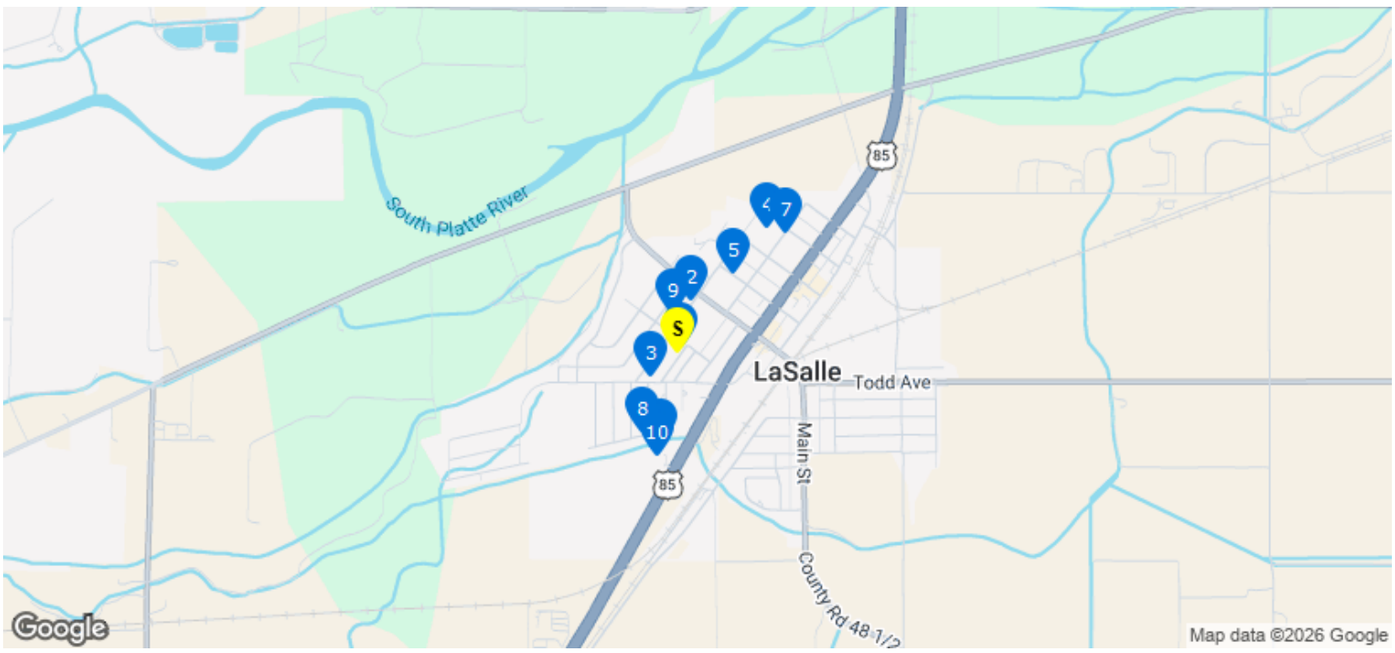
ICE SiteX Report

OrderID: 98809171

SiteX Property Information Report



Subject Property Location

203 S 4TH ST, LA SALLE, CO 80645-3034

County:	**WELD CO**	Census Tract:	0017.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R4042386	Thomas Bros Pg-Grid:	

Valuation

Value:	**$342,000**	FSD:	10	Common Confidence Score:	74
Value Range:	$307,800 - $376,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0160
Assd Land Value:	$2,250	Market Land Value:	$36,040	Tax Year:	2025
Assd Improvement:	$18,270	Market Improvment Value:	$292,281	Total Taxable Value:	$1,470
Total Assessed Value:	$20,520	Total Assessor Market Value:	$328,321	Delinquent Year:	
				Tax Account ID:	R4042386
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Subdivision: CONNELLS 3RD ADD Map Ref: MAP 1364 Sec/Twnship/Range: SEC 31 TWN 5N RNG 65W
Abbreviated Description: LAS 3C-2 NELY 68' L2 CONNELLS 3RD

Property Characteristics

Lot Size:	7,231 SF	Bedrooms:	3	Pool:	
Building Area:	1216 SF	Baths:	2	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/04/2026	Sales Price:	N/A
Document #:	5119134 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/02/2018	Sales Price:	$36,900
Document #:	4364377 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	12/21/2017	Sales Price:	$124,572
Document #:	4362042 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	11/21/2017	Loan Amount:	N/A
Document #:	4354349 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/20/2017		

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TD Due Date:	12/01/2047	Type Finance:	

Legal Description:
Lot: P Subdivision: CONNELLS THIRD ADDITION
Abbreviated Description: NELY68 FT LOT2
City/Muni/Twp: LASALLE

Prior Transfer

Recording Date:	11/21/2017	Sales Price:	$230,000
Document #:	4354348 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	11/20/2017		
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: CONNELLS THIRD ADDITION
Abbreviated Description: NELY68 FT LOT2
City/Muni/Twp: LASALLE

Prior Transfer

Recording Date:	03/14/2017	Sales Price:	N/A
Document #:	4285358 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/21/2017	Loan Amount:	N/A
Document #:	4279713 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	02/07/2017		
TD Due Date:	02/07/2052	Type Finance:	VAR

Legal Description:
Subdivision: CONNELLS THIRD ADDITION Map Ref: 0
City/Muni/Twp: LASALLE

Prior Transfer

Recording Date:	02/08/2017	Sales Price:	$104,081
Document #:	4276673 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	12/14/2016	Loan Amount:	N/A
Document #:	4261848 BK-PG -	Loan Type:	Conventional
Contract Date:	12/09/2016		
TD Due Date:	01/01/2047	Type Finance:	

Legal Description:
Subdivision: CONNELLS THIRD ADDITION Map Ref: 0
Abbreviated Description: NELY68 FT LOT2
City/Muni/Twp: LASALLE

Mortgage Record

Recording Date:	06/01/2015	Loan Amount:	N/A
Document #:	4111658 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	05/16/2015		
TD Due Date:	05/16/2050	Type Finance:	VAR

Legal Description:
Subdivision: CONNELLS THIRD ADDITION Map Ref: 0
City/Muni/Twp: LASALLE

Mortgage Record

Recording Date:	12/27/2011	Loan Amount:	N/A
Document #:	3814459 BK-PG -	Loan Type:	Conventional
Contract Date:	12/27/2011		
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:
Lot: P Subdivision: CONNELLS THIRD ADDITION
City/Muni/Twp: LASALLE

Prior Transfer

Recording Date:	12/27/2011	Sales Price:	$102,000
Document #:	3814458 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/27/2011		
Document Type:	Deed		

Legal Description:
Lot: P Subdivision: CONNELLS THIRD ADDITION
City/Muni/Twp: LASALLE

Area Sales Analysis

Total Area Sales	$3,512,150	Median # of Bedrooms	3
Median Lot Size	7,514 SF	Median # of Baths	2
Median Living Area	1,138 SF	Median Year Built	1971
Price Range - 2 Yrs	$295,000 to $399,900	Age Range	51 years to 67 years
Median Value	$353,500	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**201 S 4TH ST** **LA SALLE, CO 80645-3034**	03/13/2026	$295,000	$315	936	/3/1	1960	9,540 SF	

APN: R4042486 Document #: 5088391
Document Type: Special Warranty Deed Price Code:

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Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: CONNELLS THIRD ADDITION Abbreviated Description: Lot:1 Subdivision:CONNELLS THIRD ADDITION

2	.09Mi.	**248 S 5TH ST** **LA SALLE, CO 80645-3039**	02/06/2026	$368,250	$359	1026	5/3/2	1971	7,405 SF

APN: R4041386 Document #: 5081652
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 3 Subdivision: CONNELLS SEVENTH ADDITION Abbreviated Description: Lot:9 Block:3 Subdivision:CONNELLS SEVENTH ADDITION City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

3	.1Mi.	**116 S 3RD ST** **LA SALLE, CO 80645-3015**	04/15/2026	$295,000	$384	768	4/2/1	1956	5,227 SF

APN: R4042786 Document #: 5095268
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: CONNELL SUBDIVISION Abbreviated Description: Lot:9 Block:2 Subdivision:CONNELL SUBDIVISION

4	.15Mi.	**310 S 3RD ST** **LA SALLE, CO 80645-3059**	05/18/2026	$950,000	$166	5720	//	1971	12,023 SF

APN: R4332986 Document #: 5102444
Document Type: Special Warranty Deed Price Code:
Land Use: Apartments (generic)
Legal: Lot: A-F Subdivision: SAMDAU SUBDIVISION FIRST FILING Abbreviated Description: Lot:A-F Subdivision:SAMDAU SUBDIVISION FIRST FILING City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

5	.15Mi.	**107 S 5TH ST** **LA SALLE, CO 80645-3037**	05/01/2026	$352,000	$322	1092	/3/2	1966	7,928 SF

APN: R4037686 Document #: 5099460
Document Type: Personal Representatives Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: CONNELLS 4TH Abbreviated Description: Lot:2 Block:2 Subdivision:CONNELLS 4TH City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

6	.15Mi.	**307 S 3RD ST** **LA SALLE, CO 80645-3016**	03/09/2026	$375,000	$73	5166	//	1985	28,358 SF

APN: R0250988 Document #: 5087372
Document Type: Special Warranty Deed Price Code:
Land Use: Religious, Church, Worship (Synagogue, Temple, Parsonage)
Legal: Lot: 10&11 Subdivision: SUNSET HEIGHTS FIRST FILING Abbreviated Description: Lot:10&11 Subdivision:SUNSET HEIGHTS FIRST FILING Abbreviated Description:LOT : NORTH 8 FEET OF LOT 11 City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

7	.16Mi.	**101 S 5TH ST** **LA SALLE, CO 80645-3037**	04/23/2026	$325,000	$159	2042	6/3/4	1964	7,928 SF

APN: R4037586 Document #: 5097415
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: CONNELLS FOURTH ADDITION Abbreviated Description: Lot:1 Block:2 Subdivision:CONNELLS FOURTH ADDITION City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

8	.2Mi.	**515 1ST AVE** **LA SALLE, CO 80645-3223**	06/22/2026	$543,000	$326	1665	/3/3	1971	21,780 SF

APN: R4033586 Document #: 5109636
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: B MapRef: DOC 1793362 Sec/Twnship/Range: S2 S31T05NR65W 6PM Abbreviated Description: Lot:B Map Ref:DOC 1793362Sec/Twnship/Range:S2 S31T05NR65W 6PM

9	.23Mi.	**337 S 4TH ST** **LA SALLE, CO 80645-3028**	06/26/2026	$310,100	$167	1860	6/3/2	1969	7,492 SF

APN: R4331186 Document #: 5110598
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22&23 Subdivision: SUNSET HEIGHTS SECOND FILING Abbreviated Description: Lot:22&23 Subdivision:SUNSET HEIGHTS SECOND FILING City/Muni/Twp:LA SALLE City/Muni/Twp: LA SALLE

10	.25Mi.	**201 N 4TH ST** **LA SALLE, CO 80645-3216**	11/05/2026	$202,000	$248	816	/3/1	1956	7,187 SF

APN: R4053986 Document #: 5136404
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: CONNELLS FIRST ADDITION Abbreviated Description: Lot:4 Subdivision:CONNELLS FIRST ADDITION City/Muni/Twp:LA SALLE City/Muni/Twp: LA SALLE

11	.25Mi.	**349 S 3RD STREET CT** **LA SALLE, CO 80645-3025**	08/24/2026	$397,000	$335	1184	4/2/2	1971	8,799 SF

APN: R4329486 Document #: 5122768
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: SUNSET HEIGHTS FOURTH FILING Abbreviated Description: Lot:47 Subdivision:SUNSET HEIGHTS FOURTH FILING

12	.27Mi.	**114 1ST AVE** **LA SALLE, CO 80645-3003**	06/30/2026	$356,000	$200	1780	/4/2	1921	7,405 SF

APN: R4062186 Document #: 5111456
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11&16 Block: 3 Subdivision: TOWN OF LA SALLE Abbreviated Description: Block:3 Subdivision:TOWN OF LA SALLE Abbreviated Description:PORTION LOTS11&16 City/Muni/Twp:LA SALLE City/Muni/Twp: LA SALLE

13	.28Mi.	**330 W UNION AVE** **LA SALLE, CO 80645-3024**	10/01/2026	$355,000	$247	1435	5/3/2	1971	7,536 SF

APN: R4331586 Document #: 5130034
Document Type: Personal Representatives Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: SUNSET HEIGHTS FOURTH FILING Abbreviated Description: Lot:43 Subdivision:SUNSET HEIGHTS FOURTH FILING City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

14	.28Mi.	**354 S 5TH ST** **LA SALLE, CO 80645-3031**	07/30/2026	$412,000	$330	1250	/4/3	1973	9,104 SF

APN: R4333986 Document #: 5117844
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: SUNSET HEIGHTS FIFTH FILING Abbreviated Description: Lot:10 Block:1 Subdivision:SUNSET HEIGHTS FIFTH FILING

15	.29Mi.	**204 2ND AVE** **LA SALLE, CO 80645-3201**	09/15/2026	$265,400	$246	1080	/2/1	1910	3,920 SF

APN: R0547401 Document #: 5126806
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential

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Legal: Lot: 2&3 Block: 1 Subdivision: TOWN OF LASALLE Abbreviated Description: Lot:2&3 Block:1 Subdivision:TOWN OF LASALLE City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

16	.33Mi.	**317 SUNSET DR** **LA SALLE, CO 80645-3081**	06/15/2026	$520,000	$334	1558	/5/3	2005	7,841 SF

APN: R2211803 Document #: 5108384
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 6 Subdivision: DOVE HILL ESTATES Abbreviated Description: Lot:3 Block:6 Subdivision:DOVE HILL ESTATES City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

17	.39Mi.	**103 MAIN ST** **LA SALLE, CO 80645-3134**	10/27/2026	$917,000	$217	4225	//	2019	9,714 SF

APN: R4307486 Document #: 5134716
Document Type: Special Warranty Deed Price Code:
Land Use: Warehouse (Industrial)
Legal: Lot: 22&23 Block: 1 Subdivision: ELLIS ADDITION Abbreviated Description: Lot:22&23 Block:1 Subdivision:ELLIS ADDITION City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

18	.39Mi.	**107 MAIN ST** **LA SALLE, CO 80645-3134**	08/19/2026	$22,625	$6	3700	//	1936	7,492 SF

APN: R4307386 Document #: 5122049
Document Type: Special Warranty Deed Price Code:
Land Use: Warehouse (Industrial)
Legal: Lot: 20&21 Block: 1 Subdivision: ELLIS ADDITION Abbreviated Description: Lot:20&21 Block:1 Subdivision:ELLIS ADDITION City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

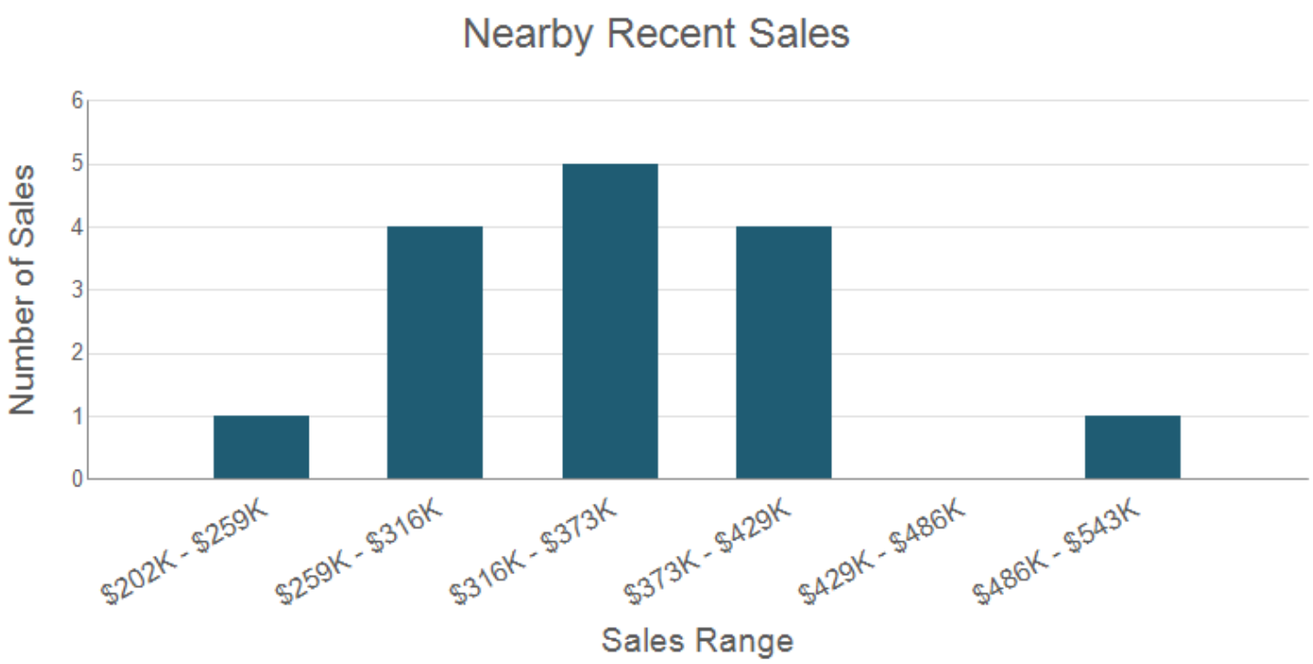
19	.39Mi.	**334 SUNSET DR** **LA SALLE, CO 80645-3082**	03/11/2026	$450,000	$385	1170	/4/3	2007	6,665 SF

APN: R2213703 Document #: 5088016
Document Type: Personal Representatives Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 7 Subdivision: DOVE HILL ESTATES Abbreviated Description: Lot:14 Block:7 Subdivision:DOVE HILL ESTATES City/Muni/Twp:LA SALLE City/Muni/Twp: LA SALLE

20	.4Mi.	**120 W UNION AVE** **LA SALLE, CO 80645-3128**	03/02/2026	$245,000	$205	1196	6/6/4	1978	7,623 SF

APN: R2584803 Document #: 5085615
Document Type: Warranty Deed Price Code: A
Land Use: Duplex (2 units, any combination)
Legal: Lot: A Subdivision: UNION TOWNHOUSES MapRef: DOC 1724051 Abbreviated Description: Lot:A Subdivision:UNION TOWNHOUSES Map Ref:DOC 1724051City/Muni/Twp:LASALLE City/Muni/Twp: LASALLE

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.

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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.	**203 S 4TH ST**	**11/21/2017**	$328,321	$20,520	1,216	/3/2	1960	7,231 SF	
.01Mi.	**205 S 4TH ST**	**12/04/2014**	$322,620	$20,160	999	6/3/1	1960	6,882 SF	
.01Mi.	**201 S 4TH ST**	**11/13/2025**	$344,857	$21,550	936	/3/1	1960	9,540 SF	
.02Mi.	**206 S 5TH ST**	**04/06/2021**	$388,593	$24,290	1,131	7/3/2	1966	7,405 SF	
.02Mi.	**212 S 5TH ST**	**09/26/2024**	$392,040	$24,500	918	/4/2	1966	7,405 SF	
.02Mi.	**207 S 4TH ST**	**07/14/2022**	$321,288	$20,080	951	/2/2	1960	6,447 SF	
.03Mi.	**200 S 5TH ST**	**06/23/1980**	$370,748	$23,170	1,000	/3/2	1966	7,928 SF	
.03Mi.	**218 S 5TH ST**	**11/03/2015**	$366,402	$22,900	1,334	/3/1	1966	7,405 SF	
.04Mi.	**209 S 4TH ST**	**10/14/2013**	$380,975	$23,810	1,107	/4/1	1960	8,276 SF	
.04Mi.	**133 S 4TH ST**	**06/28/2017**	$354,314	$22,150	1,054	5/4/2	1957	5,706 SF	
.04Mi.	**224 S 5TH ST**	**09/18/2017**	$378,782	$23,680	1,026	5/3/2	1968	7,405 SF	
.05Mi.	**148 S 5TH ST**	**08/14/1985**	$484,234	$30,270	1,700	/2/2	1965	11,761 SF	
.05Mi.	**207 S 5TH ST**	**07/30/2018**	$368,917	$23,060	1,758	/3/1	1967	7,405 SF	
.05Mi.	**211 S 4TH ST**	**07/29/2020**	$365,139	$22,820	900	/3/2	1960	7,928 SF	
.05Mi.	**213 S 5TH ST**	**02/22/2022**	$358,590	$22,410	1,026	6/2/2	1967	7,405 SF	
.05Mi.	**131 S 4TH ST**	**02/10/2021**	$387,233	$24,200	1,170	6/5/2	1959	8,494 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	34.6 years old	Households:	1,982
Median Household Income:	$84,146	Households w/Family:	80%
Household Income Per Capita:	$43,872	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	43%

School District

School District Zone:	Weld County School District Re-1	Students:	1,727
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.16Mi.	**Pete Mirich Elementary School** Number of Students: 358 Student-Teacher Ratio: 14.29	C	Public	PK - 5
11.45Mi.	**South Valley Middle School** Number of Students: 143 Student-Teacher Ratio: 10.99	D+	Public	6 - 8
11.59Mi.	**Platteville Elementary School** Number of Students: 317 Student-Teacher Ratio: 13.78	D+	Public	PK - 5
0.24Mi.	**North Valley Middle School** Number of Students: 248 Student-Teacher Ratio: 13.39	C+	Public	6 - 8
5.77Mi.	**Valley High School** Number of Students: 483 Student-Teacher Ratio: 14.75 Advanced Placement: Yes	B+	Public	9 - 12
5.69Mi.	**Gilcrest Elementary School** Number of Students: 178 Student-Teacher Ratio: 13.15	D	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	75%	NOTABLY LOWER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	139%	NOTABLY HIGHER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	153%	NOTABLY HIGHER
MURDER	76%	NOTABLY LOWER
OVERALL	82%	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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ICE SiteX Report

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