBDIVISION FILING NO 1 Abbreviated Description: Lot:4 Subdivision:VALLEY VIEW ESTATES SUBDIVISION FILING NO 1								
12	.71Mi.	**15998 HAYESMOUNT RD** **BRIGHTON, CO 80603-8869**	07/09/2024	$1,250,000	$554	2254	9/5/4	2000	415,608 SF	
		APN: R0174868 Document #: 2024000037088 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: KREMERS TURF FARM EXEMPTION SURVEY MapRef: DOC 2007000057384 Sec/Twnship/Range: NW4 S11T01SR65W 6PM Abbreviated Description: Lot:3 Subdivision:KREMERS TURF FARM EXEMPTION SURVEY Map Ref:DOC 2007000057384Sec/Twnship/Range:NW4 S11T01SR65W 6PM								
13	1.28Mi.	**29055 E 163RD PL**	07/01/2024	$815,000	$489	1666	5/3/2.5	1998	118,919 SF	

ICE SiteX Report

OrderID: 94088373

		BRIGHTON, CO 80603-8432								
		APN: R0109143 Document #: 2024000035310								
		Document Type: Special Warranty Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 51 Subdivision: GREATROCK NORTH Abbreviated Description: Lot:51 Subdivision:GREATROCK NORTH								
14	1.22Mi.	**28565 E 162ND CT**	06/17/2024	$665,000	$376	1767	7/3/2.5	2001	95,832 SF	
		BRIGHTON, CO 80603-8440								
		APN: R0118709 Document #: 2024000032498								
		Document Type: Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 129 Subdivision: GREATROCK NORTH FILING NO 2 Abbreviated Description: Lot:129 Subdivision:GREATROCK NORTH FILING NO 2								
15	1.28Mi.	**29951 E 163RD PL**	06/03/2024	$840,000	$395	2125	10/6/3	2000	62,552 SF	
		BRIGHTON, CO 80603-8455								
		APN: R0121623 Document #: 2024000029623								
		Document Type: Warranty Deed Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 93 Subdivision: ROCKING HORSE FARMS Abbreviated Description: Lot:93 Subdivision:ROCKING HORSE FARMS								

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.	**15369 GREAT ROCK RD**	**08/24/2018**	$660,446	$44,250	1,344	6/3/2	1991	3 SF	
.03Mi.	**15389 GREAT ROCK RD**	**02/29/2024**	$750,776	$50,310	1,930	7/3/2	1984	3 SF	
.03Mi.	**15349 GREAT ROCK RD**	**12/13/2022**	$913,267	$61,190	2,276	7/4/2.5	1997	2 SF	
.06Mi.	**15419 GREAT ROCK RD**	**03/12/2018**	$726,000	$48,650	1,724	7/3/2	1985	3 SF	
.07Mi.	**15319 GREAT ROCK RD**	**01/31/2017**	$766,768	$51,380	1,709	7/3/2	1985	3 SF	
.09Mi.	**15439 GREAT ROCK RD**	**10/13/1992**	$725,000	$48,580	1,474	7/3/2	1992	3 SF	
.09Mi.	**29495 GADSDEN DR**	**10/30/2017**	$763,000	$51,120	1,379	6/3/2	1994	2 SF	
.11Mi.	**15320 GREAT ROCK RD**	**06/19/2014**	$859,420	$57,590	1,579	7/3/3	1994	2 SF	
.12Mi.	**15300 GREAT ROCK RD**	**11/21/2017**	$836,369	$56,040	1,830	7/4/3.5	1994	2 SF	
.12Mi.	**29455 GADSDEN DR**	**12/01/2022**	$850,539	$56,990	1,562	6/5/3	1994	2 SF	
.13Mi.	**15360 GREAT ROCK RD**	**06/20/2001**	$808,170	$54,160	2,222	7/3/2	1984	3 SF	
.13Mi.	**15380 GREAT ROCK RD**	**07/03/2014**	$819,000	$54,880	2,721	7/3/2	1983	2 SF	
.13Mi.	**15280 GREAT ROCK RD**	**05/15/2015**	$720,000	$48,250	1,740	7/3/2	1984	2 SF	
.14Mi.	**15340 GREAT ROCK RD**	**05/22/2001**	$729,000	$48,850	1,716	7/3/2	1984	3 SF	
.14Mi.	**15430 GREAT ROCK RD**	**10/08/2020**	$829,582	$55,590	1,676	7/3/2	1985	2 SF	
.14Mi.	**15479 GREAT ROCK RD**	**09/09/2011**	$708,497	$47,470	1,518	7/3/2	1992	2 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	90%

Demographics & Income

Median Age:	37.3 years old	Households:	5,020
Median Household Income:	$103,409	Households w/Family:	78%
Household Income Per Capita:	$39,233	Households w/Family Married:	64%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Brighton School District 27j	Students:	19,203
Number of Schools:	28	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.42Mi.	**Overland Trail Middle School**	D	Public	6 - 8
Number of Students: 589				
Student-Teacher Ratio: 16.53				

ICE SiteX Report

OrderID: 94088373

8.92Mi. **Brighton High School** Number of Students: 1,834 Student-Teacher Ratio: 20.96 Advanced Placement: Yes		C-	Public	9 - 12
7.06Mi. **Mary E Pennock Elementary School** Number of Students: 633 Student-Teacher Ratio: 18.32		C	Public	PK - 5

Flood Report

The Subject Property of **15369 GREAT ROCK RD, BRIGHTON, CO 80603-8819** 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	45%	SIGNIFICANTLY LOWER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	46%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	36%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	96%	SIMILAR
MURDER	88%	LOWER
OVERALL	78%	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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