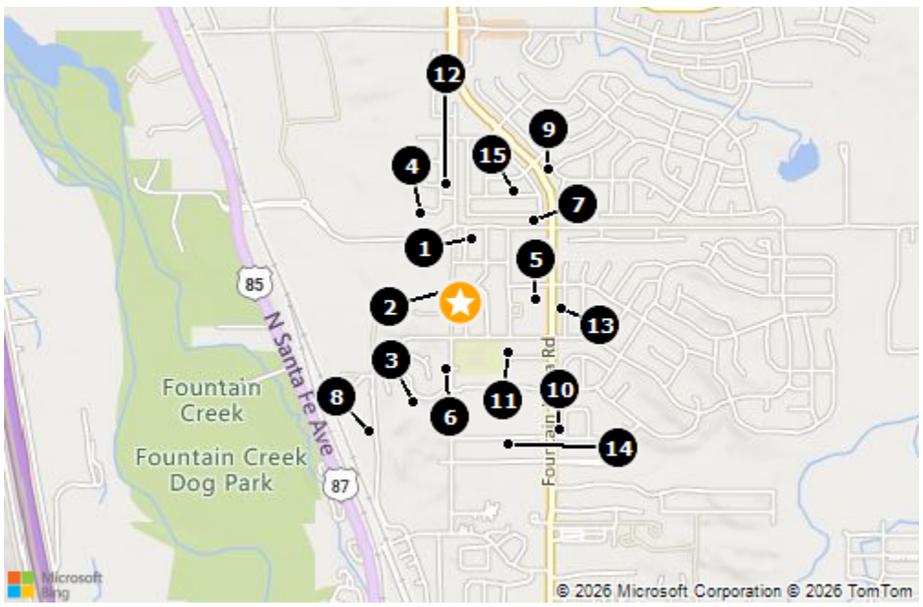
# ICE SiteX Report

**OrderID: 98730084**

## SiteX Property Information Report




## Subject Property Location

### 2041 CALLE FONTANA, FOUNTAIN, CO 80817-1624

| | | | |
|---|---|---|---|
| County: | **EL PASO CO** | Census Tract: | 080410045.122008 |
| Property Use: | Single Family Residential | Zoning: | R-1 |
| Parcel Number: | 5532205013 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$368,000** | FSD: | 8 | Common Confidence Score: | 74 |
| Value Range: | $338,560 - $397,440 | ICE Confidence Score: | 92 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | EB4 |
| Assd Land Value: | $4,420 | Market Land Value: | $62,625 | Tax Year: | 2025 |
| Assd Improvement: | $20,330 | Market Improvment Value: | $288,379 | Total Taxable Value: | $1,437 |
| Total Assessed Value: | $24,750 | Total Assessor Market Value: | $351,004 | Delinquent Year: | |
| | | | | Tax Account ID: | R5532205013 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 164 Subdivision: LA MESA FONTANA FIL NO 2 Map Ref: MP: 5322
Abbreviated Description: LOT 164 LA MESA FONTANA FIL NO 2

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 8,550 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1410 SF | Baths: | 1.5 | Fireplace: | |
| Year Built: | 1974 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | Siding |
| Number of Units: | | Garage Type: | Attached | Heating: | Forced Air |
| Number of Stories: | 1 | Number of Cars: | 1 | A/C: | |
| Style: | Ranch | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | Concrete | Elevator: | Y |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/05/2025 | Loan Amount: | N/A |
| Document #: | 225096501 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 11/06/2055 | Type Finance: | VAR |

**Legal Description:**
Lot: 164 Subdivision: LA MESA FONTANA FILING NO 2

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/10/2020 | Sales Price: | $275,000 |
| Document #: | 220049607 BK-PG - | Type of Sale: | Qualified Sale |
| Document Type: | | | |

**Legal Description:**
Lot: 164 Subdivision: LA MESA FONTANA FIL NO 2 Map Ref: MP: 5322
Abbreviated Description: LOT 164 LA MESA FONTANA FIL NO 2

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/10/2020 | Sales Price: | $275,000 |
| Document #: | 220049607 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 04/09/2020 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 164 Subdivision: LA MESA FONTANA FILING NO 2

# ICE SiteX Report

**OrderID: 98730084**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/24/2018 | Loan Amount: | N/A |
| Document #: | 218084924 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 08/01/2048 | Type Finance: | |

**Legal Description:**
Lot: 164 Subdivision: LA MESA PONTANA FILING # 2

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/19/2017 | Sales Price: | N/A |
| Document #: | 217112906 BK-PG - | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 09/13/2017 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 164 Subdivision: LA MESA FONTANA FILING NO 2 Map Ref: MB X-2 PG77

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/24/2017 | Sales Price: | N/A |
| Document #: | 217009097 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/29/2016 | Sales Price: | $176,950 |
| Document #: | 216151129 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 12/08/2016 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 164 Subdivision: LA MESA FOUNTAIN FILING NO 2 Map Ref: MB X-2 PG77

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/14/2013 | Sales Price: | $108,500 |
| Document #: | 213033435 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/05/2013 | Loan Amount: | N/A |
| Document #: | 213016122 BK-PG - | Loan Type: | New Conventional |
| TD Due Date: | 02/01/2028 | Type Finance: | |

**Legal Description:**
Lot: 164 Subdivision: LA MESA FONTANA FILING #2

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/25/2003 | Sales Price: | $128,500 |
| Document #: | 203195872 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 08/19/2003 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 164 Subdivision: LA MESA FONTANA FILING #2 Map Ref: MB X-2 PG77

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/25/2003 | Sales Price: | N/A |
| Document #: | 203195871 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 06/09/2003 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 164 Subdivision: LA MESA FONTANA FILING #2 Map Ref: MB I-2 PG77

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,677,280 | Median # of Bedrooms | 3 |
| Median Lot Size | 6,500 SF | Median # of Baths | 2 |
| Median Living Area | 1,278 SF | Median Year Built | 1984 |
| Price Range - 2 Yrs | $231,580 to $460,000 | Age Range | 21 years to 84 years |
| Median Value | $395,000 | Median Age | 42 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .17Mi. | **2170 EL VEREDA FOUNTAIN, CO 80817-1637** | 10/13/2026 | $322,500 | $369 | 872 | 7/4/2 | 1973 | 6,300 SF | |
| | | APN: 5532203003 Document #: 226095834<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 144 Subdivision: LA MESA FONTANA FILING NO 2 Abbreviated Description: Lot:144 Subdivision:LA MESA FONTANA FILING NO 2 | | | | | | | | |
| 2 | .04Mi. | **2071 CALLE FONTANA FOUNTAIN, CO 80817-1624** | 09/16/2026 | $399,000 | $262 | 1520 | 8/3/2 | 1973 | 13,400 SF | |
| | | APN: 5532205010 Document #: 226088393<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 161 Subdivision: LA MESA FONTANA FILING NO 2 Abbreviated Description: Lot:161 Subdivision:LA MESA FONTANA FILING NO 2 | | | | | | | | |
| 3 | .27Mi. | **6675 ANCESTRA DR FOUNTAIN, CO 80817-1549** | 09/15/2026 | $315,000 | $243 | 1295 | 8/4/3 | 2005 | 7,392 SF | |
| | | APN: 5531101011 Document #: 226087948<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 33 Block: 1 Subdivision: CHEYENNE RIDGE FILING NO 1 Abbreviated Description: Lot:33 Block:1 Subdivision:CHEYENNE RIDGE FILING NO 1 | | | | | | | | |
| 4 | .25Mi. | **2200 CONLEY BLVD** | 09/14/2026 | $425,000 | $450 | 944 | 5/3/2 | 1981 | 7,290 SF | |

# ICE SiteX Report

**OrderID: 98730084**

**FOUNTAIN, CO 80817-1507**
APN: 5530401043 Document #: 226087478
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: CONLEY SUBDIVISION SECOND FILING Abbreviated Description: Lot:1 Block:3 Subdivision:CONLEY SUBDIVISION SECOND FILING

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | .2Mi. | **2035 FOUNTAIN MESA RD** | 09/10/2026 | $400,000 | $378 | 1056 | 8/4/2.75 | 1984 | 11,480 SF |

**FOUNTAIN, CO 80817-1640**
APN: 5532208028 Document #: 226086577
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: LA MESA FONTANA FILING NO 2 Abbreviated Description: Subdivision:LA MESA FONTANA FILING NO 2 Abbreviated Description:PORTION LOT52 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | .17Mi. | **8864 MONTEREY WAY** | 08/03/2026 | $460,000 | $359 | 1278 | 8/4/3 | 2004 | 6,842 SF |

**FOUNTAIN, CO 80817-1552**
APN: 5531102015 Document #: 226073756
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 89 Block: 1 Subdivision: CHEYENNE RIDGE FILING NO 1 Abbreviated Description: Lot:89 Block:1 Subdivision:CHEYENNE RIDGE FILING NO 1 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | .28Mi. | **8528 DASSEL DR** | 07/28/2026 | $413,700 | $322 | 1282 | 6/3/2 | 2001 | 5,245 SF |

**FOUNTAIN, CO 80817-1538**
APN: 5529303039 Document #: 226071430
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 3 Subdivision: COUNTRY CROSSING AT THE POINTE SUBDIVISION FILING Abbreviated Description: Lot:14 Block:3 Subdivision:COUNTRY CROSSING AT THE POINTE SUBDIVISION FILING

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .41Mi. | **1718 RUSTIQUE DR** | 07/16/2026 | $350,000 | $265 | 1320 | 5/3/1.5 | 1942 | 52,272 SF |

**FOUNTAIN, CO 80817-2808**
APN: 5531003002 Document #: 226067670
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: RUSTIQUE SUBDIVISION Abbreviated Description: Lot:1 Subdivision:RUSTIQUE SUBDIVISION City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .41Mi. | **8318 SILVER GLEN DR** | 06/29/2026 | $395,000 | $285 | 1382 | 7/3/2.5 | 2004 | 5,243 SF |

**FOUNTAIN, CO 80817-4022**
APN: 5529312026 Document #: 226061253
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 134 Subdivision: CROSS CREEK AT MESA RIDGE FILING NO 2 Abbreviated Description: Lot:134 Subdivision:CROSS CREEK AT MESA RIDGE FILING NO 2 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .4Mi. | **7057 REUNION CIR** | 06/26/2026 | $447,500 | $301 | 1484 | 8/4/3.5 | 2000 | 6,201 SF |

**FOUNTAIN, CO 80817-4658**
APN: 5532222011 Document #: 226060902
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: HIBBARD TRAIL AT HERITAGE FILING NO 1 Abbreviated Description: Lot:32 Subdivision:HIBBARD TRAIL AT HERITAGE FILING NO 1 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .17Mi. | **499 CORTE AMINO** | 06/22/2026 | $380,000 | $434 | 874 | 7/4/2 | 1973 | 6,500 SF |

**FOUNTAIN, CO 80817-1663**
APN: 5532210011 Document #: 226059126
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: LA MESA FONTANA FILING NO 2 Abbreviated Description: Lot:12 Subdivision:LA MESA FONTANA FILING NO 2

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .3Mi. | **2320 CONLEY BLVD** | 06/12/2026 | $231,580 | $249 | 929 | 6/3/1 | 1982 | 6,000 SF |

**FOUNTAIN, CO 80817-1508**
APN: 5530402003 Document #: 226055725
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 4 Subdivision: CONLEY SUBDIVISION SECOND FILING Abbreviated Description: Lot:10 Block:4 Subdivision:CONLEY SUBDIVISION SECOND FILING

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .25Mi. | **2056 WOODSONG WAY** | 05/29/2026 | $371,000 | $299 | 1240 | 6/3/2 | 1995 | 6,000 SF |

**FOUNTAIN, CO 80817-1661**
APN: 5532212007 Document #: 226050214
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3 Subdivision: HERITAGE MapRef: MB 6900 PG 1197 Abbreviated Description: Lot:7 Block:3 Subdivision:HERITAGE Map Ref:MB 6900 PG 1197Abbreviated Description:FILING NO 1 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .38Mi. | **510 AVENIDA DEL CIELO** | 05/27/2026 | $315,000 | $306 | 1029 | 5/3/2 | 1972 | 7,800 SF |

**FOUNTAIN, CO 80817-1654**
APN: 5532302009 Document #: 226049068
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 4 Subdivision: LA MESA FONTANA FILING NO 1 Abbreviated Description: Lot:9 Block:4 Subdivision:LA MESA FONTANA FILING NO 1 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

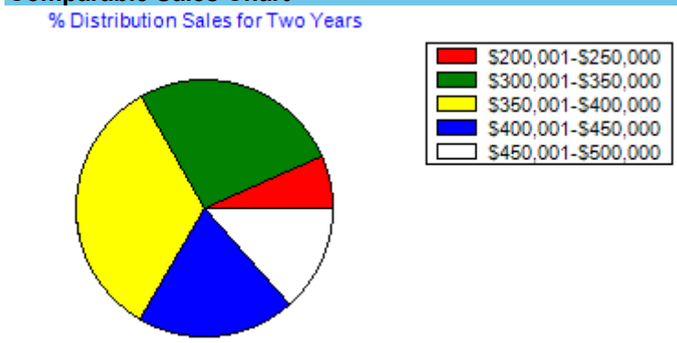
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .32Mi. | **6920 KASSON DR** | 05/05/2026 | $452,000 | $206 | 2193 | 7/4/2.5 | 2001 | 5,980 SF |

**FOUNTAIN, CO 80817-1540**
APN: 5529307014 Document #: 226042656
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: COUNTRY CROSSING AT THE POINTE SUBDIVISION FILING Abbreviated Description: Lot:5 Block:1 Subdivision:COUNTRY CROSSING AT THE POINTE SUBDIVISION FILING City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

# ICE SiteX Report

**OrderID: 98730084**

## 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. | **2041 CALLE FONTANA** | **04/10/2020** | $351,004 | $24,750 | 1,410 | 5/3/1.5 | 1974 | 8,550 SF | |
| .01Mi. | **2031 CALLE FONTANA** | **01/26/2018** | $347,675 | $24,520 | 874 | 7/4/2 | 1974 | 7,255 SF | |
| .01Mi. | **2051 CALLE FONTANA** | **02/26/2015** | $378,254 | $26,670 | 1,250 | 6/4/2 | 1974 | 9,750 SF | |
| .03Mi. | **2021 CALLE FONTANA** | **01/20/2017** | $346,458 | $24,430 | 1,050 | 7/4/2 | 1974 | 7,713 SF | |
| .03Mi. | **2061 CALLE FONTANA** | **04/19/2005** | $358,259 | $25,260 | 1,050 | 7/4/2 | 1974 | 10,050 SF | |
| .03Mi. | **2052 CALLE FONTANA** | **02/22/2000** | $332,117 | $23,420 | 1,248 | 6/3/1.5 | 1973 | 5,450 SF | |
| .03Mi. | **2071 MONTEREY WAY** | **11/17/2006** | $622,528 | $43,890 | 3,917 | 12/5/3.5 | 1992 | 10,800 SF | |
| .04Mi. | **2062 CALLE FONTANA** | **08/01/1979** | $311,759 | $21,980 | 1,005 | 5/3/1.5 | 1973 | 5,800 SF | |
| .04Mi. | **2032 CALLE FONTANA** | **08/03/2018** | $337,560 | $23,800 | 816 | 8/4/1.75 | 1973 | 6,783 SF | |
| .04Mi. | **2011 CALLE FONTANA** | **08/03/2022** | $367,638 | $25,920 | 1,598 | 7/4/2 | 1974 | 7,713 SF | |
| .04Mi. | **2071 CALLE FONTANA** | **11/16/2022** | $410,266 | $28,930 | 1,520 | 8/3/2 | 1973 | 13,400 SF | |
| .04Mi. | **2022 CALLE FONTANA** | **11/02/1998** | $339,159 | $23,920 | 1,015 | 7/4/1.5 | 1974 | 6,811 SF | |
| .04Mi. | **2075 MONTEREY WAY** | **05/05/2017** | $524,068 | $36,950 | 2,674 | 7/3/2 | 1998 | 17,374 SF | |
| .05Mi. | **2082 CALLE FONTANA** | **09/21/2004** | $348,385 | $24,570 | 862 | 5/3/2 | 1973 | 6,800 SF | |
| .05Mi. | **2001 CALLE FONTANA** | **12/01/1999** | $351,956 | $24,820 | 1,050 | 7/4/2 | 1974 | 8,900 SF | |
| .05Mi. | **2012 CALLE FONTANA** | **04/17/2020** | $360,826 | $25,440 | 1,024 | 7/4/1.5 | 1974 | 6,840 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 24% | Households Occupied by Owners: | 73% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 31.5 years old | Households: | 12,558 |
| Median Household Income: | $77,802 | Households w/Family: | 74% |
| Household Income Per Capita: | $33,270 | Households w/Family Married: | 59% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 41% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Fountain School District 8 | Students: | 7,955 |
| Number of Schools: | 13 | Rating: | B- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.14Mi. | **Mesa Elementary School**<br>Number of Students: 668<br>Student-Teacher Ratio: 17.58 | C+ | Public | KG - 5 |
| 1.39Mi. | **Fountain Middle School**<br>Number of Students: 1,051<br>Student-Teacher Ratio: 16.48 | C+ | Public | 6 - 8 |
| 2.41Mi. | **Fountain-Fort Carson High School**<br>Number of Students: 1,974<br>Student-Teacher Ratio: 17.31<br>Advanced Placement: Yes | D- | Public | 9 - 12 |

# ICE SiteX Report

**OrderID: 98730084**

## Flood Report

The Subject Property of **2041 CALLE FONTANA, FOUNTAIN, CO 80817-1624** 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.

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 79% | LOWER |
| **BURGLARY** | 84% | LOWER |
| **MOTOR VEHICLE THEFT** | 111% | HIGHER |
| **FORCIBLE ROBBERY** | 1% | SIGNIFICANTLY LOWER |
| **AGGRAVATED ASSAULT** | 50% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 67% | NOTABLY LOWER |
| **MURDER** | 97% | SIMILAR |
| **OVERALL** | 75% | 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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