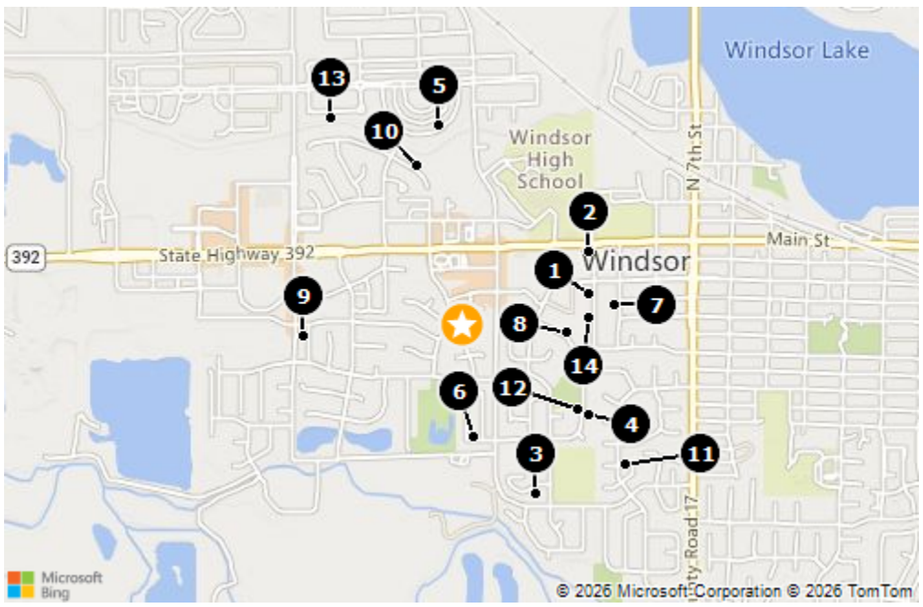
ICE SiteX Report

OrderID: 98730097

SiteX Property Information Report



Subject Property Location

310 TRAILWOOD DR, WINDSOR, CO 80550-5902

County:	**WELD CO**	Census Tract:	081230022.061013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R1037096	Thomas Bros Pg-Grid:	

Valuation

Value:	**$467,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$424,970 - $509,030	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0421
Assd Land Value:	$6,440	Market Land Value:	$103,000	Tax Year:	2025
Assd Improvement:	$22,130	Market Improvment Value:	$354,136	Total Taxable Value:	$2,857
Total Assessed Value:	$28,570	Total Assessor Market Value:	$457,136	Delinquent Year:	
				Tax Account ID:	R1037096
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 5 Subdivision: RIVERBEND SUB 2ND RPLT Map Ref: MAP 1494 Sec/Twnship/Range: SEC 20 TWN 6N RNG 67W
Abbreviated Description: WIN 2RB5-6 L6 BLK5 RIVERBEND 2ND REPLAT

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	3	Pool:	
Building Area:	1332 SF	Baths:	2	Fireplace:	
Year Built:	1996	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/10/2026	Sales Price:	N/A
Document #:	5107500 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/26/2026	Sales Price:	N/A
Document #:	5103747 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/17/2024	Sales Price:	$14,139
Document #:	4955009 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/16/2024	Loan Amount:	N/A
Document #:	4954793 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/08/2054	Type Finance:	
Legal Description:			

Lot: 6 Block: 5 Subdivision: RIVERBEND SUBDIVISION SECOND REPLAT

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Mortgage Record

Recording Date:	11/17/2020	Loan Amount:	N/A
Document #:	4651894 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 6 Block: 5 Subdivision: RIVER BEND SUBDIVISION SECOND PLAT

Prior Transfer

Recording Date:	11/17/2020	Sales Price:	$360,000
Document #:	4651892 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 5 Subdivision: RIVERBEND SUB 2ND RPLT Map Ref: MAP 1494 Sec/Twnship/Range: SEC 20 TWN 6N RNG 67W
Abbreviated Description: WIN 2RB5-6 L6 BLK5 RIVERBEND 2ND REPLAT

Prior Transfer

Recording Date:	11/17/2020	Sales Price:	$360,000
Document #:	4651892 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/12/2020		
Document Type:			

Legal Description:
Lot: 6 Block: 5 Subdivision: RIVERBEND SUBDIVISION SECOND PLAT

Prior Transfer

Recording Date:	08/13/2015	Sales Price:	$173,518
Document #:	4133580 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/04/2015	Sales Price:	$253,100
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/04/2015	Sales Price:	$253,050
Document #:	4112882 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/29/2015		
Document Type:			

Legal Description:
Lot: 6 Block: 5 Subdivision: RIVERBEND SUBDIVISION SECOND REPLAT

Prior Transfer

Recording Date:	05/09/2012	Sales Price:	$157,080
Document #:	3844669 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/13/2012	Sales Price:	$184,300
Document #:	3838691 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/09/2012		
Document Type:			

Legal Description:
Lot: 6 Block: 5 Subdivision: RIVERBEND SUBDIVISION SECOND REPLAT
City/Muni/Twp: WINDSOR

Prior Transfer

Recording Date:	11/03/2011	Sales Price:	$157,080
Document #:	3803483 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/23/2006	Sales Price:	$145,000
Document #:	3365217 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/29/2005	Sales Price:	N/A
Document #:	3351049 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/20/2005		
Document Type:			

Legal Description:
Lot: 6 Block: 5 Subdivision: RIVERBEND SUBDIVISION SECOND REPLAT
City/Muni/Twp: WINDSOR

Prior Transfer

Recording Date:	12/22/2005	Sales Price:	$224,400
Document #:	3349580 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/20/2005		
Document Type:			

Legal Description:
Lot: 6 Block: 5 Subdivision: RIVERBEND SUBDIVISION SECOND REPLAT
City/Muni/Twp: WINDSOR

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Mortgage Record

Recording Date:	08/27/2003	Loan Amount:	N/A
Document #:	3100688 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2033	Type Finance:	FIX

Legal Description:
Lot: 6 Block: 5 Subdivision: RIVERBEND SUBDIVISION SECOND REPLAT
City/Muni/Twp: WINDSOR

Prior Transfer

Recording Date:	04/28/1999	Sales Price:	$145,000
Document #:	2690074 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/27/1999		
Document Type:			

Legal Description:
Subdivision: RIVERBEND SUBDIVISION SECOND REPLAT Sec/Twnship/Range: NW4 SEC 20 TWN 6N RNG 67W
Abbreviated Description: WIN 2RB5-6 L6 BLK5 RIVERBEND 2ND REPLAT %310 TRAILWOOD DR%

Prior Transfer

Recording Date:	05/28/1996	Sales Price:	$127,355
Document #:	2493156 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/24/1996		
Document Type:			

Legal Description:
Lot: 6 Block: 5 Subdivision: RIVERBEND SUBDIVISION SECOND REPLAT

Area Sales Analysis

Total Area Sales	$6,307,000	Median # of Bedrooms	3
Median Lot Size	8,647 SF	Median # of Baths	2.5
Median Living Area	1,381 SF	Median Year Built	1977
Price Range - 2 Yrs	$255,000 to $630,000	Age Range	22 years to 76 years
Median Value	$467,500	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**314 10TH ST** **WINDSOR, CO 80550-4724**	10/19/2026	$465,000	$364	1276	/3/2	1976	8,799 SF	
		APN: R1449386 Document #: 5133050 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: WINDSOR WEST Abbreviated Description: Lot:2 Block:2 Subdivision:WINDSOR WEST								
2	.36Mi.	**212 10TH ST** **WINDSOR, CO 80550-4722**	10/01/2026	$310,000	$163	1900	/3/2	1972	8,581 SF	
		APN: R1445686 Document #: 5130198 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: WIEGERT SUBDIVISION FIRST FILING Abbreviated Description: Lot:5 Subdivision:WIEGERT SUBDIVISION FIRST FILING								
3	.45Mi.	**1003 MEDICINE MAN CT** **WINDSOR, CO 80550-4981**	10/01/2026	$497,000	$321	1546	7/5/3	1994	9,191 SF	
		APN: R0162494 Document #: 5130268 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: RIVER TRAILS SUBDIVISION FIFTH FILING Abbreviated Description: Lot:4 Subdivision:RIVER TRAILS SUBDIVISION FIFTH FILING City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR								
4	.39Mi.	**561 10TH ST** **WINDSOR, CO 80550-4825**	09/21/2026	$420,000	$527	796	4/4/2	1974	8,712 SF	
		APN: R1452986 Document #: 5128017 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: WINDSOR WEST SUBDIVISION MapRef: DOC 1653352 Abbreviated Description: Lot:8 Block:3 Subdivision:WINDSOR WEST SUBDIVISION Map Ref:DOC 1653352City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR								
5	.5Mi.	**1126 CRESCENT DR** **WINDSOR, CO 80550-5835**	09/21/2026	$610,000	$346	1760	/4/4	2004	6,534 SF	
		APN: R7168298 Document #: 5128007 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 14 Subdivision: BRUNNER FARM SUBDIVISION Abbreviated Description: Lot:13 Block:14 Subdivision:BRUNNER FARM SUBDIVISION								
6	.28Mi.	**532 TRAILWOOD CIR** **WINDSOR, CO 80550-5951**	09/14/2026	$510,000	$326	1561	7/3/3	1998	4,356 SF	
		APN: R1065796 Document #: 5126635 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Subdivision: RIVERBEND SUBDIVISION Abbreviated Description: Lot:40 Subdivision:RIVERBEND SUBDIVISION City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR								
7	.37Mi.	**316 9TH ST** **WINDSOR, CO 80550-4718**	09/01/2026	$255,000	$341	747	/3/2	1950	8,015 SF	
		APN: R1436986 Document #: 5124580 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: MILLERS SUBDIVISION Abbreviated Description: Lot:1 Subdivision:MILLERS SUBDIVISION City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR								
8	.26Mi.	**1017 COTTONWOOD DR** **WINDSOR, CO 80550-4805**	08/28/2026	$445,000	$442	1006	/4/2	1975	9,278 SF	
		APN: R1451286 Document #: 5123970 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Block: 2 Subdivision: WINDSOR WEST SUBDIVISION MapRef: DOC 1653352 Abbreviated Description: Lot:23 Block:2 Subdivision:WINDSOR WEST SUBDIVISION Map Ref:DOC 1653352City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR								
9	.4Mi.	**402 ROLLINGWOOD DR** **WINDSOR, CO 80550-5962**	08/27/2026	$525,000	$434	1209	6/5/3	1999	8,712 SF	
		APN: R6972098 Document #: 5123659 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: WESTWOOD VILLAGE Abbreviated Description: Lot:2 Block:1 Subdivision:WESTWOOD VILLAGE City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

10	.4Mi.	**1260 REDWOOD CT** **WINDSOR, CO 80550-4600**	08/20/2026	$400,000	$130	3056	8/3/3	1988	9,801 SF	Spa Only

APN: R0125588 Document #: 5122108
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 1 Subdivision: WINDSOR MANOR MapRef: MB 1129 Abbreviated Description: Lot:15 Block:1 Subdivision:WINDSOR MANOR Map Ref:MB 1129City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

11	.53Mi.	**803 TABLE MOUNTAIN CT** **WINDSOR, CO 80550-4922**	07/30/2026	$470,000	$591	794	7/4/2	1978	7,536 SF	

APN: R1480486 Document #: 5117871
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Block: 4 Subdivision: MOUNTAIN VIEW SUBDIVISION FIRST FILING Abbreviated Description: Lot:34 Block:4 Subdivision:MOUNTAIN VIEW SUBDIVISION FIRST FILING

12	.35Mi.	**550 10TH ST** **WINDSOR, CO 80550-4824**	07/21/2026	$260,000	$250	1040	/3/1	1975	7,013 SF	

APN: R1455386 Document #: 5115556
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 4 Subdivision: WINDSOR WEST MapRef: DOC 1653352 Abbreviated Description: Lot:19 Block:4 Subdivision:WINDSOR WEST Map Ref:DOC 1653352

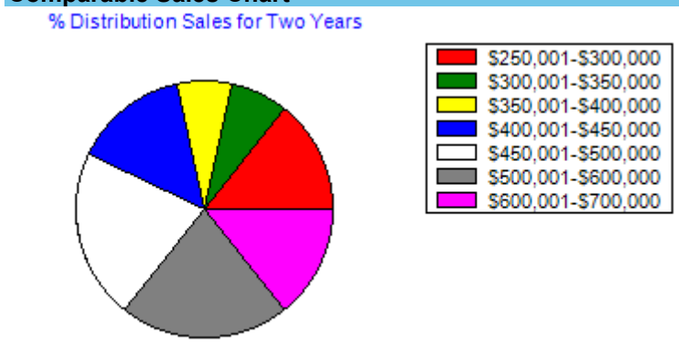
13	.6Mi.	**1421 CANAL DR** **WINDSOR, CO 80550-5812**	07/17/2026	$630,000	$330	1908	7/3/3	1999	6,970 SF	

APN: R7153898 Document #: 5115066
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 9 Subdivision: BRUNNER FARM SUBDIVISION Abbreviated Description: Lot:11 Block:9 Subdivision:BRUNNER FARM SUBDIVISION

14	.31Mi.	**370 10TH ST** **WINDSOR, CO 80550-4724**	07/13/2026	$510,000	$343	1485	7/3/3	1975	8,799 SF	

APN: R1451986 Document #: 5113662
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: WINDSOR WEST Abbreviated Description: Lot:6 Block:2 Subdivision:WINDSOR WEST City/Muni/Twp:WINDSOR City/Muni/Twp: WINDSOR

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.	**310 TRAILWOOD DR**	**11/17/2020**	$457,136	$28,570	1,332	6/3/2	1996	7,405 SF	
.01Mi.	**312 TRAILWOOD DR**	**03/01/2023**	$470,415	$29,400	1,704	7/5/4	1996	7,405 SF	
.01Mi.	**308 TRAILWOOD DR**	**10/15/2020**	$498,994	$31,190	1,663	7/4/4	1996	6,970 SF	
.02Mi.	**307 12TH ST**	**11/22/2017**	$438,470	$27,410	1,116	5/3/3	1996	7,405 SF	
.02Mi.	**314 TRAILWOOD DR**	**06/18/2024**	$503,781	$31,490	1,733	7/4/4	1995	7,841 SF	
.02Mi.	**306 TRAILWOOD DR**	**07/27/2018**	$479,371	$29,960	1,307	6/4/3	1996	6,970 SF	
.02Mi.	**309 12TH ST**	**02/06/2015**	$456,910	$28,560	1,196	6/5/3	1996	7,841 SF	
.03Mi.	**305 12TH ST**	**04/02/2019**	$425,963	$26,630	1,298	6/3/2	1996	7,405 SF	
.03Mi.	**309 TRAILWOOD DR**	**08/20/2024**	$412,549	$25,790	1,008	6/2/1	1996	8,276 SF	
.03Mi.	**311 12TH ST**	**10/24/2024**	$449,684	$28,110	1,298	6/3/2	1996	7,841 SF	
.03Mi.	**304 TRAILWOOD DR**	**06/08/2021**	$481,725	$30,110	1,704	3/3/4	1995	6,098 SF	
.03Mi.	**316 TRAILWOOD DR**	**06/23/2005**	$511,637	$31,980	1,744	6/4/3	1995	7,841 SF	
.04Mi.	**303 12TH ST**	**09/09/2024**	$452,087	$28,260	1,564	7/3/4	1996	8,712 SF	
.04Mi.	**1207 KIRKWOOD CT**	**06/22/1999**	$424,588	$26,540	1,542	7/3/3	1995	8,712 SF	
.04Mi.	**1204 TANGLEWOOD CT**	**02/09/2016**	$449,627	$28,100	1,128	5/4/3	1995	8,276 SF	
.04Mi.	**313 12TH ST**	**01/17/2017**	$425,653	$26,610	1,564	7/3/3	1996	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	74%

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Demographics & Income

Median Age:	38.6 years old	Households:	14,678
Median Household Income:	$112,403	Households w/Family:	75%
Household Income Per Capita:	$52,346	Households w/Family Married:	61%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	37%

School District

School District Zone:	Windsor School District Re-4	Students:	8,728
Number of Schools:	15	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.36Mi.	**Windsor High School** Number of Students: 1,094 Student-Teacher Ratio: 19.18 Advanced Placement: Yes	B	Public	9 - 12
0.48Mi.	**Windsor Middle School** Number of Students: 785 Student-Teacher Ratio: 15.86	B	Public	6 - 8
0.47Mi.	**Skyview Elementary School of STEM** Number of Students: 440 Student-Teacher Ratio: 14.72	B	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	70%	NOTABLY LOWER
BURGLARY	75%	NOTABLY LOWER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	71%	NOTABLY LOWER
OVERALL	74%	NOTABLY 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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