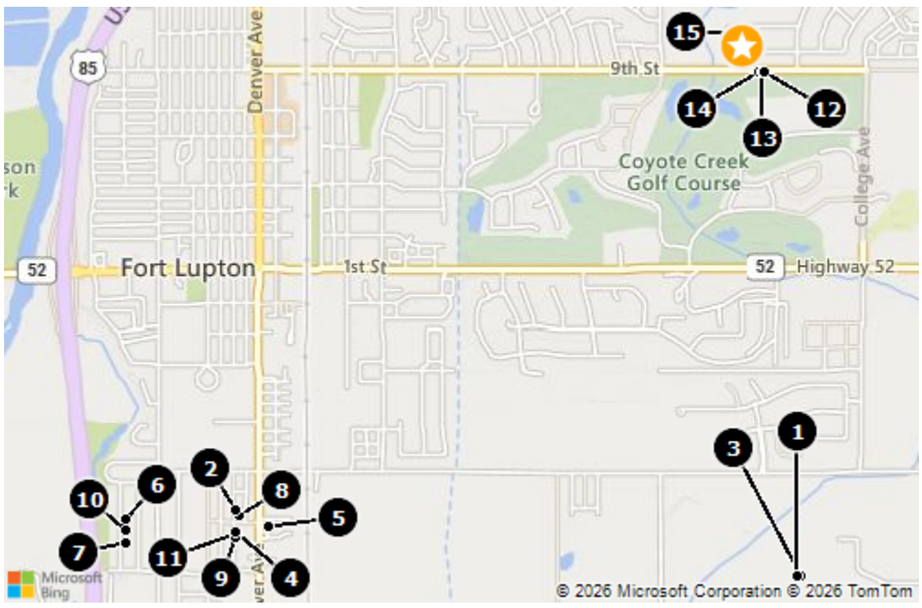
ICE SiteX Report

OrderID: 98458194

SiteX Property Information Report



Subject Property Location

2151 CHRISTINA ST, FORT LUPTON, CO 80621-2426

County:	**WELD CO**	Census Tract:	081230019.121005
Property Use:	Planned Unit Development (PUD) (Residential)	Zoning:	
Parcel Number:	R8971854	Thomas Bros Pg-Grid:	

Valuation

Value:	**$474,000**	FSD:	8	Common Confidence Score:	77
Value Range:	$436,080 - $511,920	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6215
Assd Land Value:	$6,520	Market Land Value:	$24,138	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,156
Total Assessed Value:	$6,520	Total Assessor Market Value:	$24,138	Delinquent Year:	
				Tax Account ID:	R8971854
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 2 Subdivision: COTTONWOOD GREENS PUD FG3
Abbreviated Description: LOT 10 BLOCK 2 COTTONWOOD GREENS PUD FG3

Property Characteristics

Lot Size:	6,011 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/01/2026	Sales Price:	$480,900
Document #:	5099409 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/05/2026	Sales Price:	$480,900
Document #:	5075423 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/30/2025		
Document Type:			

Legal Description:
Lot: 10 Block: 2 Subdivision: COTTONWOOD GREENS PUD FILING NO 3
City/Muni/Twp: FORT LUPTEN

Prior Transfer

Recording Date:	02/16/2021	Sales Price:	$2,580,000
Document #:	4683263 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: 2 Subdivision: COTTONWOOD GREENS PUD FG3
Abbreviated Description: LOT 10 BLOCK 2 COTTONWOOD GREENS PUD FG3

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$5,879,545	Median # of Bedrooms	
Median Lot Size	2,396 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$332,900 to $488,000	Age Range	
Median Value	$379,900	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.32Mi.	**2319 CROSSWIND ST** **FORT LUPTON, CO 80621-7635**	09/17/2026	$485,900			//		5,663 SF	
		APN: R8982660 Document #: 5127289 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 22 Block: 4A Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 1 Abbreviated Description: Lot:22 Block:4A Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 1 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
2	1.21Mi.	**656 S CABERNET AVE** **FORT LUPTON, CO 80621-7011**	09/14/2026	$332,900			//		2,396 SF	
		APN: R8991314 Document #: 5126529 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 15 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIN FILING NO 2 Abbreviated Description: Lot:15 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIN FILING NO 2 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
3	1.32Mi.	**2325 CROSSWIND ST** **FORT LUPTON, CO 80621-7635**	09/11/2026	$488,000			//		5,663 SF	
		APN: R8982661 Document #: 5126299 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 23 Block: 4A Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 1 Abbreviated Description: Lot:23 Block:4A Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 1 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
4	1.27Mi.	**712 S CABERNET AVE** **FORT LUPTON, CO 80621-7012**	09/02/2026	$379,900			//		2,396 SF	
		APN: R8991321 Document #: 5124741 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 22 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 2 PLAT C Abbreviated Description: Lot:22 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 2 PLAT C City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
5	1.26Mi.	**704 S CABERNET AVE** **FORT LUPTON, CO 80621-7012**	08/28/2026	$387,490			//		2,396 SF	
		APN: R8991319 Document #: 5123922 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 20 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:20 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 2 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
6	1.25Mi.	**700 S CABERNET AVE** **FORT LUPTON, CO 80621-7012**	08/28/2026	$377,515			//		2,396 SF	
		APN: R8991318 Document #: 5123804 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 19 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:19 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 2 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
7	1.3Mi.	**740 S CABERNET AVE** **FORT LUPTON, CO 80621-7012**	08/20/2026	$383,400			//		2,919 SF	
		APN: R8991327 Document #: 5122267 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 28 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:28 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 2 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
8	1.22Mi.	**660 S CABERNET AVE** **FORT LUPTON, CO 80621-7011**	08/19/2026	$332,900			//		2,396 SF	
		APN: R8991315 Document #: 5121788 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 16 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 2 PLAT COR Abbreviated Description: Lot:16 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 2 PLAT COR City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
9	1.28Mi.	**728 S CABERNET AVE** **FORT LUPTON, CO 80621-7012**	08/18/2026	$386,490			//		2,657 SF	
		APN: R8991324 Document #: 5121516 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 25 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:25 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 2 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
10	1.28Mi.	**720 S CABERNET AVE** **FORT LUPTON, CO 80621-7012**	08/07/2026	$385,650			//		2,396 SF	
		APN: R8991323 Document #: 5119733 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 24 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:24 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 2 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
11	1.27Mi.	**716 S CABERNET AVE** **FORT LUPTON, CO 80621-7012**	08/07/2026	$373,125			//		2,396 SF	
		APN: R8991322 Document #: 5119731 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 23 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:23 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 2 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
12	1.31Mi.	**2450 MERLOT ST** **FORT LUPTON, CO 80621-7009**	07/31/2026	$374,125			//		2,962 SF	
		APN: R8991328 Document #: 5118240 Document Type: Price Code: D Land Use: Planned Unit Development (PUD) (Residential) Legal: Lot: 29 Block: 2 Subdivision: VISTA MEADOWS PUD Abbreviated Description: Lot:29 Block:2 Subdivision:VISTA MEADOWS PUD City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
13	1.31Mi.	**2442 MERLOT ST**	07/27/2026	$374,250			//		3,136 SF	

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FORT LUPTON, CO 80621-7009
APN: R8991330 Document #: 5116582
Document Type: Price Code: D
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 31 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 2 PLAT COR Abbreviated Description: Lot:31 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 2 PLAT COR City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

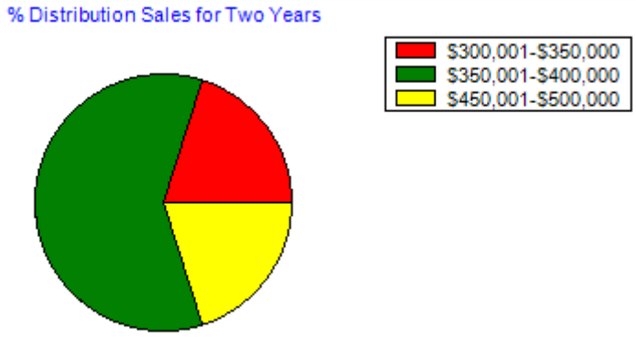
14	1.31Mi.	**2430 MERLOT ST**	07/09/2026	$337,000	//	2,396 SF

FORT LUPTON, CO 80621-7009
APN: R8991333 Document #: 5113224
Document Type: Price Code: D
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 34 Block: 2 Subdivision: VISTA MEADOWS PUD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:34 Block:2 Subdivision:VISTA MEADOWS PUD SUBDIVISION FILING NO 2 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

15	.03Mi.	**2144 ALYSSA ST**	06/30/2026	$480,900	//	6,011 SF

FORT LUPTON, CO 80621-2405
APN: R8971846 Document #: 5111502
Document Type: Price Code: D
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 2 Block: 2 Subdivision: COTTONWOOD GREENS PUD FILING NO 3 Abbreviated Description: Lot:2 Block:2 Subdivision:COTTONWOOD GREENS PUD FILING NO 3 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

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.	**2151 CHRISTINA ST**	**02/16/2021**	$24,138	$6,520				6,011 SF	
.03Mi.	**2181 CHRISTINA ST**	**02/16/2021**	$24,138	$6,520				7,754 SF	
.03Mi.	**2144 ALYSSA ST**	**02/16/2021**	$24,138	$6,520				6,011 SF	
.03Mi.	**2140 CHRISTINA ST**	**02/16/2021**	$24,138	$6,520				6,011 SF	
.05Mi.	**2180 CHRISTINA ST**	**02/16/2021**	$24,138	$6,520				6,011 SF	
.05Mi.	**2190 CHRISTINA ST**	**02/16/2021**	$24,138	$6,520				6,011 SF	
.05Mi.	**951 SARAH AVE**	**02/16/2021**	$24,138	$6,520				6,098 SF	
.07Mi.	**2210 CHRISTINA ST**	**02/16/2021**	$24,138	$6,520				6,011 SF	
.07Mi.	**2221 CHRISTINA ST**	**02/16/2021**	$24,138	$6,520				6,011 SF	
.08Mi.	**2231 CHRISTINA ST**	**02/16/2021**	$24,138	$6,520				6,011 SF	
.08Mi.	**2230 CHRISTINA ST**	**02/16/2021**	$24,138	$6,520				6,011 SF	
.09Mi.	**2241 CHRISTINA ST**	**02/16/2021**	$24,138	$6,520				6,011 SF	
.12Mi.	**923 GIANNA AVE**	**02/16/2021**	$88,106	$23,790				8,712 SF	
.12Mi.	**933 GIANNA AVE**	**02/16/2021**	$88,106	$23,790				6,708 SF	
.13Mi.	**943 GIANNA AVE**	**02/16/2021**	$88,106	$23,790				6,752 SF	
.13Mi.	**953 GIANNA AVE**	**02/16/2021**	$88,106	$23,790				8,930 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.2 years old	Households:	6,692
Median Household Income:	$80,441	Households w/Family:	76%
Household Income Per Capita:	$36,703	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Weld County School District Re-8	Students:	2,503
Number of Schools:	7	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.59Mi. **Twombly Elementary School** Number of Students: 473 Student-Teacher Ratio: 14.68		D+	Public	KG - 5
1.63Mi. **Butler Elementary School** Number of Students: 355 Student-Teacher Ratio: 14.15		D	Public	KG - 5
1.54Mi. **Fort Lupton Middle School** Number of Students: 438 Student-Teacher Ratio: 15.15		D	Public	6 - 8
1.53Mi. **Fort Lupton High School** Number of Students: 721 Student-Teacher Ratio: 19.13 Advanced Placement: Yes		B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	116%	HIGHER
MURDER	107%	SIMILAR
OVERALL	115%	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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