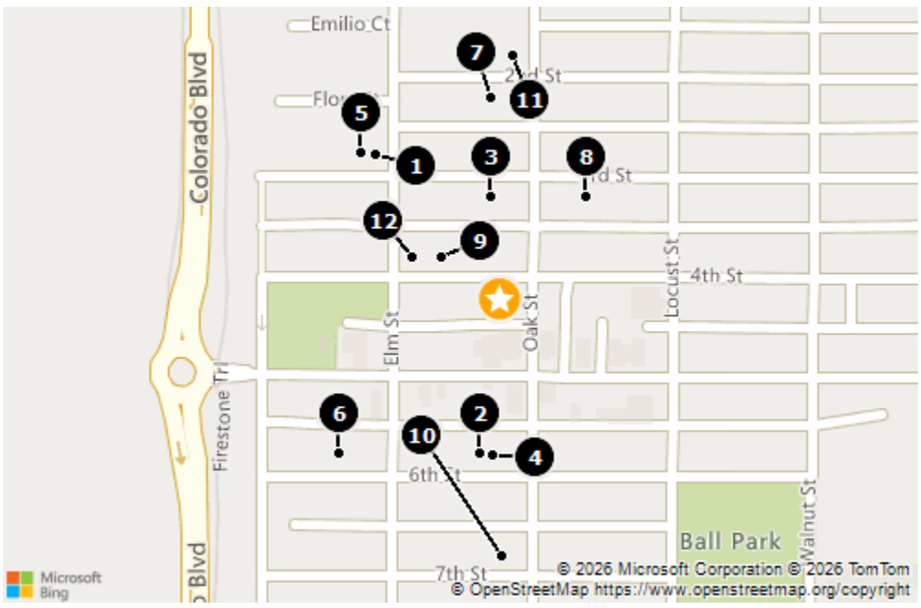
ICE SiteX Report

OrderID: 98730085

SiteX Property Information Report



Subject Property Location

250 4TH ST, FREDERICK, CO 80530-5026

County:	**WELD CO**	Census Tract:	081230020.141037
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R5547186	Thomas Bros Pg-Grid:	

Valuation

Value:	**$345,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$289,800 - $400,200	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1459
Assd Land Value:	$7,500	Market Land Value:	$120,000	Tax Year:	2025
Assd Improvement:	$17,420	Market Improvment Value:	$278,761	Total Taxable Value:	$2,790
Total Assessed Value:	$24,920	Total Assessor Market Value:	$398,761	Delinquent Year:	
				Tax Account ID:	R5547186
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 17 Subdivision: FREDERICK TOWN Map Ref: MAP 1425 Sec/Twnship/Range: SEC 31 TWN 2N RNG 67W
Abbreviated Description: FRE 20927 L3-4 BLK17

Property Characteristics

Lot Size:	6,229 SF	Bedrooms:	2	Pool:	
Building Area:	1080 SF	Baths:	1	Fireplace:	
Year Built:	1928	Partial Baths:		Type Const:	Metal
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Underground	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/07/2025	Loan Amount:	N/A
Document #:	5027740 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 3&4 Block: 17
City/Muni/Twp: FREDERICK

Prior Transfer

Recording Date:	10/21/2024	Sales Price:	N/A
Document #:	4989098 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/26/2022	Sales Price:	$252,000
Document #:	4796845 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/03/2022	Sales Price:	$379,000
Document #:	4790275 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/30/2021		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 3&4 Block: 17
City/Muni/Twp: FREDERICK

Prior Transfer

Recording Date:	11/19/2021	Sales Price:	$127,000
Document #:	4778036 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/26/2021	Loan Amount:	N/A
Document #:	4769796 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 3&4 Block: 17
City/Muni/Twp: FREDERICK

Prior Transfer

Recording Date:	05/05/2020	Sales Price:	$99,000
Document #:	4587896 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/28/2020	Loan Amount:	N/A
Document #:	4586105 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2050	Type Finance:	

Legal Description:
Lot: 3&4 Block: 17
City/Muni/Twp: FREDERICK

Mortgage Record

Recording Date:	12/16/2009	Loan Amount:	N/A
Document #:	3665274 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2040	Type Finance:	

Legal Description:
Lot: 3&4 Block: 17 Subdivision: TOWN OF FREDERICK

Prior Transfer

Recording Date:	03/05/2009	Sales Price:	N/A
Document #:	3609006 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/04/2009		
Document Type:			

Legal Description:
Lot: 3&4 Block: 17 Subdivision: TOWN O FREDERICK

Prior Transfer

Recording Date:	06/09/2006	Sales Price:	$132,805
Document #:	3395057 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/19/2006	Sales Price:	N/A
Document #:	3389667 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/08/2006		
Document Type:			

Legal Description:
Lot: 3&4 Block: 17 Subdivision: TOWN OF FREDERICK

Prior Transfer

Recording Date:	04/20/2006	Sales Price:	$39,300
Document #:	3380888 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/17/2001	Sales Price:	N/A
Document #:	2909406 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/13/2001		
Document Type:			

Legal Description:
Lot: 3&4 Block: 17 Subdivision: TOWN OF FREDERICK

Prior Transfer

Recording Date:	04/04/2000	Sales Price:	$133,900
Document #:	2759762 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/30/2000		
Document Type:			

Legal Description:
Subdivision: TOWN OF FREDERICK Sec/Twnship/Range: NW4 SEC 31 TWN 2N RNG 67W
Abbreviated Description: FRE 20927 L3-4 BLK17%250 4 ST%

Prior Transfer

Recording Date:	03/24/1999	Sales Price:	N/A

ICE SiteX Report

OrderID: 98730085

Document #:	2682087 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/19/1999		
Document Type:			

Legal Description:
Subdivision: TOWN OF FREDERICK Sec/Twnship/Range: NW4 SEC 31 TWN 2N RNG 67W
Abbreviated Description: FRE 20927 L3-4 BLK17%250 4 ST%

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 17 Subdivision: FREDERICK TOWN Map Ref: MAP 1425 Sec/Twnship/Range: SEC 31 TWN 2N RNG 67W
Abbreviated Description: FRE 20927 L3-4 BLK17

Area Sales Analysis

Total Area Sales	$4,747,000	Median # of Bedrooms	2
Median Lot Size	6,229 SF	Median # of Baths	1
Median Living Area	1,038 SF	Median Year Built	1921
Price Range - 2 Yrs	$205,000 to $875,000	Age Range	41 years to 122 years
Median Value	$370,000	Median Age	105 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**161 3RD ST** **FREDERICK, CO 80530-5000**	09/22/2026	$325,000	$342	950	4/2/1	1985	5,532 SF	
		APN: R5533986 Document #: 5128350 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: REPLAT OF BLOCK 5 AND 6 OF THE TOWN OF FREDERICK Abbreviated Description: Lot:7 Subdivision:REPLAT OF BLOCK 5 AND 6 OF THE TOWN OF FREDERICK City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
2	.09Mi.	**241 6TH ST** **FREDERICK, CO 80530-7102**	09/11/2026	$345,000	$416	828	4/2/1	1912	6,229 SF	
		APN: R5553586 Document #: 5126459 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26&27 Block: 24 Abbreviated Description: Lot:26&27 Block:24 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
3	.06Mi.	**250 3RD ST** **FREDERICK, CO 80530-5018**	07/15/2026	$400,000	$462	864	6/2/	1922	9,365 SF	
		APN: R6781996 Document #: 5114554 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4-6 Block: 14 Abbreviated Description: Lot:4-6 Block:14 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
4	.09Mi.	**245 6TH ST** **FREDERICK, CO 80530-7102**	05/05/2026	$399,000	$354	1124	5/2/1	1913	4,748 SF	
		APN: R5553686 Document #: 5100029 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28&29 Block: 24 Abbreviated Description: Lot:28&29 Block:24 Abbreviated Description:LOT: WEST 2 OF LOT 29 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
5	.13Mi.	**151 3RD ST** **FREDERICK, CO 80530-5000**	03/26/2026	$329,000	$316	1038	4/2/1	1985	5,532 SF	
		APN: R5533886 Document #: 5090983 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 5&6 Abbreviated Description: Lot:6 Block:5&6 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
6	.14Mi.	**117 6TH ST** **FREDERICK, CO 80530-5003**	02/17/2026	$439,000	$391	1120	6/2/1	1978	6,229 SF	
		APN: R5555086 Document #: 5083335 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24&25 Block: 25 Abbreviated Description: Lot:24&25 Block:25 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
7	.12Mi.	**250 2ND ST** **FREDERICK, CO 80530-5014**	12/03/2025	$875,000	$779	1122	/2/1	1904	12,502 SF	
		APN: R5535986 Document #: 5070252 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6-15 Subdivision: THE HOMESTEAD Abbreviated Description: Lot:6-15 Subdivision:THE HOMESTEAD City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON								
8	.08Mi.	**322 3RD ST** **FREDERICK, CO 80530-5019**	10/23/2025	$275,000	$330	832	4/2/1	1931	9,365 SF	
		APN: R5542886 Document #: 5060965 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10-12 Block: 13 Abbreviated Description: Lot:10-12 Block:13 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
9	.05Mi.	**221 4TH ST** **FREDERICK, CO 80530-5026**	08/25/2025	$205,000	$197	1037	6/3/1	1908	12,502 SF	
		APN: R5543886 Document #: 5049186 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21-24 Block: 14 Abbreviated Description: Lot:21-24 Block:14 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
10	.16Mi.	**253 7TH ST** **FREDERICK, CO 80530-5032**	08/19/2025	$365,000	$316	1152	/3/1	1921	6,098 SF	
		APN: R1416702 Document #: 5048238 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29&30 Block: 27 Abbreviated Description: Lot:29&30 Block:27 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
11	.16Mi.	**257 2ND ST** **FREDERICK, CO 80530-5014**	08/04/2025	$415,000	$279	1486	7/3/2	1910	6,229 SF	
		APN: R5532686 Document #: 5045326 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31&32 Block: 4 Abbreviated Description: Lot:31&32 Block:4 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								

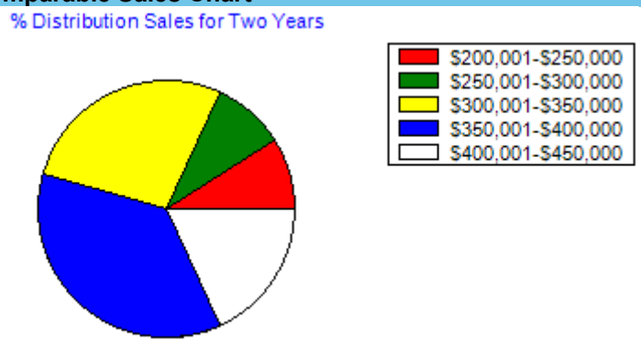
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12	.06Mi.	**201 4TH ST** **FREDERICK, CO 80530-5026**	07/22/2025	$375,000	$448	837	4/4/1	1946	6,229 SF

APN: R5543686 Document #: 5042460
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 14 Abbreviated Description: Lot:17&18 Block:14 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK

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.	**250 4TH ST**		$398,761	$24,920	1,080	4/2/1	1928	6,229 SF	
.01Mi.	**242 4TH ST**	**03/05/2003**	$465,052	$29,070	916	/2/1	2002	6,229 SF	
.02Mi.	**234 4TH ST**	**02/02/2022**	$418,606	$26,160	1,200	4/3/1	1914	6,229 SF	
.03Mi.	**226 4TH ST**	**02/27/2020**	$424,954	$26,560	1,361	5/2/1	1910	6,142 SF	
.03Mi.	**245 4TH ST**	**01/17/2001**	$406,793	$25,420	839	5/4/2	1939	6,229 SF	
.03Mi.	**243 4TH ST**	**07/26/2018**	$423,905	$26,490	1,222	/3/2	1956	6,229 SF	
.03Mi.	**257 4TH ST**	**03/07/2022**	$346,904	$21,680	660	5/2/1	1945	6,534 SF	
.04Mi.	**233 4TH ST**	**07/11/2013**	$361,909	$22,620	952	5/2/1	1907	6,229 SF	
.04Mi.	**218 4TH ST**	**08/13/2002**	$428,702	$26,790	1,160	3/2/2	1910	9,365 SF	
.04Mi.	**301 4TH ST**	**05/04/2022**	$557,130	$34,820	992	3/3/2	1920	6,229 SF	
.05Mi.	**221 4TH ST**	**08/25/2025**	$393,267	$24,580	1,037	6/3/1	1908	12,502 SF	
.05Mi.	**318 4TH ST**	**06/25/2004**	$410,093	$25,630	1,272	5/3/1	1907	6,229 SF	
.05Mi.	**313 4TH ST**	**10/27/1997**	$360,848	$22,550	928	/2/1	1910	6,229 SF	
.05Mi.	**202 4TH ST**	**02/04/2019**	$563,612	$35,230	396	/2/1	1940	9,365 SF	
.06Mi.	**213 4TH ST**	**07/02/2014**	$429,255	$26,830	837	4/3/2	1946	6,229 SF	
.06Mi.	**250 3RD ST**	**05/21/2024**	$339,736	$21,230	864	6/2/	1922	9,365 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	37.0 years old	Households:	2,053
Median Household Income:	$95,544	Households w/Family:	73%
Household Income Per Capita:	$45,187	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	St. Vrain Valley School District Re 1j	Students:	31,607
Number of Schools:	54	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Frederick Senior High School** Number of Students: 1,491 Student-Teacher Ratio: 22.41	B-	Public	9 - 12
0.35Mi.	**Thunder Valley PK - 8 School** Number of Students: 880 Student-Teacher Ratio: 15.89	C-	Public	PK - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	108%	SIMILAR
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	84%	LOWER
OVERALL	91%	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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