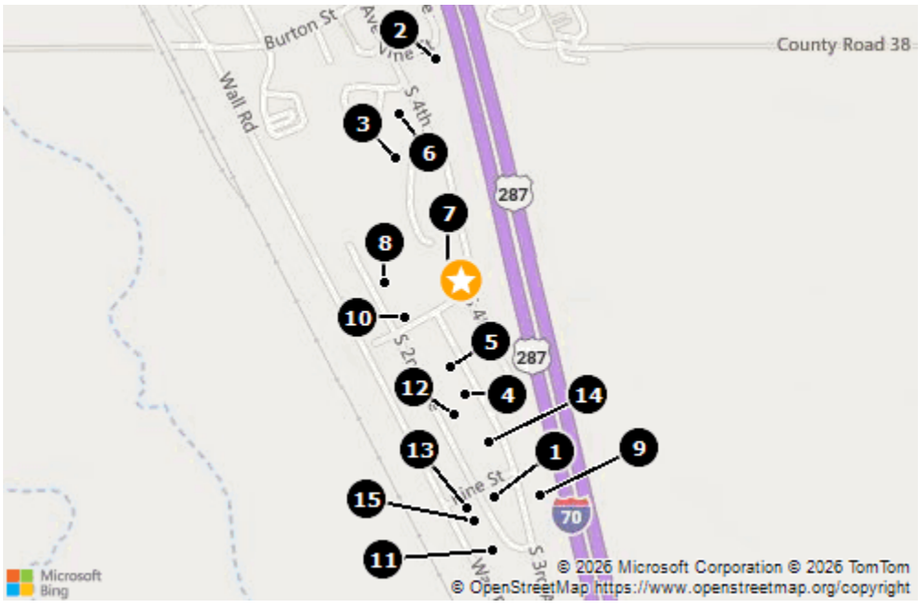
ICE SiteX Report

OrderID: 97944849

SiteX Property Information Report



Subject Property Location

187 S 4TH AVE, DEER TRAIL, CO 80105-8142

County:	**ARAPAHOE CO**	Census Tract:	080050071.013056
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2059-19-2-01-039	Thomas Bros Pg-Grid:	

Valuation

Value:	**$405,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$372,600 - $437,400	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$80,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$315,300	Total Taxable Value:	$3,573
Total Assessed Value:	$24,706	Total Assessor Market Value:	$395,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 39 Subdivision: BIJOU CREEK FIRST AMENDMENT
Abbreviated Description: TOWNSHIP T5S MAPPLATB 515 MAPPLATP 58 SUBDIVISIONCD 005086 SUBDIVISIONNAME BIJOU CREEK FIRST AMENDMENT LOT 039 LOT 39 BIJOU C

Property Characteristics

Lot Size:	15,202 SF	Bedrooms:	3	Pool:	
Building Area:	1526 SF	Baths:	2	Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/23/2026	Sales Price:	N/A
Document #:	E6018459 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/28/2022	Sales Price:	$15,191
Document #:	E2121069 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/15/2022	Sales Price:	$21,298
Document #:	E2118889 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/05/2022	Loan Amount:	N/A
Document #:	E2115976 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2053	Type Finance:	

ICE SiteX Report

OrderID: 97944849

Legal Description:
Lot: 39 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT

Prior Transfer

Recording Date:	12/05/2022	Sales Price:	$394,000
Document #:	E2115974 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/02/2022		
Document Type:			

Legal Description:
Lot: 39 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT

Prior Transfer

Recording Date:	12/02/2022	Sales Price:	$394,000
Document #:	E2115974 BK-PG E211 -5974	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 39 Subdivision: BIJOU CREEK FIRST AMENDMENT
Abbreviated Description: TOWNSHIP T5S MAPPLATB 515 MAPPLATP 58 SUBDIVISIONCD 005086 SUBDIVISIONNAME BIJOU CREEK FIRST AMENDMENT LOT 039 LOT 39 BIJOU C

Mortgage Record

Recording Date:	03/08/2022	Loan Amount:	N/A
Document #:	E2026821 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 39 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT

Prior Transfer

Recording Date:	01/06/2022	Sales Price:	$279,520
Document #:	E2002376 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/31/2021	Loan Amount:	N/A
Document #:	E1053191 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 39 Subdivision: BIJIOU CREEK FIRST AMENDMENT FINAL PLAT

Mortgage Record

Recording Date:	05/20/2019	Loan Amount:	N/A
Document #:	D9046604 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 39 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT

Prior Transfer

Recording Date:	05/20/2019	Sales Price:	$284,677
Document #:	D9046602 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/10/2019		
Document Type:			

Legal Description:
Lot: 39 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT

Prior Transfer

Recording Date:	05/10/2019	Sales Price:	$283,977
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,070,500	Median # of Bedrooms	3
Median Lot Size	10,977 SF	Median # of Baths	2
Median Living Area	1,440 SF	Median Year Built	2020
Price Range - 2 Yrs	$252,500 to $450,000	Age Range	6 years to 54 years
Median Value	$415,000	Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**442 S 2ND AVE** **DEER TRAIL, CO 80105-8131**	05/12/2026	$405,000	$255	1586	/3/3	2020	12,894 SF	
		APN: 2059-19-3-01-009 Document #: E6031898 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 100 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:100 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT City/Muni/Twp:DEER TRAIL City/Muni/Twp: DEER TRAIL								
2	.28Mi.	**470 VINE ST** **DEER TRAIL, CO 80105-8531**	02/19/2026	$252,500	$172	1468	/3/2	1972	9,757 SF	
		APN: 2059-18-3-24-001 Document #: E6010286 Document Type: Price Code: D Land Use: Single Family Residential Legal: Block: 15 Subdivision: BURTONS FIRST ADDITION TO DEER TRAIL MapRef: MB 1591 PG 494 Abbreviated Description: Block:15 Subdivision:BURTONS FIRST ADDITION TO DEER TRAIL Map Ref:MB 1591 PG 494								
3	.17Mi.	**71 S 4TH PL** **DEER TRAIL, CO 80105-8139**	11/03/2025	$405,000	$281	1440	/3/2	2019	10,977 SF	
		APN: 2059-19-2-01-024 Document #: E5079440								

ICE SiteX Report

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:24 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

4	.14Mi.	**317 S 3RD AVE** **DEER TRAIL, CO 80105-8134**	10/21/2025	$435,000	$285	1526	/3/2	2020	10,890 SF

APN: 2059-19-2-01-066 Document #: E5075499
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:66 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

5	.11Mi.	**293 S 3RD AVE** **DEER TRAIL, CO 80105-8133**	10/01/2025	$450,000	$312	1440	/3/3	2020	10,890 SF

APN: 2059-19-2-01-064 Document #: E5070412
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:64 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

6	.22Mi.	**23 S 4TH AVE** **DEER TRAIL, CO 80105-8141**	09/08/2025	$376,000	$328	1144	/2/2	2018	12,327 SF

APN: 2059-19-2-01-020 Document #: E5063982
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:20 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

7	.02Mi.	**199 S 4TH AVE** **DEER TRAIL, CO 80105-8142**	08/14/2025	$415,000	$271	1526	/3/3	2018	16,291 SF

APN: 2059-19-2-01-040 Document #: E5057563
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:40 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

8	.1Mi.	**184 S 2ND AVE** **DEER TRAIL, CO 80105-8129**	08/07/2025	$390,000	$272	1432	/3/3	2018	12,240 SF

APN: 2059-19-2-01-048 Document #: E5056252
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:48 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

9	.29Mi.	**460 S 3RD AVE** **DEER TRAIL, CO 80105-8135**	07/31/2025	$389,000	$272	1430	/3/3	2020	10,977 SF

APN: 2059-19-3-01-037 Document #: E5054521
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 146 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:146 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT City/Muni/Twp:DEER TRAIL City/Muni/Twp: DEER TRAIL

10	.09Mi.	**220 S 2ND AVE** **DEER TRAIL, CO 80105-8129**	07/29/2025	$415,000	$288	1440	/3/2	2018	11,238 SF

APN: 2059-19-2-01-051 Document #: E5053741
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:51 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

11	.34Mi.	**483 S 2ND AVE** **DEER TRAIL, CO 80105-8131**	07/14/2025	$418,000	$273	1526	/3/2	2020	10,846 SF

APN: 2059-19-3-01-019 Document #: E5049769
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 110 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:110 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

12	.17Mi.	**304 S 2ND AVE** **DEER TRAIL, CO 80105-8130**	07/03/2025	$420,000	$291	1440	/3/2	2019	10,890 SF

APN: 2059-19-2-01-077 Document #: E5047652
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:79 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

13	.29Mi.	**435 S 2ND AVE** **DEER TRAIL, CO 80105-8131**	06/20/2025	$450,000	$304	1480	/3/3	2020	13,852 SF

APN: 2059-19-3-01-015 Document #: E5043770
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:106 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

14	.2Mi.	**365 S 3RD AVE** **DEER TRAIL, CO 80105-8134**	05/30/2025	$435,000	$302	1440	/3/3	2020	10,890 SF

APN: 2059-19-2-01-070 Document #: E5037666
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:70 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

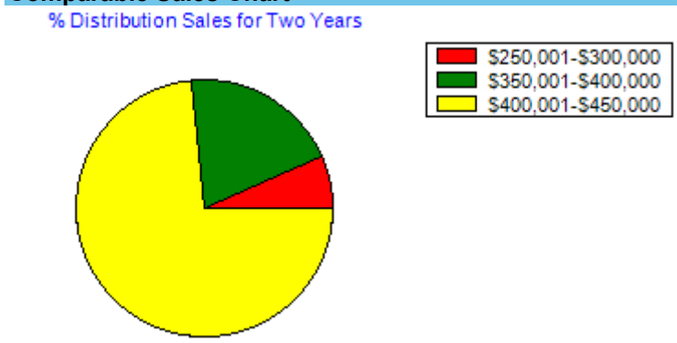
15	.3Mi.	**447 S 2ND AVE** **DEER TRAIL, CO 80105-8131**	04/25/2025	$415,000	$288	1440	/3/2	2020	11,064 SF

APN: 2059-19-3-01-016 Document #: E5028359
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 107 Subdivision: BIJOU CREEK FIRST AMENDMENT FINAL PLAT Abbreviated Description: Lot:107 Subdivision:BIJOU CREEK FIRST AMENDMENT FINAL PLAT

ICE SiteX Report

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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.	**187 S 4TH AVE**	**12/02/2022**	$395,300	$24,706	1,526	/3/2	2019	15,202 SF	
.02Mi.	**199 S 4TH AVE**	**08/08/2025**	$487,100	$30,444	1,526	/3/3	2018	16,291 SF	
.02Mi.	**175 S 4TH AVE**	**01/29/2019**	$391,400	$24,463	1,440	/3/2	2018	10,890 SF	
.04Mi.	**216 S 4TH AVE**	**06/28/2019**	$411,300	$25,706	1,440	/3/2	2019	11,195 SF	
.04Mi.	**204 S 4TH AVE**	**08/02/2019**	$416,500	$26,031	1,526	/3/2	2019	10,890 SF	
.04Mi.	**142 S 4TH PL**	**04/10/2019**	$434,700	$27,169	1,501	/3/2	2018	21,344 SF	
.04Mi.	**163 S 4TH AVE**	**07/06/2021**	$385,500	$24,094	1,440	/3/2	2019	10,890 SF	
.04Mi.	**228 S 4TH AVE**	**05/07/2019**	$424,300	$26,519	1,552	/3/4	2019	13,112 SF	
.04Mi.	**192 S 4TH AVE**	**07/28/2022**	$397,700	$24,856	1,144	/2/3	2019	10,890 SF	
.05Mi.	**180 S 4TH AVE**	**08/23/2019**	$466,500	$29,156	1,526	/3/4	2019	10,890 SF	
.05Mi.	**151 S 4TH AVE**	**05/16/2022**	$411,300	$25,706	1,440	/3/2	2019	10,890 SF	
.06Mi.	**168 S 4TH AVE**	**04/25/2023**	$382,600	$23,913	1,480	/2/2	2019	10,890 SF	
.07Mi.	**139 S 4TH AVE**	**09/29/2023**	$412,600	$25,788	1,526	/3/2	2019	10,890 SF	
.07Mi.	**257 S 3RD AVE**	**11/26/2019**	$410,900	$25,681	1,440	/3/2	2019	12,371 SF	
.07Mi.	**156 S 4TH AVE**	**08/02/2019**	$376,500	$23,531	1,440	/3/2	2019	10,890 SF	
.08Mi.	**130 S 4TH PL**	**03/15/2019**	$345,200	$21,575	1,144	/3/2	2019	16,988 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	43.4 years old	Households:	728
Median Household Income:	$89,467	Households w/Family:	82%
Household Income Per Capita:	$39,561	Households w/Family Married:	72%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Deer Trail School District 26j	Students:	327
Number of Schools:	2	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.28Mi.	**Deer Trail Elementary School** Number of Students: 174 Student-Teacher Ratio: 15.12	D	Public	PK - 5
0.28Mi.	**Deer Trail Junior-Senior High School** Number of Students: 153 Student-Teacher Ratio: 12.45	D	Public	6 - 12

Flood Report

The Subject Property of **187 S 4TH AVE, DEER TRAIL, CO 80105-8142** 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	48%	SIGNIFICANTLY LOWER
BURGLARY	140%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	156%	NOTABLY HIGHER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	158%	NOTABLY HIGHER
MURDER	123%	HIGHER
OVERALL	138%	NOTABLY 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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