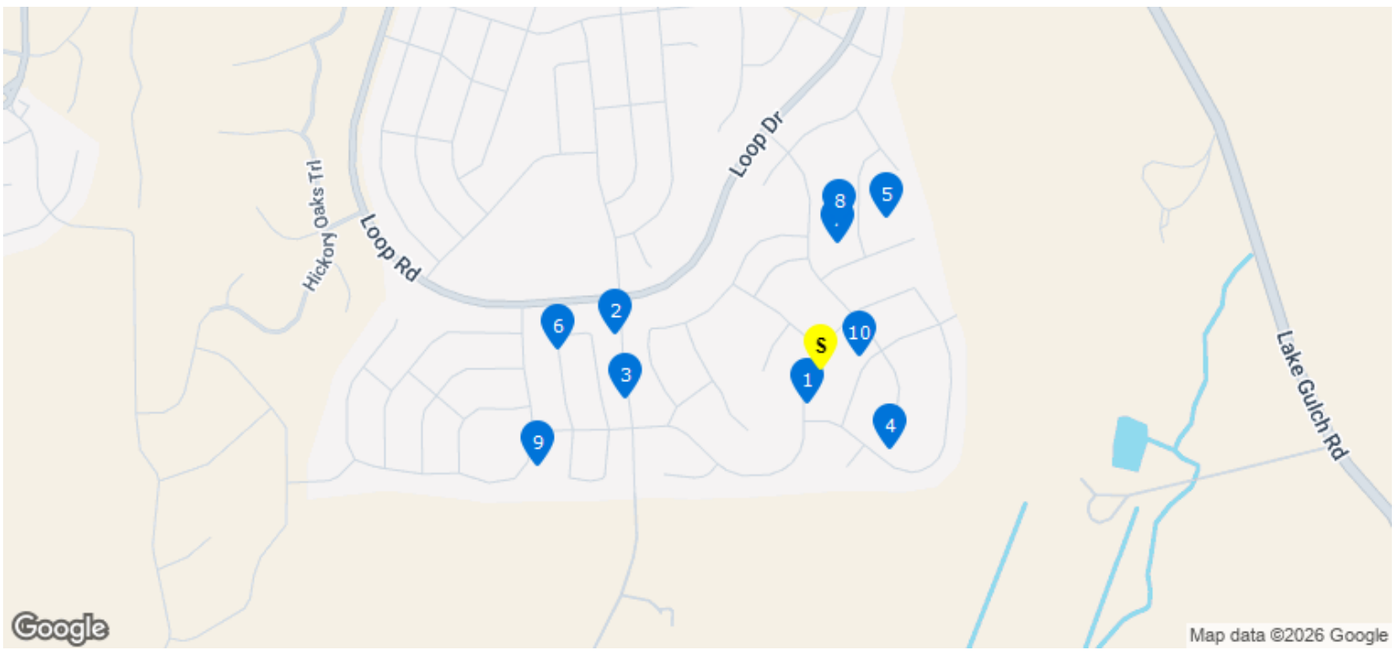
ICE SiteX Report

OrderID: 98809080

SiteX Property Information Report



Subject Property Location

2953 ECHO PARK DR, CASTLE ROCK, CO 80104-3451

County:	**DOUGLAS CO**	Census Tract:	0145.06
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0486079	Thomas Bros Pg-Grid:	

Valuation

Value:	**$638,000**	FSD:	8	Common Confidence Score:	86
Value Range:	$586,960 - $689,040	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2151
Assd Land Value:	$11,870	Market Land Value:	$189,899	Tax Year:	2025
Assd Improvement:	$28,590	Market Improvment Value:	$457,488	Total Taxable Value:	$3,973
Total Assessed Value:	$40,460	Total Assessor Market Value:	$647,387	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Block: 9 Subdivision: CRYSTAL VALLEY RANCH Phase No: 1 Sec/Twnship/Range: SEC 25 TWN 08S RNG 67W QTR SE
Abbreviated Description: LOT 17 BLOCK 9 CRYSTAL VALLEY RANCH 5A PHASE 1 AMD 1 0.19 AM/L

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	4	Pool:	
Building Area:	2602 SF	Baths:	3	Fireplace:	1
Year Built:	2017	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Unfinished Basement	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/23/2025	Sales Price:	N/A
Document #:	2025017841 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/18/2023	Sales Price:	N/A
Document #:	2023035825 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	06/26/2023	Sales Price:	$406,000
Document #:	2023027051 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	06/15/2023	Loan Amount:	N/A
Document #:	2023025617 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/09/2023		

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TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Block: 9 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A
Abbreviated Description: AMENDMENT NO 1

Prior Transfer

Recording Date:	06/15/2023	Sales Price:	$640,000
Document #:	2023025616 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/09/2023		
Document Type:	Deed		

Legal Description:
Block: 9 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A
Abbreviated Description: AMENDMENT NO 1

Mortgage Record

Recording Date:	04/21/2022	Loan Amount:	N/A
Document #:	2022028649 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	03/28/2022		
TD Due Date:	04/01/2052	Type Finance:	VAR

Legal Description:
Block: 9 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A Map Ref: 0

Prior Transfer

Recording Date:	12/21/2020	Sales Price:	$405,000
Document #:	2020126139 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/14/2020	Loan Amount:	N/A
Document #:	2020122863 BK-PG -	Loan Type:	Conventional
Contract Date:	10/20/2020		
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Block: 9 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A Phase No: 1 Map Ref: 0

Prior Transfer

Recording Date:	04/06/2020	Sales Price:	$414,213
Document #:	2020026068 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/05/2019	Loan Amount:	N/A
Document #:	2019083062 BK-PG -	Loan Type:	Conventional
Contract Date:	12/02/2019		
TD Due Date:	01/01/2050	Type Finance:	ADJ

Legal Description:
Block: 9 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A
Abbreviated Description: AMENDMENT NO 1

Prior Transfer

Recording Date:	12/05/2019	Sales Price:	$455,000
Document #:	2019083061 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/02/2019		
Document Type:	Deed		

Legal Description:
Block: 9 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A
Abbreviated Description: AMENDMENT NO 1

Mortgage Record

Recording Date:	09/27/2017	Loan Amount:	N/A
Document #:	2017065447 BK-PG -	Loan Type:	Conventional
Contract Date:	09/25/2017		
TD Due Date:	10/01/2047	Type Finance:	

Legal Description:
Block: 9 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A Phase No: 1 Map Ref: DOC2014021876

Prior Transfer

Recording Date:	09/27/2017	Sales Price:	$436,000
Document #:	2017065446 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/25/2017		
Document Type:	Deed		

Legal Description:
Block: 9 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A Phase No: 1 Map Ref: DOC2014021876

Area Sales Analysis

Total Area Sales	$6,563,000	Median # of Bedrooms	4
Median Lot Size	8,276 SF	Median # of Baths	3
Median Living Area	2,689 SF	Median Year Built	2018
Price Range - 2 Yrs	$600,000 to $750,000	Age Range	8 years to 13 years
Median Value	$637,500	Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**3008 ECHO PARK DR**	06/18/2026	$725,000	$188	3853	/4/3	2016	9,104 SF	

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CASTLE ROCK, CO 80104-3453
APN: R0486101 Document #: 2026030508
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 8 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A Phase No: 1 Abbreviated Description: Lot:9 Block:8 Subdivision:CRYSTAL VALLEY RANCH FILING NO 5A Phase No:1 City/Muni/Twp:DOUGLAS City/Muni/Twp: DOUGLAS

2	.12Mi.	**3068 COOL MEADOW PL**	11/03/2026	$785,000	$215	3649	/4/3	2015	10,367 SF

CASTLE ROCK, CO 80104-3438
APN: R0486119 Document #: 2026053692
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 77 Block: 1 Subdivision: CRYSTAL VALLEY RANCH Abbreviated Description: Lot:77 Block:1 Subdivision:CRYSTAL VALLEY RANCH City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

3	.13Mi.	**6088 CLOVER RIDGE CIR**	06/05/2026	$786,400	$227	3467	/3/2	2017	9,148 SF

CASTLE ROCK, CO 80104-3495
APN: R0486088 Document #: 2026028098
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 Block: 1 Subdivision: CRYSTAL VALLEY RANCH Phase No: 1 Abbreviated Description: Lot:34 Block:1 Subdivision:CRYSTAL VALLEY RANCH Phase No:1 City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

4	.17Mi.	**5926 ECHO HOLLOW ST**	08/28/2026	$815,000	$212	3851	/4/3	2016	12,284 SF

CASTLE ROCK, CO 80104-3452
APN: R0486190 Document #: 2026043400
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 7 Subdivision: CRYSTAL VALLEY RANCH Phase No: 1 Abbreviated Description: Lot:9 Block:7 Subdivision:CRYSTAL VALLEY RANCH Phase No:1

5	.17Mi.	**5570 ECHO HOLLOW ST**	05/29/2026	$628,000	$282	2229	/3/3	2013	8,712 SF

CASTLE ROCK, CO 80104-3367
APN: R0469150 Document #: 2026026785
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: 4 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A Phase No: 1 Abbreviated Description: Lot:16 Block:4 Subdivision:CRYSTAL VALLEY RANCH FILING NO 5A Phase No:1 City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

6	.2Mi.	**2485 HILLCROFT LN**	05/12/2026	$895,000	$188	4763	/5/3	2019	10,411 SF

CASTLE ROCK, CO 80104-8111
APN: R0494281 Document #: 2026023505
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 48 Block: 3 Subdivision: CRYSTAL VALLEY RANCH Phase No: 1 Abbreviated Description: Lot:48 Block:3 Subdivision:CRYSTAL VALLEY RANCH Phase No:1 City/Muni/Twp:DOUGLAS City/Muni/Twp: DOUGLAS

7	.22Mi.	**5510 SPRING RIDGE TRL**	08/27/2026	$690,000	$231	2987	/4/3	2014	8,276 SF

CASTLE ROCK, CO 80104-3373
APN: R0469254 Document #: 2026043228
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 95 Block: 1 Subdivision: CRYSTAL VALLEY RANCH FILING NO 5A Abbreviated Description: Lot:95 Block:1 Subdivision:CRYSTAL VALLEY RANCH FILING NO 5A

8	.23Mi.	**2589 HILLCROFT LN**	06/22/2026	$656,000	$235	2793	/4/3	2020	7,710 SF

CASTLE ROCK, CO 80104-8102
APN: R0494274 Document #: 2026030740
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 41 Block: 3 Subdivision: CRYSTAL VALLEY RANCH H FILING NO 5A Phase No: 1 Abbreviated Description: Lot:41 Block:3 Subdivision:CRYSTAL VALLEY RANCH H FILING NO 5A Phase No:1 Abbreviated Description:AMENDMENT NO 2 City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

9	.27Mi.	**5849 ECHO PARK CIR**	11/03/2026	$585,000	$238	2455	/4/3	2018	7,187 SF

CASTLE ROCK, CO 80104-3490
APN: R0492976 Document #: 2026053778
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: 8 Subdivision: CRYSTAL VALLEY RANCH Abbreviated Description: Lot:33 Block:8 Subdivision:CRYSTAL VALLEY RANCH City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

10	.29Mi.	**6074 SUN MESA CIR**	09/18/2026	$564,000	$332	1699	/3/2	2018	6,142 SF

CASTLE ROCK, CO 80104-3459
APN: R0493028 Document #: 2026046874
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 11 Subdivision: CRYSTAL VALLEY RANCH Abbreviated Description: Lot:4 Block:11 Subdivision:CRYSTAL VALLEY RANCH

11	.29Mi.	**5447 GRAY WOLF LN**	09/04/2026	$587,500	$259	2268	/3/3	2021	5,576 SF

CASTLE ROCK, CO 80104-3549
APN: R0600757 Document #: 2026044937
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: CRYSTAL VALLEY RANCH Abbreviated Description: Lot:7 Block:2 Subdivision:CRYSTAL VALLEY RANCH City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

12	.29Mi.	**5465 GRAY WOLF LN**	05/11/2026	$550,000	$244	2255	/3/3	2020	5,619 SF

CASTLE ROCK, CO 80104-3549
APN: R0600756 Document #: 2026023067
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: CRYSTAL VALLEY RANCH FILING NO 15 Abbreviated Description: Lot:6 Block:2 Subdivision:CRYSTAL VALLEY RANCH FILING NO 15 City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

13	.32Mi.	**5366 COLTIN TRL**	05/05/2026	$557,500	$246	2265	/3/3	2020	5,489 SF

CASTLE ROCK, CO 80104-3539
APN: R0600777 Document #: 2026022257
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 33 Block: 2 Subdivision: CRYSTAL VALLEY RANCH FILING NO 15 MapRef: DOC 2018034458 Abbreviated Description: Lot:33 Block:2 Subdivision:CRYSTAL VALLEY RANCH FILING NO 15 Map Ref:DOC 2018034458City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

14	.33Mi.	**5208 SILVER HARE CT**	07/13/2026	$845,000	$201	4200	/3/3	2021	7,318 SF

CASTLE ROCK, CO 80104-3553
APN: R0601078 Document #: 2026034687
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Block: 1 Subdivision: CRYSTAL VALLEY RANCH FILING NO 15 Abbreviated Description: Lot:20 Block:1 Subdivision:CRYSTAL VALLEY RANCH FILING NO 15

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15	.36Mi.	**5789 ECHO PARK CIR** **CASTLE ROCK, CO 80104-3489**	06/22/2026	$635,000	$231	2748	/5/3	2018	6,752 SF

APN: R0492967 Document #: 2026030725
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Block: 8 Subdivision: CRYSTAL VALLEY RANCH H FILING NO 12 Abbreviated Description: Lot:24 Block:8 Subdivision:CRYSTAL VALLEY RANCH H FILING NO 12 City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

16	.38Mi.	**5230 DITMARS LN** **CASTLE ROCK, CO 80104-3533**	07/13/2026	$737,900	$193	3828	/4/3	2022	5,924 SF

APN: R0600795 Document #: 2026034908
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Block: 4 Subdivision: CRYSTAL VALLEY RANCH FILING NO 15 Abbreviated Description: Lot:17 Block:4 Subdivision:CRYSTAL VALLEY RANCH FILING NO 15

17	.41Mi.	**2107 SHADOW CREEK DR** **CASTLE ROCK, CO 80104-3464**	06/11/2026	$640,000	$243	2629	/4/3	2018	8,102 SF

APN: R0493212 Document #: 2026029147
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 7 Subdivision: CRYSTAL VALLEY RANCH Abbreviated Description: Lot:2 Block:7 Subdivision:CRYSTAL VALLEY RANCH City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

18	.42Mi.	**5158 DITMARS LN** **CASTLE ROCK, CO 80104-3532**	10/02/2026	$826,000	$174	4742	/5/4	2021	6,578 SF

APN: R0600664 Document #: 2026049037
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 4 Subdivision: CRYSTAL VALLEY RANCH FILING NO 15 MapRef: DOC 2018034458 Abbreviated Description: Lot:12 Block:4 Subdivision:CRYSTAL VALLEY RANCH FILING NO 15 Map Ref:DOC 2018034458

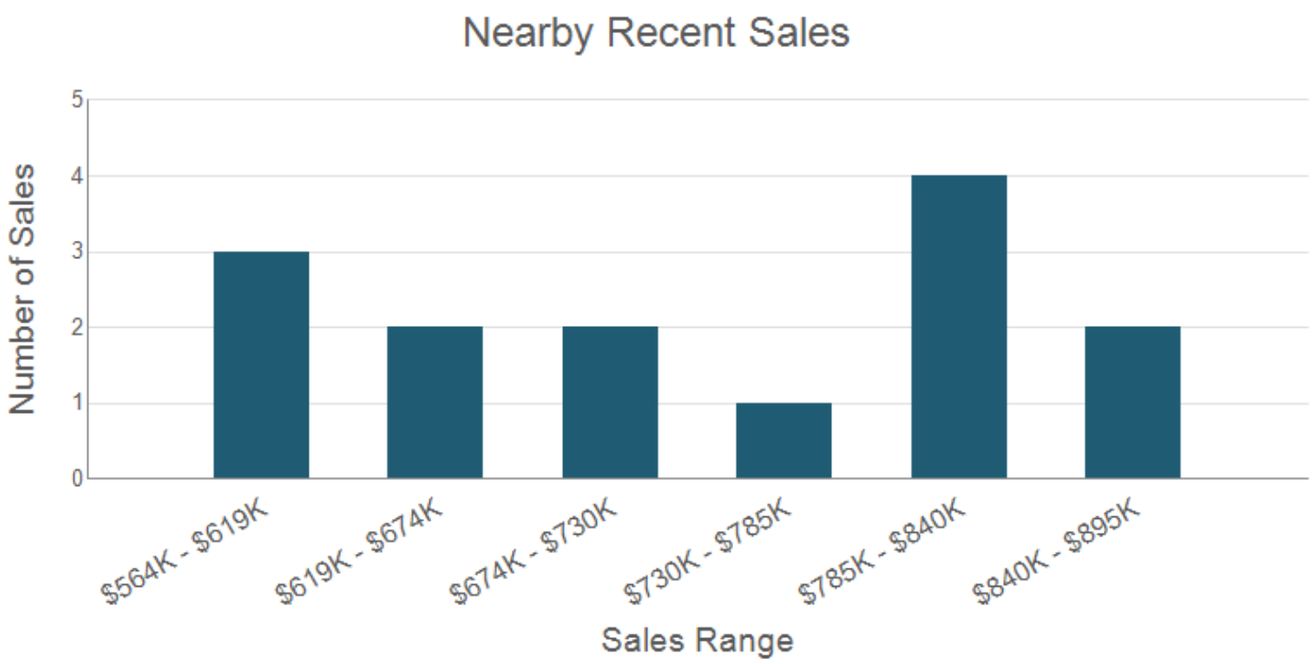
19	.44Mi.	**5214 DITMARS TRL** **CASTLE ROCK, CO 80104-3530**	09/08/2026	$785,000	$181	4343	/4/3	2021	5,881 SF

APN: R0600805 Document #: 2026044963
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 21 Block: 6 Subdivision: CRYSTAL VALLEY RANCH Abbreviated Description: Lot:21 Block:6 Subdivision:CRYSTAL VALLEY RANCH City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

20	.47Mi.	**5008 CATTLE CROSS LN** **CASTLE ROCK, CO 80104-3595**	08/04/2026	$630,000	$253	2492	/4/3	2022	6,970 SF

APN: R0606790 Document #: 2026039206
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: CRYSTAL VALLEY RANCH Abbreviated Description: Lot:2 Block:4 Subdivision:CRYSTAL VALLEY RANCH City/Muni/Twp:CASTLE ROCK City/Muni/Twp: CASTLE ROCK

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.	**2953 ECHO PARK DR**	**06/12/2023**	$647,387	$40,460	2,602	/4/3	2017	8,276 SF	
.01Mi.	**2935 ECHO PARK DR**	**07/31/2019**	$648,465	$40,530	3,302	/3/2	2016	8,364 SF	
.01Mi.	**2969 ECHO PARK DR**	**12/01/2020**	$621,316	$38,830	1,981	/3/2	2016	9,627 SF	
.02Mi.	**2927 ECHO PARK DR**	**01/31/2020**	$700,688	$43,790	3,336	/5/3	2016	8,146 SF	
.03Mi.	**5750 FLAT ROCK CT**	**12/21/2018**	$771,987	$48,250	3,426	/3/2	2018	8,973 SF	
.03Mi.	**5726 FLAT ROCK CT**	**03/11/2019**	$780,000	$48,750	4,124	/3/2	2019	9,060 SF	
.03Mi.	**5768 FLAT ROCK CT**	**01/30/2018**	$748,131	$46,760	3,606	/4/3	2018	9,235 SF	
.03Mi.	**5794 FLAT ROCK CT**	**03/26/2019**	$884,148	$55,260	4,741	/5/4	2019	9,017 SF	
.04Mi.	**2958 ECHO PARK DR**	**04/25/2016**	$733,410	$45,840	3,868	/2/2	2016	8,407 SF	
.04Mi.	**2911 ECHO PARK DR**	**10/12/2021**	$634,708	$39,670	2,195	/3/2	2016	8,189 SF	
.04Mi.	**2940 ECHO PARK DR**	**04/19/2021**	$692,270	$43,260	3,890	/4/3	2016	9,409 SF	
.04Mi.	**2974 ECHO PARK DR**	**05/10/2016**	$749,714	$46,860	3,894	/5/3	2016	8,538 SF	
.04Mi.	**5802 FLAT ROCK CT**	**12/21/2017**	$826,535	$51,650	3,857	/2/3	2017	8,189 SF	
.04Mi.	**2967 BLUFF POINTE TRL**	**11/23/2016**	$709,386	$44,340	3,287	/5/3	2016	7,231 SF	
.04Mi.	**2985 BLUFF POINTE TRL**	**10/02/2020**	$607,059	$37,940	1,945	/3/2	2016	8,799 SF	
.04Mi.	**2943 BLUFF POINTE TRL**	**06/28/2018**	$752,599	$47,030	3,431	/3/2	2018	7,754 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	38.7 years old	Households:	12,185
Median Household Income:	$113,721	Households w/Family:	71%
Household Income Per Capita:	$52,283	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Douglas County School District Re-1	Students:	61,243
Number of Schools:	88	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.08Mi.	**Mesa Middle School** Number of Students: 852 Student-Teacher Ratio: 15.47	B	Public	6 - 8
3.40Mi.	**South Ridge Elementary School** Number of Students: 371 Student-Teacher Ratio: 13.11	B-	Public	KG - 5
4.92Mi.	**Douglas County High School** Number of Students: 1,659 Student-Teacher Ratio: 19.32 Advanced Placement: Yes	C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	5%	SIGNIFICANTLY LOWER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	110%	HIGHER
MURDER	112%	HIGHER
OVERALL	119%	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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ICE SiteX Report

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