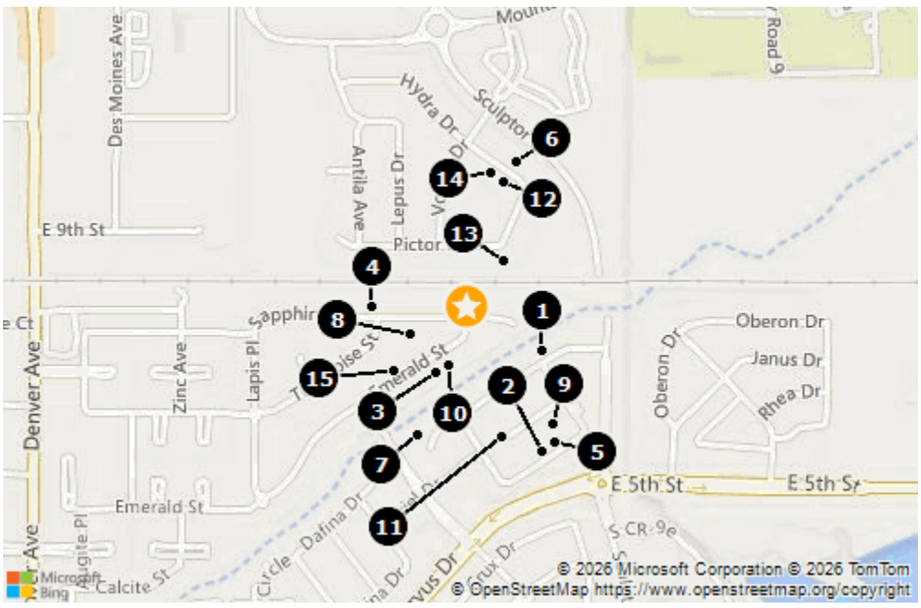
ICE SiteX Report

OrderID: 98730113

SiteX Property Information Report



Subject Property Location

2755 SAPPHIRE ST, LOVELAND, CO 80537-2118

County:	**LARIMER CO**	Census Tract:	080690017.101007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	85173-86-008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$490,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$450,800 - $529,200	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2216
Assd Land Value:	$7,563	Market Land Value:	$121,000	Tax Year:	2025
Assd Improvement:	$18,688	Market Improvment Value:	$299,000	Total Taxable Value:	$3,201
Total Assessed Value:	$26,251	Total Assessor Market Value:	$420,000	Delinquent Year:	
				Tax Account ID:	R1674392
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 1 Subdivision: MILLENNIUM SW 18TH SUB Map Ref: 85173 Sec/Twnship/Range: SEC 17 TWN 5N RNG 68W

Abbreviated Description:	LOT 8, BLOCK 1, MILLENNIUM SW EIGHTEENTH SUB, LOV (20200039881)
City/Muni/Twp:	LOVELAND

Property Characteristics

Lot Size:	5,610 SF	Bedrooms:	3	Pool:	
Building Area:	1402 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Attached	Heating:	Central
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/06/2026	Sales Price:	N/A
Document #:	20260033161 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/14/2022	Loan Amount:	N/A
Document #:	20220072336 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:

Lot: 8 Block: 1 Subdivision: MILLENNIUM SW EIGHTHTEENTH SUBDIVISION
City/Muni/Twp: LOVELAND

Mortgage Record

Recording Date:	06/18/2021	Loan Amount:	N/A
Document #:	20210059524 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:

Lot: 8 Block: 1 Subdivision: MILLENNIUM SW EIGHTEENTH SUBDIVISION
City/Muni/Twp: LOVELAND

ICE SiteX Report

OrderID: 98730113

Prior Transfer

Recording Date:	06/18/2021	Sales Price:	$398,470
Document #:	20210059522 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/2021		
Document Type:			

Legal Description:
Lot: 8 Block: 1 Subdivision: MILLENNIUM SW EIGHTEENTH SUBDIVISION
City/Muni/Twp: LOVELAND

Prior Transfer

Recording Date:	06/17/2021	Sales Price:	$398,470
Document #:	RECEPT # 20210059522 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: 1 Subdivision: MILLENNIUM SW 18TH SUB Map Ref: 85173 Sec/Twnship/Range: SEC 17 TWN 5N RNG 68W
Abbreviated Description: LOT 8, BLOCK 1, MILLENNIUM SW EIGHTEENTH SUB, LOV (20200039881)
City/Muni/Twp: LOVELAND

Prior Transfer

Recording Date:	03/03/2021	Sales Price:	$2,945,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$8,295,950	Median # of Bedrooms	4
Median Lot Size	5,658 SF	Median # of Baths	3
Median Living Area	1,822 SF	Median Year Built	2017
Price Range - 2 Yrs	$499,000 to $628,000	Age Range	5 years to 12 years
Median Value	$545,000	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**3101 ZODIAC PL** **LOVELAND, CO 80537-6601**	08/06/2026	$585,000	$245	2380	8/4/4	2016	5,658 SF	
		APN: 85173-83-007 Document #: 20260039650 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 9 Subdivision: MILLENNIUM SW 8TH SUBDIVISION TO THE LOVELAND Tract No: A Sec/Twnship/Range: S17T05NR08W 6PM Abbreviated Description: Lot:7 Block:9 Subdivision:MILLENNIUM SW 8TH SUBDIVISION TO THE LOVELAND Tract No:A Sec/Twnship/Range:S17T05NR08W 6PM City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND							
2	.2Mi.	**3043 MAGNETIC DR** **LOVELAND, CO 80537-6519**	08/05/2026	$540,000	$199	2710	7/4/3	2017	5,724 SF	
		APN: 85173-81-016 Document #: 20260039456 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 7 Subdivision: MILLENNIUM SW 8TH SUBDIVISION Abbreviated Description: Lot:16 Block:7 Subdivision:MILLENNIUM SW 8TH SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND							
3	.09Mi.	**2672 EMERALD ST** **LOVELAND, CO 80537-2116**	06/26/2026	$510,000	$363	1402	7/3/2	2021	5,610 SF	
		APN: 85173-96-003 Document #: 20260031396 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 11 Subdivision: MILLENNIUM SW EIGHTEENTH SUBDIVISION Abbreviated Description: Lot:3 Block:11 Subdivision:MILLENNIUM SW EIGHTEENTH SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND							
4	.12Mi.	**2685 SAPPHIRE ST** **LOVELAND, CO 80537-2117**	05/27/2026	$538,450	$295	1822	6/3/3	2020	5,610 SF	
		APN: 85173-87-003 Document #: 20260025126 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: MILLENIUM SW EIGHTEENTH SUBDIVISION Abbreviated Description: Lot:3 Block:2 Subdivision:MILLENIUM SW EIGHTEENTH SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND							
5	.2Mi.	**3059 MAGNETIC DR** **LOVELAND, CO 80537-6519**	05/12/2026	$535,000	$333	1604	9/5/3	2017	5,001 SF	
		APN: 85173-81-014 Document #: 20260022348 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 7 Subdivision: MILLENNLUM SW 8TH SUBDIVISION Tract No: A Sec/Twnship/Range: SW4 S17T05NR68W 6PM Abbreviated Description: Lot:14 Block:7 Subdivision:MILLENNLUM SW 8TH SUBDIVISION Tract No:A Sec/Twnship/Range:SW4 S17T05NR68W 6PM City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND							
6	.19Mi.	**2965 HYDRA DR** **LOVELAND, CO 80537-5101**	04/21/2026	$520,000	$408	1272	9/5/3	2014	5,502 SF	
		APN: 85172-23-009 Document #: 20260018566 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 7 Subdivision: MILLENIUM SW TENTH SUBDIVISION Abbreviated Description: Lot:9 Block:7 Subdivision:MILLENIUM SW TENTH SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND							
7	.17Mi.	**2907 PHOTON CT** **LOVELAND, CO 80537-6503**	04/06/2026	$628,000	$244	2566	7/4/3	2017	7,937 SF	
		APN: 85173-79-013 Document #: 20260015759 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 5 Subdivision: MILLENNIUM SW EIGHT SUBDIVISION Sec/Twnship/Range: SW4 S17T05NR68W 6PM Abbreviated Description: Lot:13 Block:5 Subdivision:MILLENNIUM SW EIGHT SUBDIVISION Sec/Twnship/Range:SW4 S17T05NR68W 6PM City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND							
8	.08Mi.	**2716 SAPPHIRE ST** **LOVELAND, CO 80537-2123**	03/24/2026	$560,000	$251	2224	8/4/3	2020	7,329 SF	
		APN: 85173-97-003 Document #: 20260013433 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 12 Subdivision: MILLENNIUM SW EIGHTEENTH SUBDIVISION Abbreviated Description: Lot:3 Block:12 Subdivision:MILLENNIUM SW EIGHTEENTH SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND							

ICE SiteX Report

OrderID: 98730113

9	.18Mi.	**3068 NEBULA CT** **LOVELAND, CO 80537-6580**	02/10/2026	$545,000	$389	1398	8/4/3	2017	5,523 SF

APN: 85173-81-008 Document #: 20260005867
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 7 Subdivision: MILLENNIUM SW 8TH SUBDIVISION Sec/Twnship/Range: SW4 S17T05NR68W 6PM Abbreviated Description: Lot:8 Block:7 Subdivision:MILLENNIUM SW 8TH SUBDIVISION Sec/Twnship/Range:SW4 S17T05NR68W 6PM City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND

10	.08Mi.	**2676 EMERALD ST** **LOVELAND, CO 80537-2116**	01/08/2026	$577,500	$244	2358	10/5/4	2021	5,610 SF

APN: 85173-96-005 Document #: 20260000880
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 11 Subdivision: MILLENNIUM SW EIGHTEENTH SUBDIVISION Abbreviated Description: Lot:5 Block:11 Subdivision:MILLENNIUM SW EIGHTEENTH SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND

11	.17Mi.	**3001 NEBULA CT** **LOVELAND, CO 80537-6580**	11/24/2025	$534,000	$224	2380	6/3/3	2017	5,763 SF

APN: 85173-81-001 Document #: 20250055334
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 7 Subdivision: MILLENNIUM SW 8TH SUBDIVISION Sec/Twnship/Range: SW4 S17T05NR68W 6PM Abbreviated Description: Lot:1 Block:7 Subdivision:MILLENNIUM SW 8TH SUBDIVISION Sec/Twnship/Range:SW4 S17T05NR68W 6PM City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND

12	.16Mi.	**2968 HYDRA DR** **LOVELAND, CO 80537-5101**	09/12/2025	$550,000	$335	1640	8/5/3	2016	5,502 SF

APN: 85172-22-006 Document #: 20250042488
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 6 Subdivision: MILLENNIUM SW TENTH SUBDIVISION Abbreviated Description: Lot:6 Block:6 Subdivision:MILLENNIUM SW TENTH SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND

13	.07Mi.	**2932 PICTOR ST** **LOVELAND, CO 80537-5175**	08/05/2025	$599,000	$273	2188	7/3/4	2015	7,018 SF

APN: 85172-18-030 Document #: 20250035714
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Block: 2 Subdivision: MILLENIUM SW TENTH SUBDIVISON Abbreviated Description: Lot:30 Block:2 Subdivision:MILLENIUM SW TENTH SUBDIVISON City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND

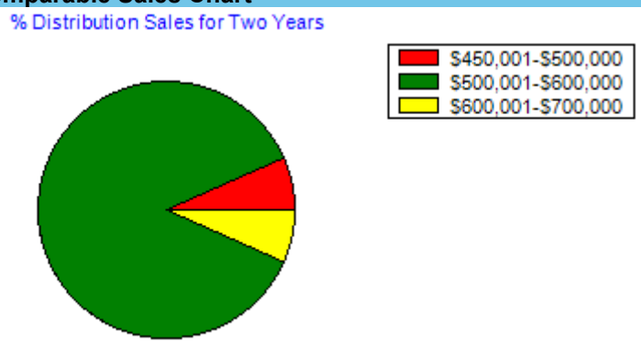
14	.17Mi.	**2944 HYDRA DR** **LOVELAND, CO 80537-5101**	07/17/2025	$575,000	$393	1463	8/4/3	2014	6,599 SF

APN: 85172-22-004 Document #: 20250032510
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 6 Subdivision: MILLENNIUM SW TENTH SUBDIVISION Abbreviated Description: Lot:4 Block:6 Subdivision:MILLENNIUM SW TENTH SUBDIVISION City/Muni/Twp:LOVELAND City/Muni/Twp: LOVELAND

15	.12Mi.	**2661 EMERALD ST** **LOVELAND, CO 80537-2116**	06/02/2025	$499,000	$312	1599	6/3/3	2020	6,200 SF

APN: 85173-97-013 Document #: 20250024393
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 12 Subdivision: MILLENNIUM SW EIGHTEENTH SUBDIVISION Abbreviated Description: Lot:13 Block:12 Subdivision:MILLENNIUM SW EIGHTEENTH SUBDIVISION

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.

ICE SiteX Report

OrderID: 98730113

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.	**2755 SAPPHIRE ST**	**06/17/2021**	$420,000	$26,251	1,402	7/3/2	2021	5,610 SF	
.01Mi.	**2761 SAPPHIRE ST**	**01/08/2024**	$483,500	$30,219	2,358	10/4/3	2021	5,610 SF	
.01Mi.	**2749 SAPPHIRE ST**	**12/20/2023**	$417,500	$26,094	1,320	6/3/2	2021	5,610 SF	
.02Mi.	**2767 SAPPHIRE ST**	**04/29/2021**	$415,200	$25,951	1,320	6/3/2	2020	5,610 SF	
.02Mi.	**2743 SAPPHIRE ST**	**07/20/2022**	$479,900	$29,994	2,300	10/4/3	2021	5,610 SF	
.03Mi.	**2773 SAPPHIRE ST**	**11/25/2024**	$406,300	$25,394	1,224	6/3/2	2021	5,610 SF	
.03Mi.	**2737 SAPPHIRE ST**	**06/18/2021**	$432,500	$27,032	1,700	6/3/3	2021	5,610 SF	
.03Mi.	**2697 EMERALD ST**	**03/22/2021**	$477,100	$29,819	1,729	10/3/3	2020	11,406 SF	
.03Mi.	**2766 SAPPHIRE ST**	**04/09/2021**	$496,800	$31,051	2,084	8/4/3	2020	8,946 SF	
.04Mi.	**2779 SAPPHIRE ST**	**04/09/2021**	$441,600	$27,601	2,358	10/4/3	2020	5,610 SF	
.04Mi.	**2731 SAPPHIRE ST**	**06/25/2021**	$464,700	$29,044	2,224	8/4/3	2020	5,610 SF	
.04Mi.	**2778 SAPPHIRE ST**	**04/20/2021**	$467,600	$29,226	1,548	6/3/2	2021	8,385 SF	
.05Mi.	**2693 EMERALD ST**	**09/21/2024**	$415,800	$25,988	1,224	6/3/2	2020	5,610 SF	
.05Mi.	**2785 SAPPHIRE ST**	**03/06/2023**	$420,000	$26,251	1,402	7/3/2	2021	5,610 SF	
.05Mi.	**2725 SAPPHIRE ST**	**06/18/2021**	$420,000	$26,251	1,402	7/3/2	2021	5,610 SF	
.05Mi.	**2690 EMERALD ST**	**04/07/2021**	$466,400	$29,151	1,700	6/3/3	2020	9,538 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	42.1 years old	Households:	20,651
Median Household Income:	$83,813	Households w/Family:	62%
Household Income Per Capita:	$45,815	Households w/Family Married:	48%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Thompson School District R-2j	Students:	14,580
Number of Schools:	32	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.24Mi.	**Winona Elementary School** Number of Students: 246 Student-Teacher Ratio: 14.62	D-	Public	PK - 5
0.56Mi.	**Mountain View High School** Number of Students: 1,074 Student-Teacher Ratio: 18.54 Advanced Placement: Yes	B-	Public	9 - 12
2.19Mi.	**Peakview Academy at Conrad Ball** Number of Students: 536 Student-Teacher Ratio: 14.06	D+	Public	PK - 8

Flood Report

The Subject Property of **2755 SAPPHIRE ST, LOVELAND, CO 80537-2118** 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	114%	HIGHER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	101%	SIMILAR
OVERALL	98%	SIMILAR

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

OrderID: 98730113

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