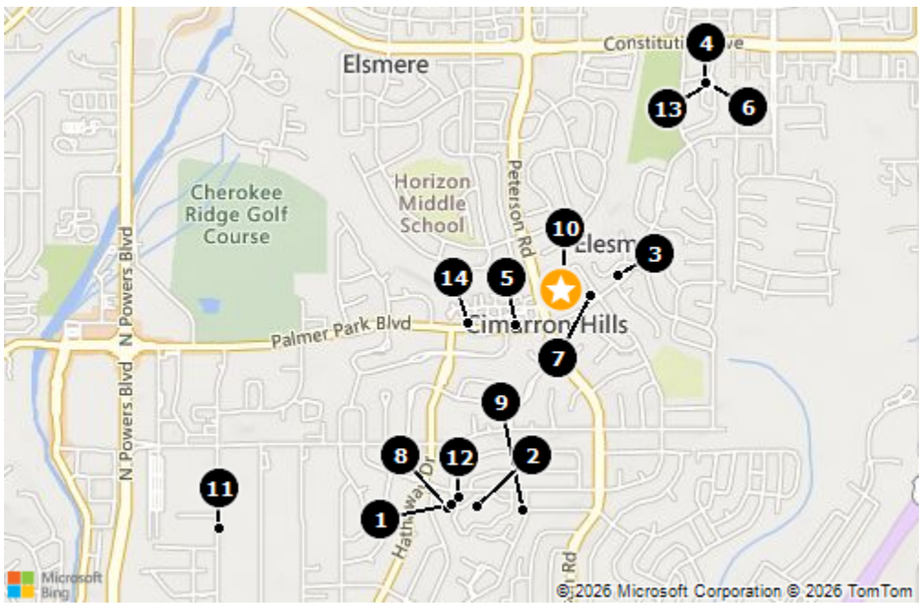
ICE SiteX Report

OrderID: 97841638

SiteX Property Information Report



Subject Property Location

1826 LANKA LN, COLORADO SPRINGS, CO 80915-1870

County:	**EL PASO CO**	Census Tract:	080410051.103006
Property Use:	Townhouse (Residential)	Zoning:	RM-30 CAD-O
Parcel Number:	5405303074	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	5	Common Confidence Score:	94
Value Range:	$201,400 - $222,600	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SCG
Assd Land Value:	$3,810	Market Land Value:	$54,000	Tax Year:	2025
Assd Improvement:	$15,190	Market Improvment Value:	$215,422	Total Taxable Value:	$1,299
Total Assessed Value:	$19,000	Total Assessor Market Value:	$269,422	Delinquent Year:	
				Tax Account ID:	R5405303074
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 Subdivision: EASTRIDGE SUB NO 5 Map Ref: MP: 4053
Abbreviated Description: LOT 24 EASTRIDGE SUBD NO 5

Property Characteristics

Lot Size:	919 SF	Bedrooms:	3	Pool:	Spa Only
Building Area:	1280 SF	Baths:	1.5	Fireplace:	2
Year Built:	1986	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	2
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	Y

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/05/2024	Loan Amount:	N/A
Document #:	224042393 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2064	Type Finance:	

Legal Description:
Lot: 24 Subdivision: EASTRIDGE SUBDIVISION NO 5

Prior Transfer

Recording Date:	04/09/2024	Sales Price:	N/A
Document #:	26043 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/27/2021	Loan Amount:	N/A
Document #:	221142559 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 24 Subdivision: EASTRIDGE SUBDIVISION NO 5

Mortgage Record

Recording Date:	06/03/2019	Loan Amount:	N/A
Document #:	219060256 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2049	Type Finance:	

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Legal Description:
Lot: 24 Subdivision: EASTRIDGE SUBDIVISION NO 5

Prior Transfer

Recording Date:	06/03/2019	Sales Price:	$178,000
Document #:	219060254 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 24 Subdivision: EASTRIDGE SUB NO 5 Map Ref: MP: 4053
Abbreviated Description: LOT 24 EASTRIDGE SUBD NO 5

Prior Transfer

Recording Date:	06/03/2019	Sales Price:	$178,000
Document #:	219060254 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/31/2019		
Document Type:			

Legal Description:
Lot: 24 Subdivision: EASTRIDGE SUBDIVISION NO 5

Prior Transfer

Recording Date:	07/17/2014	Sales Price:	$95,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/17/2014	Sales Price:	$95,000
Document #:	214063348 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/18/2014		
Document Type:			

Legal Description:
Lot: 24 Subdivision: EASTRIDGE SUBDIVISION #5

Area Sales Analysis

Total Area Sales	$2,918,500	Median # of Bedrooms	2
Median Lot Size	855 SF	Median # of Baths	1.5
Median Living Area	960 SF	Median Year Built	1984
Price Range - 2 Yrs	$185,000 to $241,000	Age Range	40 years to 44 years
Median Value	$203,750	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.61Mi.	**1203 SOARING EAGLE DR** **COLORADO SPRINGS, CO 80915-3108**	06/11/2026	$190,000	$197	960	4/2/1.5	1985	720 SF	Spa Only
		APN: 5407114210 Document #: 226055116 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 2 Block: 1 Subdivision: TOWNHOME PLAT OF EAGLECREST TOWNHOMES PHASE I AND MapRef: MB X-3 PG 129 Abbreviated Description: Lot:2 Block:1 Subdivision:TOWNHOME PLAT OF EAGLECREST TOWNHOMES PHASE I AND Map Ref:MB X-3 PG 129								
2	.58Mi.	**6633 PROUD EAGLE CT** **COLORADO SPRINGS, CO 80915-3169**	06/08/2026	$202,000	$210	960	4/2/1.5	1985	855 SF	Spa Only
		APN: 5407114268 Document #: 226053428 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 77 Block: 20 Subdivision: EAGLECREST TOWNHOMES PHASE I & II Abbreviated Description: Lot:77 Block:20 Subdivision:EAGLECREST TOWNHOMES PHASE I & II								
3	.14Mi.	**1964 MINEOLA ST** **COLORADO SPRINGS, CO 80915-4802**	06/01/2026	$235,000	$244	960	4/2/1.5	1983	1,307 SF	Spa Only
		APN: 5405303034 Document #: 226051164 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 1 Subdivision: SUNSET TOWNHOMES II Abbreviated Description: Lot:1 Subdivision:SUNSET TOWNHOMES II City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
4	.64Mi.	**2478 WASHO CIR** **COLORADO SPRINGS, CO 80915-1962**	05/05/2026	$208,000	$180	1152	5/3/1.5	1984	726 SF	Spa Only
		APN: 5405206042 Document #: 226042344 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 22 Subdivision: CHEROKEE PARK TOWNHOMES FILING NO 2 Abbreviated Description: Lot:22 Subdivision:CHEROKEE PARK TOWNHOMES FILING NO 2								
5	.14Mi.	**6755 PAHOKEE CT** **COLORADO SPRINGS, CO 80915-1794**	04/22/2026	$200,000	$208	960	5/2/1.5	1984	871 SF	Spa Only
		APN: 5406419080 Document #: 226037301 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 3 Subdivision: MOLLARD SUBDIVISION NO 1 Abbreviated Description: Lot:3 Subdivision:MOLLARD SUBDIVISION NO 1								
6	.64Mi.	**2476 WASHO CIR** **COLORADO SPRINGS, CO 80915-1962**	02/19/2026	$185,000	$160	1152	5/3/1.5	1984	724 SF	Spa Only
		APN: 5405206041 Document #: 226015720 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 23 Subdivision: CHEROKEE PARK TOWNHOMES FILING NO 2 Abbreviated Description: Lot:23 Subdivision:CHEROKEE PARK TOWNHOMES FILING NO 2								

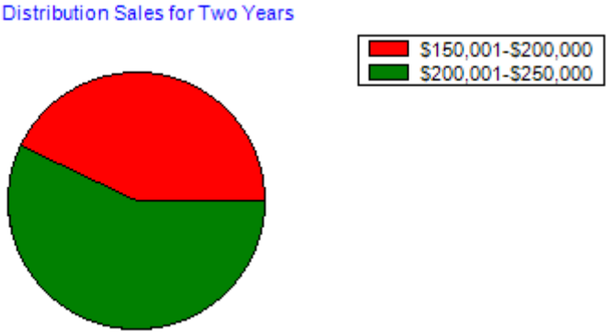
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7	.07Mi.	**6960 PALMER PARK BLVD** **COLORADO SPRINGS, CO 80915-1868**	02/11/2026	$240,000	$187	1280	5/3/1.5	1985	919 SF	Spa Only
		APN: 5405303054 Document #: 226013048 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 4 Subdivision: EASTRIDGE SUBDIVISION NO 5 Abbreviated Description: Lot:4 Subdivision:EASTRIDGE SUBDIVISION NO 5								
8	.62Mi.	**1209 SOARING EAGLE DR** **COLORADO SPRINGS, CO 80915-3171**	01/27/2026	$190,000	$197	960	4/2/1.5	1985	855 SF	Spa Only
		APN: 5407114207 Document #: 226007744 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 5 Block: 2 Subdivision: EAGLECREST TOWNHOMES PHASE I & II Abbreviated Description: Lot:5 Block:2 Subdivision:EAGLECREST TOWNHOMES PHASE I & II								
9	.56Mi.	**1347 SOARING EAGLE DR** **COLORADO SPRINGS, CO 80915-3183**	11/24/2025	$205,500	$214	960	4/2/1.5	1985	855 SF	Spa Only
		APN: 5407114119 Document #: 225102811 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 168 Block: 39 Subdivision: EAGLECREST TOWNHOMES PHASE I & II Abbreviated Description: Lot:168 Block:39 Subdivision:EAGLECREST TOWNHOMES PHASE I & II								
10	.03Mi.	**1810 LANKA LN** **COLORADO SPRINGS, CO 80915-1870**	11/04/2025	$241,000	$188	1280	5/3/1.5	1986	919 SF	Spa Only
		APN: 5405303067 Document #: 225096043 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 17 Subdivision: EASTRIDGE SUBDIVISION NO 5 Abbreviated Description: Lot:17 Subdivision:EASTRIDGE SUBDIVISION NO 5								
11	.66Mi.	**2405 WASHO CIR** **COLORADO SPRINGS, CO 80915-1954**	11/03/2025	$190,000	$197	960	4/2/1.5	1983	745 SF	Spa Only
		APN: 5405201050 Document #: 225095775 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 4 Subdivision: CHEROKEE PARK TOWNHOMES Abbreviated Description: Lot:4 Subdivision:CHEROKEE PARK TOWNHOMES								
12	.58Mi.	**1202 SOARING EAGLE DR** **COLORADO SPRINGS, CO 80915-3108**	09/12/2025	$225,000	$234	960	4/2/1.5	1985	855 SF	Spa Only
		APN: 5407114212 Document #: 225078486 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 56 Block: 14 Subdivision: EAGLECREST TOWNHOMES PHASE I & II Abbreviated Description: Lot:56 Block:14 Subdivision:EAGLECREST TOWNHOMES PHASE I & II								
13	.64Mi.	**2474 WASHO CIR** **COLORADO SPRINGS, CO 80915-1962**	08/21/2025	$185,000	$192	960	4/2/1.5	1984	724 SF	Spa Only
		APN: 5405206040 Document #: 225071602 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 24 Subdivision: CHEROKEE PARK TOWNHOMES FILING NO 2 Abbreviated Description: Lot:24 Subdivision:CHEROKEE PARK TOWNHOMES FILING NO 2								
14	.25Mi.	**1806 MYAKKA WAY** **COLORADO SPRINGS, CO 80915-1752**	08/18/2025	$222,000	$231	960	5/2/1.5	1982	1,002 SF	
		APN: 5406419065 Document #: 225070067 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 2 Subdivision: WESTRIDGE TOWNHOMES Abbreviated Description: Lot:2 Subdivision:WESTRIDGE TOWNHOMES								

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1826 LANKA LN**	**06/03/2019**	$269,422	$19,000	1,280	5/3/1.5	1986	919 SF	Spa Only
0Mi.	**1824 LANKA LN**	**03/19/1999**	$269,422	$19,000	1,280	5/3/1.5	1986	919 SF	Spa Only
.01Mi.	**1822 LANKA LN**	**08/31/2021**	$269,422	$19,000	1,280	5/3/1.5	1986	919 SF	
.01Mi.	**1830 LANKA LN**	**05/20/2023**	$277,085	$19,540	1,280	5/3/1.5	1986	919 SF	Spa Only
.01Mi.	**1820 LANKA LN**	**02/14/2025**	$269,422	$19,000	1,280	5/3/1.5	1986	919 SF	
.01Mi.	**1832 LANKA LN**	**10/09/2017**	$269,422	$19,000	1,280	5/3/1.5	1986	919 SF	Spa Only
.02Mi.	**1834 LANKA LN**	**11/01/2017**	$277,085	$19,540	1,280	5/3/1.5	1986	919 SF	Spa Only
.02Mi.	**1850 LANKA LN**	**06/07/1993**	$269,422	$19,000	1,280	5/3/1.5	1986	919 SF	Spa Only
.02Mi.	**1852 LANKA LN**	**08/27/2020**	$277,093	$19,540	1,280	5/3/1.5	1986	919 SF	Spa Only
.02Mi.	**1816 LANKA LN**	**12/13/2019**	$269,422	$19,000	1,280	5/3/1.5	1986	919 SF	Spa Only
.02Mi.	**1854 LANKA LN**	**12/28/2023**	$277,116	$19,540	1,280	5/3/1.5	1986	919 SF	Spa Only
.02Mi.	**1836 LANKA LN**	**08/09/2022**	$268,754	$18,950	1,280	5/3/1.5	1986	919 SF	Spa Only
.02Mi.	**1856 LANKA LN**	**08/12/2020**	$277,093	$19,540	1,280	5/3/1.5	1986	919 SF	Spa Only
.02Mi.	**1846 LANKA LN**	**09/16/2020**	$269,422	$19,000	1,280	5/3/1.5	1986	919 SF	Spa Only
.02Mi.	**1814 LANKA LN**	**02/06/2013**	$269,422	$19,000	1,280	5/3/1.5	1986	919 SF	Spa Only
.02Mi.	**1844 LANKA LN**	**11/12/2020**	$269,422	$19,000	1,280	5/3/1.5	1986	919 SF	Spa Only

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	31.9 years old	Households:	9,636
Median Household Income:	$70,422	Households w/Family:	67%
Household Income Per Capita:	$33,531	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Falcon School District 49	Students:	25,689
Number of Schools:	31	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.82Mi.	**Sand Creek High School** Number of Students: 1,426 Student-Teacher Ratio: 20.9 Advanced Placement: Yes	C+	Public	9 - 12
0.34Mi.	**Evans Elementary School** Number of Students: 487 Student-Teacher Ratio: 13.42	C+	Public	PK - 5
0.34Mi.	**Horizon Middle School** Number of Students: 773 Student-Teacher Ratio: 16.21	B-	Public	6 - 8

Flood Report

The Subject Property of **1826 LANKA LN, COLORADO SPRINGS, CO 80915-1870** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	124%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	59%	NOTABLY LOWER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	86%	LOWER
MURDER	109%	SIMILAR
OVERALL	98%	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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