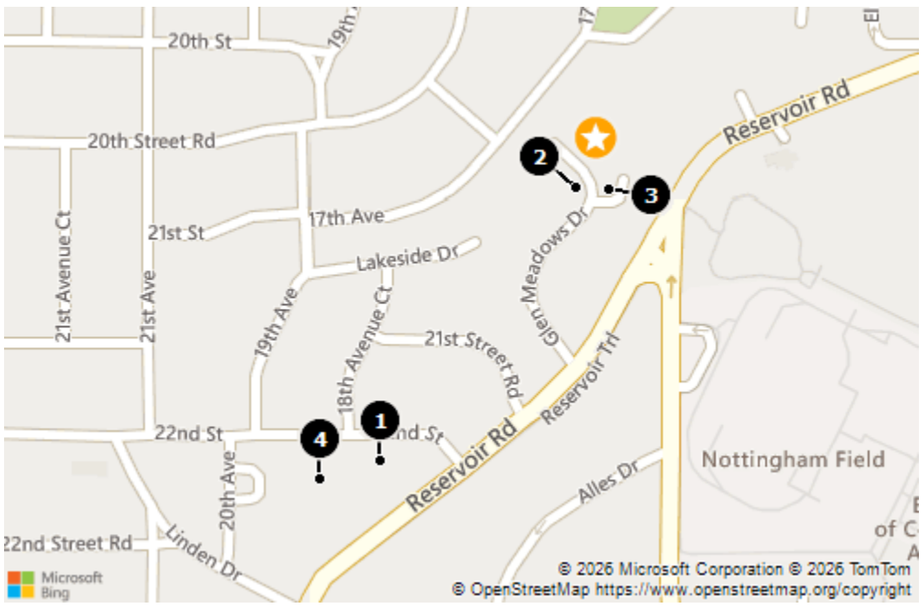
ICE SiteX Report

OrderID: 98012229

SiteX Property Information Report



Subject Property Location

1764 GLEN MEADOWS DR, GREELEY, CO 80631-6811

County:	**WELD CO**	Census Tract:	081230004.013004
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	R3582886	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	17	Common Confidence Score:	41
Value Range:	$218,290 - $307,710	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0600
Assd Land Value:	$2,680	Market Land Value:	$42,834	Tax Year:	2025
Assd Improvement:	$15,830	Market Improvment Value:	$253,279	Total Taxable Value:	$1,690
Total Assessed Value:	$18,510	Total Assessor Market Value:	$296,113	Delinquent Year:	
				Tax Account ID:	R3582886
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 35 Subdivision: GLEN MEADOWS TOWNHOMES 3RD AM 1ST RPLT Sec/Twnship/Range: SEC 18 TWN 5N RNG 65W
Abbreviated Description: GR WP-35 L35 1ST REPLAT OF 3RD AMENDED PLAT GLEN MEADOW TOWNHOMES (WILDLIFE PARK SUB)

Property Characteristics

Lot Size:	7,144 SF	Bedrooms:	2	Pool:	
Building Area:	808 SF	Baths:	2	Fireplace:	
Year Built:	1984	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/10/2026	Sales Price:	N/A
Document #:	5087615 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/20/2025	Loan Amount:	N/A
Document #:	5030422 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 35 Subdivision: THE GLEN MEADOW TOWNHOMES

Prior Transfer

Recording Date:	03/25/2025	Sales Price:	N/A
Document #:	5018438 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/10/2024	Loan Amount:	N/A
Document #:	4970171 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

ICE SiteX Report

OrderID: 98012229

Legal Description:
Lot: 35 Subdivision: 1ST REPLAT OF 3RD AMENDED PLAT IN THE GLEN MEADOW

Prior Transfer

Recording Date:	12/03/2021	Sales Price:	N/A
Document #:	4782144 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 35 Subdivision: GLEN MEADOWS TOWNHOMES 3RD AM 1ST RPLT Sec/Twnship/Range: SEC 18 TWN 5N RNG 65W
Abbreviated Description: GR WP-35 L35 1ST REPLAT OF 3RD AMENDED PLAT GLEN MEADOW TOWNHOMES (WILDLIFE PARK SUB)

Prior Transfer

Recording Date:	12/03/2021	Sales Price:	$5,000
Document #:	4782144 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/02/2021		
Document Type:			

Legal Description:
Lot: 35 Subdivision: 1ST REPLAT OF 3RD AMENDED PLAT IN THE GLEN MEADOWS

Prior Transfer

Recording Date:	12/30/2020	Sales Price:	$300,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/30/2020	Loan Amount:	N/A
Document #:	4666779 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 35 Subdivision: 1ST REPLAT OF 3RD AMEND ED PLAT OF THE GLEN MEADOW

Prior Transfer

Recording Date:	12/30/2020	Sales Price:	$300,000
Document #:	4666777 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/18/2020		
Document Type:			

Legal Description:
Lot: 35 Subdivision: 15ST THE GLEN MEADOWS TOWNHOMES

Prior Transfer

Recording Date:	12/23/2020	Sales Price:	$20,000
Document #:	4664845 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/23/2020	Loan Amount:	N/A
Document #:	4632768 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2025	Type Finance:	FIX

Legal Description:
Lot: 35 Subdivision: 1ST REPLAT OF 3RD AMENDED PLAT GLEN MEADOW TOWNHOM

Prior Transfer

Recording Date:	05/07/2019	Sales Price:	$110,000
Document #:	4487253 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/02/2018	Sales Price:	$108,600
Document #:	4435545 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/10/2018	Loan Amount:	N/A
Document #:	4429644 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2033	Type Finance:	

Legal Description:
Lot: 35 Subdivision: THIRD AMENDED PLAT OF GLEN MEADOWS TOWN HOMES
City/Muni/Twp: GREELEY

Prior Transfer

Recording Date:	09/10/2018	Sales Price:	$250,000
Document #:	4429643 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/06/2018		
Document Type:			

Legal Description:
Lot: 35 Subdivision: THIRD AMENDED PLAT OF GLEN MEADOW TOWN HOME
City/Muni/Twp: GREELEY

Prior Transfer

Recording Date:	03/08/2012	Sales Price:	$120,000
Document #:	3830557 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

OrderID: 98012229

Mortgage Record

Recording Date:	03/05/2012	Loan Amount:	N/A
Document #:	3829170 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2042	Type Finance:	

Legal Description:
Lot: 35 Subdivision: THIRD AMENDED PLAT OF MEADOW TOWN HOMES
City/Muni/Twp: GREELEY

Prior Transfer

Recording Date:	12/07/2004	Sales Price:	$150,000
Document #:	3241772 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/03/2004		
Document Type:			

Legal Description:
Lot: 35 Subdivision: THIRD AMENDED PLAN OF GLEN MEADOW TOWN HOMES
City/Muni/Twp: GREELEY

Area Sales Analysis

Total Area Sales	$1,199,400	Median # of Bedrooms	2
Median Lot Size	6,294 SF	Median # of Baths	2
Median Living Area	1,282 SF	Median Year Built	1979
Price Range - 2 Yrs	$260,000 to $364,500	Age Range	41 years to 50 years
Median Value	$287,450	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**1816 22ND ST** **GREELEY, CO 80631-6826**	04/24/2026	$265,000	$212	1248	5/2/2	1977	5,793 SF	
		APN: R0091391 Document #: 5097635 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 23 Subdivision: WEAVER HEIGHTS SUBDIVISION MapRef: DOC 2234922 Abbreviated Description: Lot:23 Subdivision:WEAVER HEIGHTS SUBDIVISION Map Ref:DOC 2234922City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY								
2	.03Mi.	**1751 GLEN MEADOWS DR** **GREELEY, CO 80631-6846**	09/08/2025	$364,500	$260	1400	4/4/3	1981	7,449 SF	
		APN: R3579786 Document #: 5051663 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 32 Subdivision: FIRST REPLAT OF THIRD AMENDED PLAT OF GLEN MEADOW MapRef: DOC 01999986 Abbreviated Description: Lot:32 Subdivision:FIRST REPLAT OF THIRD AMENDED PLAT OF GLEN MEADOW Map Ref:DOC 01999986								
3	.03Mi.	**1754 GLEN MEADOWS DR** **GREELEY, CO 80631-6811**	09/03/2025	$309,900	$235	1316	4/2/2	1985	6,795 SF	
		APN: R3582386 Document #: 5050859 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 28 Subdivision: FIRST REPLAT OF THIRD AMENDED PLAT OF GLEN MEADOW Abbreviated Description: Lot:28 Subdivision:FIRST REPLAT OF THIRD AMENDED PLAT OF GLEN MEADOW City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY								
4	.27Mi.	**1836 22ND ST** **GREELEY, CO 80631-6860**	06/06/2025	$260,000	$208	1248	5/2/2	1976	5,489 SF	
		APN: R0090391 Document #: 5034148 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 17 Subdivision: REPLAT OF WEAVER HEIGHTS SUBDIVISION Abbreviated Description: Lot:17 Subdivision:REPLAT OF WEAVER HEIGHTS SUBDIVISION City/Muni/Twp:GREELEY City/Muni/Twp: GREELEY								

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.	**1764 GLEN MEADOWS DR**	**12/03/2021**	$296,113	$18,510	808	6/2/2	1984	7,144 SF	
0Mi.	**1762 GLEN MEADOWS DR**	**04/20/2021**	$304,097	$19,000	896	4/3/2	1984	7,100 SF	
.01Mi.	**1766 GLEN MEADOWS DR**	**04/22/2024**	$303,943	$19,000	896	5/2/2	1984	7,144 SF	
.01Mi.	**1760 GLEN MEADOWS DR**	**10/18/2024**	$293,989	$18,380	808	4/2/2	1984	7,144 SF	
.01Mi.	**1768 GLEN MEADOWS DR**	**12/09/2024**	$300,451	$18,780	860	5/2/3	1984	7,144 SF	
.02Mi.	**1758 GLEN MEADOWS DR**	**08/06/1996**	$303,980	$19,000	896	4/3/2	1984	7,144 SF	
.03Mi.	**1752 GLEN MEADOWS DR**	**10/09/2015**	$278,307	$17,390	1,304	4/2/2	1985	6,926 SF	
.03Mi.	**1756 GLEN MEADOWS DR**	**12/02/2008**	$281,944	$17,620	1,328	6/2/2	1985	6,882 SF	
.03Mi.	**1750 GLEN MEADOWS DR**	**06/19/2020**	$298,962	$18,690	1,344	7/2/2	1985	6,926 SF	
.03Mi.	**1755 GLEN MEADOWS DR**	**05/10/2019**	$341,777	$21,360	1,358	4/3/3	1983	8,059 SF	
.03Mi.	**1754 GLEN MEADOWS DR**	**09/03/2025**	$279,921	$17,490	1,316	4/2/2	1985	6,795 SF	
.03Mi.	**1751 GLEN MEADOWS DR**	**09/08/2025**	$346,056	$21,630	1,400	4/4/3	1981	7,449 SF	
.03Mi.	**1757 GLEN MEADOWS DR**	**06/24/2003**	$391,668	$24,480	2,114	4/4/3	1978	7,449 SF	
.04Mi.	**1748 GLEN MEADOWS DR**	**08/31/2022**	$281,206	$17,570	1,284	7/3/2	1985	6,708 SF	
.04Mi.	**1746 GLEN MEADOWS DR**	**03/22/2017**	$287,233	$17,950	1,316	7/2/2	1985	7,057 SF	
.05Mi.	**1737 GLEN MEADOWS DR**	**01/31/2013**	$298,192	$18,640	1,397	4/2/3	1982	7,144 SF	

ICE SiteX Report

OrderID: 98012229

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	31.6 years old	Households:	22,947
Median Household Income:	$58,367	Households w/Family:	63%
Household Income Per Capita:	$29,806	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Greeley School District 6	Students:	22,917
Number of Schools:	34	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.68Mi.	**Greeley Central High School** Number of Students: 1,507 Student-Teacher Ratio: 21.27 Advanced Placement: Yes	C+	Public	9 - 12
0.72Mi.	**Jackson Elementary School** Number of Students: 508 Student-Teacher Ratio: 17.05	C-	Public	KG - 5
1.00Mi.	**Brentwood Middle School** Number of Students: 564 Student-Teacher Ratio: 18.44	B-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	140%	NOTABLY HIGHER
BURGLARY	140%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	126%	HIGHER
OVERALL	125%	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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