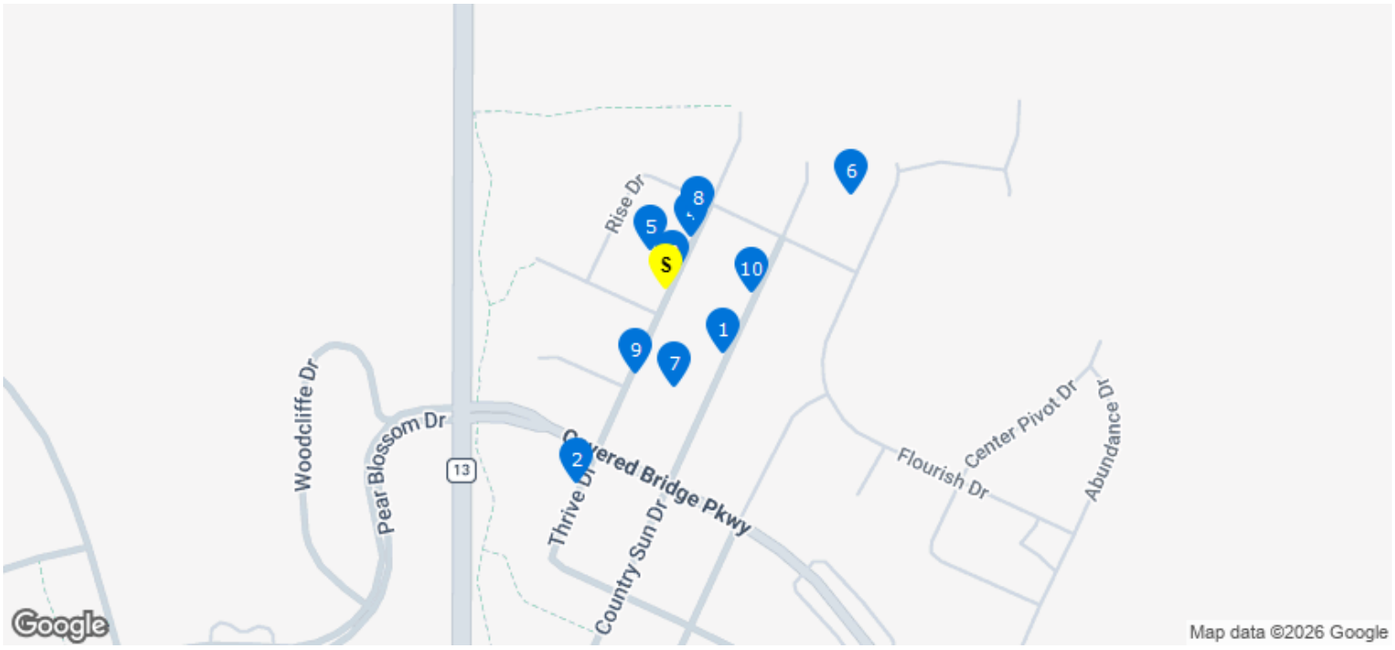
ICE SiteX Report

OrderID: 98768533

SiteX Property Information Report



Subject Property Location

1668 THRIVE DR, WINDSOR, CO 80550-3710

County:	**WELD CO**	Census Tract:	0022.10
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R8966943	Thomas Bros Pg-Grid:	

Valuation

Value:	**$499,000**	FSD:	10	Common Confidence Score:	70
Value Range:	$449,100 - $548,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5005
Assd Land Value:	$6,250	Market Land Value:	$100,000	Tax Year:	2025
Assd Improvement:	$25,700	Market Improvment Value:	$411,225	Total Taxable Value:	$4,591
Total Assessed Value:	$31,950	Total Assessor Market Value:	$511,225	Delinquent Year:	
				Tax Account ID:	R8966943
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 6 Subdivision: RAINDANCE 9TH FG
Abbreviated Description: LOT 9 BLOCK 6 RAINDANCE 9TH FG

Property Characteristics

Lot Size:	5,706 SF	Bedrooms:	3	Pool:	
Building Area:	1901 SF	Baths:	3	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/01/2025	Loan Amount:	N/A
Document #:	5026538 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/01/2025		
TD Due Date:		Type Finance:	

Legal Description:
Block: 6 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Map Ref: 0

Mortgage Record

Recording Date:	08/15/2024	Loan Amount:	N/A
Document #:	4976981 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/17/2024		
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Block: 6 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Map Ref: 0

Prior Transfer

Recording Date:	06/05/2024	Sales Price:	N/A
Document #:	4964321 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

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Mortgage Record

Recording Date:	05/17/2021	Loan Amount:	N/A
Document #:	4715989 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	05/14/2021		
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Block: 6 Subdivision: RAIDANCE SUBDIVISION NINTH FILING Map Ref: 0

Mortgage Record

Recording Date:	05/17/2021	Loan Amount:	N/A
Document #:	4715988 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/14/2021		
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Block: 6 Subdivision: RAINDANCE KANSAS CITY NINTH FILING

Prior Transfer

Recording Date:	05/17/2021	Sales Price:	$423,975
Document #:	4715987 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/14/2021		
Document Type:	Deed		

Legal Description:
Block: 6 Subdivision: RAINDANCE KANSAS CITY NINTH FILING

Prior Transfer

Recording Date:	01/04/2021	Sales Price:	$22,629,200
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 6 Subdivision: RAINDANCE 9TH FG
Abbreviated Description: LOT 9 BLOCK 6 RAINDANCE 9TH FG

Area Sales Analysis

Total Area Sales	$5,107,000	Median # of Bedrooms	4
Median Lot Size	6,621 SF	Median # of Baths	3
Median Living Area	1,791 SF	Median Year Built	2021
Price Range - 2 Yrs	$490,000 to $557,000	Age Range	5 years to 5 years
Median Value	$497,500	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**1815 FARM TRADITION CT** **WINDSOR, CO 80550-3706**	04/24/2026	$477,900	$362	1319	/3/2	2021	6,752 SF	
		APN: R8966882 Document #: 5097639 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Abbreviated Description: Lot:1 Block:2 Subdivision:RAINDANCE SUBDIVISION NINTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR								
2	.04Mi.	**1649 RISE DR** **WINDSOR, CO 80550-3708**	10/24/2025	$467,000	$321	1453	/3/2	2021	5,706 SF	
		APN: R8966936 Document #: 5061331 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 6 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Abbreviated Description: Lot:2 Block:6 Subdivision:RAINDANCE SUBDIVISION NINTH FILING								
3	.06Mi.	**1676 COUNTRY SUN DR** **WINDSOR, CO 80550-3704**	09/28/2026	$535,000	$306	1747	/3/3	2021	6,621 SF	
		APN: R8966983 Document #: 5129140 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 22 Block: 8 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Abbreviated Description: Lot:22 Block:8 Subdivision:RAINDANCE SUBDIVISION NINTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR								
4	.09Mi.	**1813 GARDEN FLOURISH CT** **WINDSOR, CO 80550-3707**	04/15/2026	$526,000	$362	1453	/4/3	2021	6,752 SF	
		APN: R8966899 Document #: 5095332 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: RAINDANCE SUBDIVISION Abbreviated Description: Lot:1 Block:3 Subdivision:RAINDANCE SUBDIVISION								
5	.1Mi.	**1802 RISE DR** **WINDSOR, CO 80550-3709**	01/15/2026	$550,000	$259	2122	/4/3	2021	9,060 SF	
		APN: R8966951 Document #: 5077612 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Abbreviated Description: Lot:3 Block:7 Subdivision:RAINDANCE SUBDIVISION NINTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR								
6	.14Mi.	**1631 COUNTRY SUN CT** **WINDSOR, CO 80550-3763**	07/20/2026	$557,000	$319	1747	/3/3	2021	7,492 SF	
		APN: R8966957 Document #: 5115167 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: 7 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Abbreviated Description: Lot:9 Block:7 Subdivision:RAINDANCE SUBDIVISION NINTH FILING								
7	.14Mi.	**1653 FLOURISH DR** **WINDSOR, CO 80550-3667**	05/18/2026	$1,425,000			//	2024	8,756 SF	
		APN: R8972276 Document #: 5102289 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: RAINDANCE SUBDIVISION FIFTEENTH FILING Abbreviated Description: Lot:3 Block:7 Subdivision:RAINDANCE SUBDIVISION FIFTEENTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR								
8	.14Mi.	**1634 FLOURISH CT** **WINDSOR, CO 80550-3641**	03/17/2026	$70,900	$28	2534	/5/6	2022	7,187 SF	

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APN: R8972252 Document #: 5088935
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 5 Subdivision: RAINDANCE SUBDIVISION FIFTEENTH FILING Abbreviated Description: Lot:3 Block:5 Subdivision:RAINDANCE SUBDIVISION FIFTEENTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

9	.14Mi.	**1716 BRANCHING CANOPY DR** **WINDSOR, CO 80550-3696**	12/31/2025	$985,000	$351	2803	/4/4	2022	7,187 SF

APN: R8972261 Document #: 5075316
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 6 Subdivision: RAINDANCE SUBDIVISION FIFTEENTH FILING Abbreviated Description: Lot:2 Block:6 Subdivision:RAINDANCE SUBDIVISION FIFTEENTH FILING

10	.15Mi.	**1641 FLOURISH CT** **WINDSOR, CO 80550-3641**	08/10/2026	$1,300,000			//		8,756 SF

APN: R8972278 Document #: 5120080
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 5 Block: 7 Subdivision: RAINDANCE SUBDIVISION FIFTEENTH FILING Abbreviated Description: Lot:5 Block:7 Subdivision:RAINDANCE SUBDIVISION FIFTEENTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

11	.15Mi.	**1647 FLOURISH DR** **WINDSOR, CO 80550-3667**	12/12/2025	$1,435,000			//	2024	8,756 SF

APN: R8972277 Document #: 5072080
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 7 Subdivision: RAINDANCE SUBDIVISION FIFTEENTH FILING Abbreviated Description: Lot:4 Block:7 Subdivision:RAINDANCE SUBDIVISION FIFTEENTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

12	.16Mi.	**1721 COUNTRY SUN DR** **WINDSOR, CO 80550-3698**	07/24/2026	$600,000	$251	2389	/4/3	2021	8,276 SF

APN: R8967017 Document #: 5116499
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 11 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Abbreviated Description: Lot:1 Block:11 Subdivision:RAINDANCE SUBDIVISION NINTH FILING

13	.16Mi.	**1705 FLOURISH DR** **WINDSOR, CO 80550-3646**	03/17/2026	$125,000			//		12,937 SF

APN: R8972285 Document #: 5088914
Document Type: Special Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 1 Block: 8 Subdivision: RAINDANCE SUBDIVISION FIFTEENTH FILING Abbreviated Description: Lot:1 Block:8 Subdivision:RAINDANCE SUBDIVISION FIFTEENTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

14	.17Mi.	**1725 COUNTRY SUN DR** **WINDSOR, CO 80550-3698**	11/10/2025	$539,900	$254	2122	/4/3	2021	7,492 SF

APN: R8967018 Document #: 5064595
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 11 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Abbreviated Description: Lot:2 Block:11 Subdivision:RAINDANCE SUBDIVISION NINTH FILING

15	.19Mi.	**1715 FLOURISH DR** **WINDSOR, CO 80550-3646**	12/17/2025	$400,000			//		9,104 SF

APN: R8972287 Document #: 5072819
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 3,4,9&10 Block: 8&12 Subdivision: RAINDANCE SUBDIVISION FIFTEENTH FILING Abbreviated Description: Lot:3,4,9&10 Block:8&12 Subdivision:RAINDANCE SUBDIVISION FIFTEENTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

16	.22Mi.	**1723 FLOURISH DR** **WINDSOR, CO 80550-3646**	05/21/2026	$1,625,000			//		9,104 SF

APN: R8972289 Document #: 5103173
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 5 Block: 8 Subdivision: RAINDANCE SUBDIVISION FIFTEENTH FILING Abbreviated Description: Lot:5 Block:8 Subdivision:RAINDANCE SUBDIVISION FIFTEENTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

17	.24Mi.	**1821 THRIVE DR** **WINDSOR, CO 80550-3701**	08/14/2026	$585,000	$267	2191	/3/2	2021	7,797 SF

APN: R8967048 Document #: 5121148
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 13 Subdivision: RAINDANCE SUBDIVISION Abbreviated Description: Lot:6 Block:13 Subdivision:RAINDANCE SUBDIVISION

18	.24Mi.	**1732 CENTER PIVOT DR** **WINDSOR, CO 80550-3917**	12/03/2025	$910,000			//		11,195 SF

APN: R8972319 Document #: 5070238
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 20 Block: 9 Subdivision: RAINDANCE SUBDIVISION FIFTEENTH FILING Abbreviated Description: Lot:20 Block:9 Subdivision:RAINDANCE SUBDIVISION FIFTEENTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

19	.26Mi.	**1764 BRANCHING CANOPY DR** **WINDSOR, CO 80550-3696**	04/23/2026	$485,000	$286	1694	/3/2	2021	5,706 SF

APN: R8967040 Document #: 5097207
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 12 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Abbreviated Description: Lot:14 Block:12 Subdivision:RAINDANCE SUBDIVISION NINTH FILING

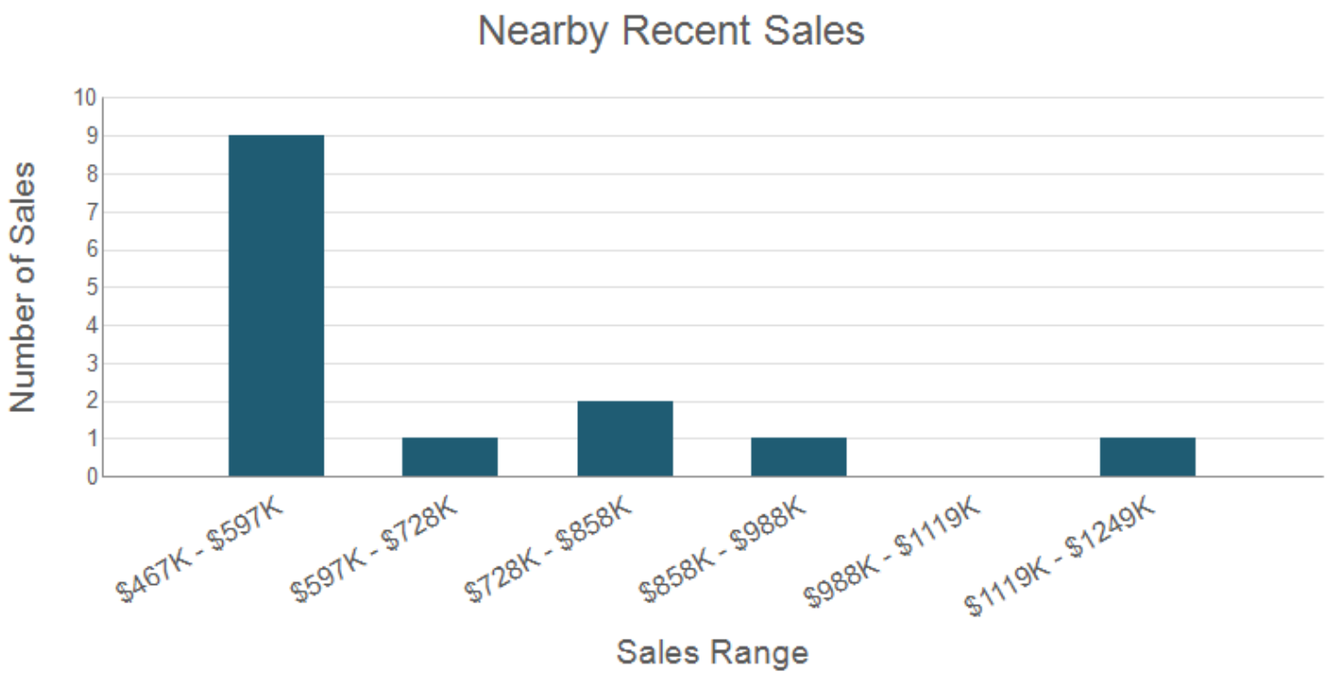
20	.26Mi.	**1757 COVERED BRIDGE PKWY** **WINDSOR, CO 80550-3699**	12/31/2025	$700,000	$265	2640	/4/3	2021	6,926 SF

APN: R8967106 Document #: 5075304
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 16 Subdivision: RAINDANCE SUBDIVISION NINTH FILING Abbreviated Description: Lot:6 Block:16 Subdivision:RAINDANCE SUBDIVISION NINTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

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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.	**1668 THRIVE DR**	**05/17/2021**	$511,225	$31,950	1,901	/3/3	2021	5,706 SF	
.01Mi.	**1662 THRIVE DR**	**07/02/2025**	$484,048	$30,250	1,791	/4/3	2021	5,706 SF	
.01Mi.	**1674 THRIVE DR**	**12/02/2024**	$562,439	$35,150	1,453	/5/3	2021	6,752 SF	
.02Mi.	**1656 THRIVE DR**	**05/21/2021**	$473,350	$29,580	1,568	/3/3	2021	5,706 SF	
.02Mi.	**1673 RISE DR**	**07/15/2021**	$490,871	$30,680	1,453	/3/2	2021	5,706 SF	
.02Mi.	**1667 RISE DR**	**04/15/2022**	$544,463	$34,030	2,302	/4/3	2021	5,706 SF	
.02Mi.	**1679 RISE DR**	**08/11/2021**	$518,544	$32,410	1,697	/3/3	2021	6,752 SF	
.03Mi.	**1661 RISE DR**	**09/03/2025**	$502,569	$31,410	1,790	/4/3	2021	5,706 SF	
.03Mi.	**1650 THRIVE DR**	**05/17/2021**	$500,638	$31,290	1,901	/3/3	2021	5,706 SF	
.03Mi.	**1665 THRIVE DR**	**02/02/2024**	$497,329	$51,830	1,747	/3/3	2021	6,621 SF	
.03Mi.	**1671 THRIVE DR**	**07/28/2021**	$531,349	$33,210	2,122	/4/3	2021	6,621 SF	
.03Mi.	**1659 THRIVE DR**	**07/29/2021**	$531,349	$33,210	2,122	/4/3	2021	6,621 SF	
.04Mi.	**1655 RISE DR**	**07/20/2021**	$473,350	$29,580	1,568	/3/3	2021	5,706 SF	
.04Mi.	**1815 FARM TRADITION CT**	**07/13/2021**	$480,870	$30,050	1,319	/3/2	2021	6,752 SF	
.04Mi.	**1821 FARM TRADITION CT**	**07/03/2024**	$494,080	$30,880	1,790	/4/3	2021	5,706 SF	
.04Mi.	**1677 THRIVE DR**	**07/29/2021**	$553,528	$34,600	2,389	/4/3	2021	6,621 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	38.6 years old	Households:	14,678
Median Household Income:	$112,403	Households w/Family:	75%
Household Income Per Capita:	$52,346	Households w/Family Married:	61%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Windsor School District Re-4	Students:	8,728
Number of Schools:	15	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.25Mi.	**Windsor High School** Number of Students: 1,094 Student-Teacher Ratio: 19.18 Advanced Placement: Yes	B	Public	9 - 12
2.35Mi.	**Windsor Middle School** Number of Students: 785	B	Public	6 - 8

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Student-Teacher Ratio: 15.86

1.81Mi. **Skyview Elementary School of STEM** B Public PK - 5
Number of Students: 440
Student-Teacher Ratio: 14.72

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	70%	NOTABLY LOWER
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	71%	NOTABLY LOWER
OVERALL	74%	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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