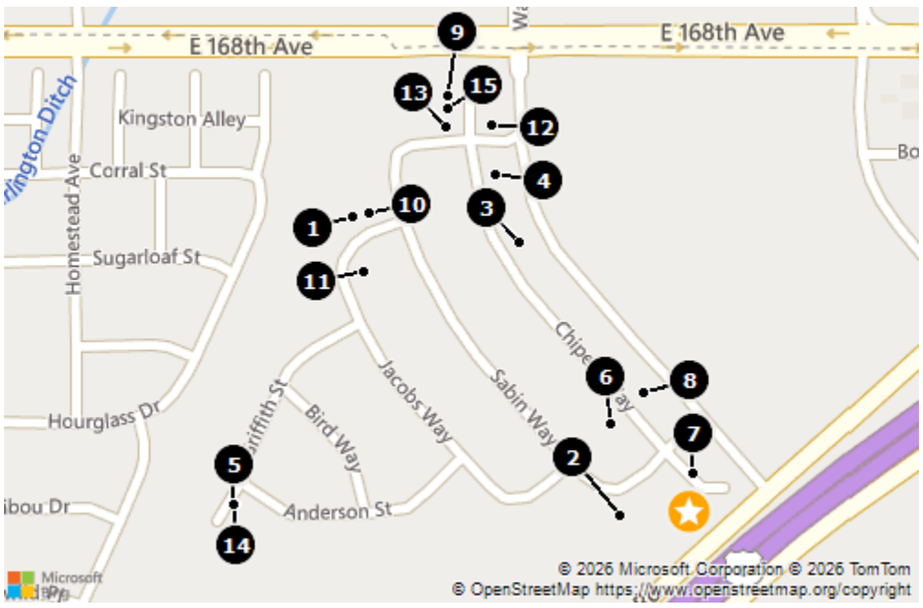
ICE SiteX Report

OrderID: 98388017

SiteX Property Information Report



Subject Property Location

295 CHIPETA WAY, LOCHBUIE, CO 80603-7820

County:	**ADAMS CO**	Census Tract:	080010085.621001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0199236	Thomas Bros Pg-Grid:	

Valuation

Value:	**$513,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$487,350 - $538,650	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	018
Assd Land Value:	$6,880	Market Land Value:	$110,000	Tax Year:	2025
Assd Improvement:	$25,880	Market Improvment Value:	$414,000	Total Taxable Value:	$3,957
Total Assessed Value:	$32,760	Total Assessor Market Value:	$524,000	Delinquent Year:	
				Tax Account ID:	R0199236
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 4 Subdivision: LOCHBUIE CENTER Sec/Twnship/Range: SEC 01 QTR 1 TWN 01S RNG 66W
Abbreviated Description: LOCHBUIE CENTER BLK 4 LOT 3

Property Characteristics

Lot Size:	4,883 SF	Bedrooms:	4	Pool:	
Building Area:	2560 SF	Baths:	2.5	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/18/2025	Loan Amount:	N/A
Document #:	2025000021380 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 3 Block: 4 Subdivision: LOCHBUIE CENTER

Mortgage Record

Recording Date:	07/19/2024	Loan Amount:	N/A
Document #:	2024000039391 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 3 Block: 4 Subdivision: LOCHBUIE CENTER

Prior Transfer

Recording Date:	05/21/2024	Sales Price:	N/A
Document #:	2024000027118 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/19/2023	Loan Amount:	N/A
Document #:	2023000053323 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

ICE SiteX Report

OrderID: 98388017

Legal Description:
Lot: 3 Block: 4 Subdivision: LOCHBUE CENTER

Mortgage Record

Recording Date:	03/23/2023	Loan Amount:	N/A
Document #:	2023000015489 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 3 Block: 4 Subdivision: LOCHBUIE CENTER

Mortgage Record

Recording Date:	02/10/2022	Loan Amount:	N/A
Document #:	2022000013168 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 3 Block: 4 Subdivision: LOCHBUIE CENTER

Prior Transfer

Recording Date:	02/10/2022	Sales Price:	$518,070
Document #:	2022000013166 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 4 Subdivision: LOCHBUIE CENTER Sec/Twnship/Range: SEC 01 QTR 1 TWN 01S RNG 66W
Abbreviated Description: LOCHBUIE CENTER BLK 4 LOT 3

Prior Transfer

Recording Date:	02/10/2022	Sales Price:	$518,070
Document #:	2022000013166 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/10/2022		
Document Type:			

Legal Description:
Lot: 3 Block: 4 Subdivision: LOCHBUIE CENTER

Prior Transfer

Recording Date:	10/06/2021	Sales Price:	N/A
Document #:	2021000118300 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/28/2021		
Document Type:			

Legal Description:
Lot: 3&4 Block: 4 Subdivision: LOCHBUIE CENTER

Prior Transfer

Recording Date:	09/28/2021	Sales Price:	$197,396
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$8,179,495	Median # of Bedrooms	4
Median Lot Size	5,083 SF	Median # of Baths	2.5
Median Living Area	2,459 SF	Median Year Built	2023
Price Range - 2 Yrs	$484,000 to $649,547	Age Range	1 years to 5 years
Median Value	$530,000	Median Age	3 years

Comparable Sales Data

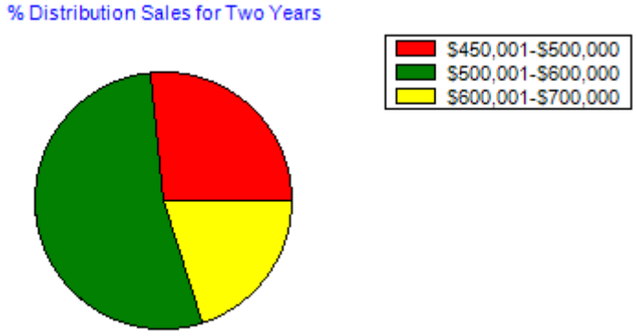
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**113 JACOBS WAY** **LOCHBUIE, CO 80603-7809**	09/10/2026	$510,000	$320	1590	6/3/2	2023	6,260 SF	
	APN: R0199255 Document #: 2026000054252 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 10 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:9 Block:10 Subdivision:LOCHBUIE CENTER									
2	.04Mi.	**291 SABIN WAY** **LOCHBUIE, CO 80603-7817**	07/16/2026	$500,000	$195	2552	9/4/2.5	2022	6,011 SF	
	APN: R0199307 Document #: 2026000041590 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 9 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:3 Block:9 Subdivision:LOCHBUIE CENTER City/Muni/Twp:LOCHBUIE City/Muni/Twp: LOCHBUIE									
3	.2Mi.	**118 CHIPETA WAY** **LOCHBUIE, CO 80603-7819**	07/10/2026	$495,000	$193	2560	9/4/2.5	2021	5,083 SF	
	APN: R0199427 Document #: 2026000040450 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:7 Block:3 Subdivision:LOCHBUIE CENTER City/Muni/Twp:LOCHBUIE City/Muni/Twp: LOCHBUIE									
4	.24Mi.	**48 CHIPETA WAY** **LOCHBUIE, CO 80603-7818**	04/17/2026	$499,900	$215	2317	8/3/2.5	2021	5,083 SF	
	APN: R0199422 Document #: 2026000022022 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:2 Block:3 Subdivision:LOCHBUIE CENTER									
5	.26Mi.	**790 GRIFFITH ST** **LOCHBUIE, CO 80603-7814**	03/10/2026	$642,000	$261	2459	10/5/4	2025	6,464 SF	
	APN: R0199318 Document #: 2026000012634 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 8 Subdivision: LOCHBUIE CENTER MapRef: DOC 2019000006589 Abbreviated Description: Lot:6 Block:8 Subdivision:LOCHBUIE CENTER Map Ref:DOC 2019000006589									

ICE SiteX Report

OrderID: 98388017

6	.07Mi.	**245 CHIPETA WAY** **LOCHBUIE, CO 80603-7820**	03/06/2026	$530,000	$207	2552	9/4/2.5	2022	4,805 SF
	APN: R0199394 Document #: 2026000011919 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 5 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:20 Block:5 Subdivision:LOCHBUIE CENTER City/Muni/Twp:LOCHBUIE City/Muni/Twp: LOCHBUIE								
7	.03Mi.	**288 CHIPETA WAY** **LOCHBUIE, CO 80603-7820**	01/29/2026	$484,000	$322	1500	5/3/2	2023	4,805 SF
	APN: R0199235 Document #: 2026000004664 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:2 Block:4 Subdivision:LOCHBUIE CENTER								
8	.08Mi.	**244 CHIPETA WAY** **LOCHBUIE, CO 80603-7820**	12/22/2025	$530,000	$207	2552	9/4/2.5	2022	4,805 SF
	APN: R0199230 Document #: 2025000074987 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 3 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:20 Block:3 Subdivision:LOCHBUIE CENTER								
9	.3Mi.	**13 CHIPETA WAY** **LOCHBUIE, CO 80603-7818**	12/19/2025	$588,000	$234	2510	11/5/3.5	2025	4,918 SF
	APN: R0199244 Document #: 2025000074797 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: LOCHBUIE CENTER MapRef: DOC 20190000065 Abbreviated Description: Lot:4 Block:2 Subdivision:LOCHBUIE CENTER Map Ref:DOC 20190000065								
10	.27Mi.	**107 JACOBS WAY** **LOCHBUIE, CO 80603-7809**	11/12/2025	$540,000	$242	2231	7/3/2.5	2023	5,110 SF
	APN: R0199254 Document #: 2025000066696 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 10 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:8 Block:10 Subdivision:LOCHBUIE CENTER								
11	.25Mi.	**124 JACOBS WAY** **LOCHBUIE, CO 80603-7809**	11/06/2025	$530,000	$333	1590	6/3/2	2023	12,746 SF
	APN: R0199373 Document #: 2025000065677 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Block: 6 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:34 Block:6 Subdivision:LOCHBUIE CENTER City/Muni/Twp:LOCHBUIE City/Muni/Twp: LOCHBUIE								
12	.27Mi.	**18 CHIPETA WAY** **LOCHBUIE, CO 80603-7818**	10/15/2025	$549,734	$214	2560	8/4/2.5	2021	6,390 SF
	APN: R0199241 Document #: 2025000060628 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:1 Block:2 Subdivision:LOCHBUIE CENTER								
13	.28Mi.	**19 CHIPETA WAY** **LOCHBUIE, CO 80603-7818**	09/30/2025	$649,547	$267	2432	11/5/4	2022	7,466 SF
	APN: R0199246 Document #: 2025000056919 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: LOCHBUIE CENTER Abbreviated Description: Lot:6 Block:2 Subdivision:LOCHBUIE CENTER								
14	.26Mi.	**786 GRIFFITH ST** **LOCHBUIE, CO 80603-7814**	09/16/2025	$524,583	$204	2560	8/4/2.5	2025	4,948 SF
	APN: R0199317 Document #: 2025000053702 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 8 Subdivision: LOCHBUIE CENTER MapRef: DOC 201900006589 Abbreviated Description: Lot:5 Block:8 Subdivision:LOCHBUIE CENTER Map Ref:DOC 201900006589								
15	.29Mi.	**15 CHIPETA WAY** **LOCHBUIE, CO 80603-7818**	07/31/2025	$606,731	$271	2231	9/5/4	2025	4,805 SF
	APN: R0199245 Document #: 2025000043962 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: LOCHBUIE CENTER MapRef: DOC 2019000006589 Abbreviated Description: Lot:5 Block:2 Subdivision:LOCHBUIE CENTER Map Ref:DOC 2019000006589								

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: 98388017

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.	**295 CHIPETA WAY**	**02/10/2022**	$524,000	$32,760	2,560	9/4/2.5	2021	4,883 SF	
.01Mi.	**289 CHIPETA WAY**	**08/19/2024**	$486,000	$30,380	2,317	8/3/2.5	2021	4,901 SF	
.02Mi.	**285 CHIPETA WAY**	**06/13/2022**	$502,000	$31,380	2,560	9/4/2.5	2021	4,805 SF	
.03Mi.	**295 SABIN WAY**	**10/07/2022**	$489,000	$30,570	2,317	7/3/2.5	2022	5,288 SF	
.03Mi.	**279 CHIPETA WAY**	**06/10/2022**	$451,000	$28,190	1,500	6/3/2	2021	6,273 SF	
.03Mi.	**288 CHIPETA WAY**	**03/18/2025**	$440,000	$27,510	1,500	5/3/2	2023	4,805 SF	
.03Mi.	**293 SABIN WAY**	**09/29/2022**	$449,000	$28,070	1,500	6/3/2	2022	5,942 SF	
.04Mi.	**278 CHIPETA WAY**	**12/21/2023**	$511,000	$31,940	2,552	9/4/2.5	2023	6,138 SF	
.04Mi.	**291 SABIN WAY**	**10/18/2023**	$512,000	$32,010	2,552	9/4/2.5	2022	6,011 SF	
.05Mi.	**269 CHIPETA WAY**	**06/09/2022**	$518,000	$32,380	2,317	8/3/2.5	2021	6,273 SF	
.05Mi.	**283 SABIN WAY**	**12/21/2023**	$510,000	$31,880	2,560	7/4/2.5	2023	5,889 SF	
.05Mi.	**268 CHIPETA WAY**	**06/16/2022**	$511,000	$31,940	2,559	8/4/2.5	2022	6,138 SF	
.06Mi.	**259 CHIPETA WAY**	**06/14/2022**	$441,000	$27,570	1,500	5/3/2	2022	4,805 SF	
.06Mi.	**280 SABIN WAY**	**10/13/2022**	$539,000	$33,690	2,559	8/4/2.5	2022	11,827 SF	
.06Mi.	**258 CHIPETA WAY**	**06/21/2022**	$500,000	$31,260	2,552	9/4/2.5	2022	4,805 SF	
.06Mi.	**281 SABIN WAY**	**12/27/2023**	$480,000	$30,010	1,590	6/3/2	2023	5,841 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	36.0 years old	Households:	15,161
Median Household Income:	$89,388	Households w/Family:	73%
Household Income Per Capita:	$39,568	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Brighton School District 27j	Students:	24,046
Number of Schools:	33	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.07Mi.	**Overland Trail Middle School** Number of Students: 581 Student-Teacher Ratio: 14.53	D	Public	6 - 8
4.79Mi.	**Brighton High School** Number of Students: 1,733 Student-Teacher Ratio: 19.28 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **295 CHIPETA WAY, LOCHBUIE, CO 80603-7820** 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	97%	SIMILAR
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	85%	LOWER
OVERALL	84%	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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ICE SiteX Report

OrderID: 98388017

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