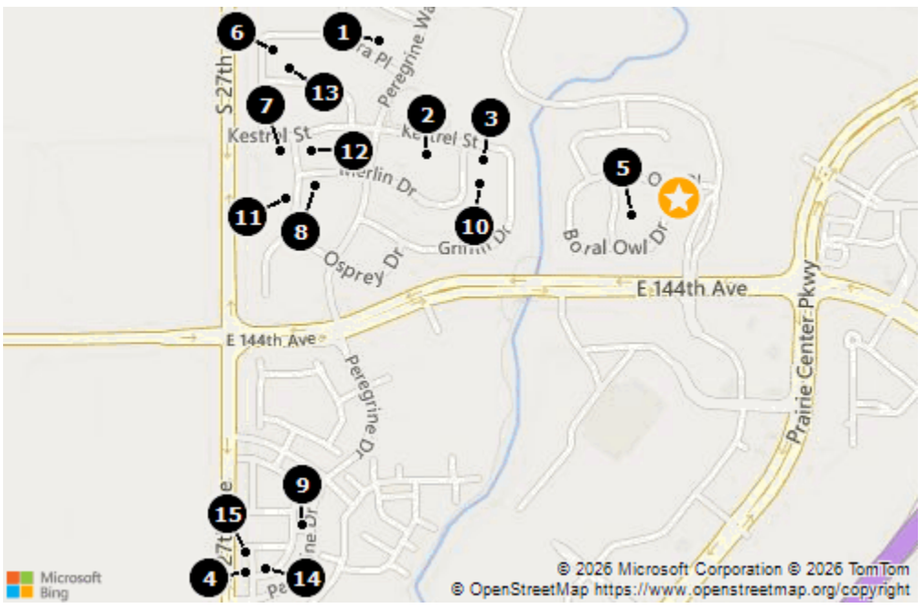
ICE SiteX Report

OrderID: 98230905

SiteX Property Information Report



Subject Property Location

3366 GREY OWL PL, BRIGHTON, CO 80601-4804

County:	**ADAMS CO**	Census Tract:	080010085.522005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0197055	Thomas Bros Pg-Grid:	

Valuation

Value:	**$507,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$466,440 - $547,560	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	524
Assd Land Value:	$6,250	Market Land Value:	$100,000	Tax Year:	2025
Assd Improvement:	$26,560	Market Improvment Value:	$425,000	Total Taxable Value:	$4,381
Total Assessed Value:	$32,810	Total Assessor Market Value:	$525,000	Delinquent Year:	
				Tax Account ID:	R0197055
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 36 Block: 12 Subdivision: PRAIRIE CENTER VILLAGE Sec/Twnship/Range: SEC 16 QTR 4 TWN 01S RNG 66W
Abbreviated Description: PRAIRIE CENTER VILLAGE 1 SUBD FILING NO 1 BLK: 12 LOT: 36

Property Characteristics

Lot Size:	6,621 SF	Bedrooms:	3	Pool:	
Building Area:	1530 SF	Baths:	2	Fireplace:	1
Year Built:	2023	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Attached	Heating:	
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/09/2026	Sales Price:	$579,659
Document #:	2026000006360 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/01/2023	Sales Price:	$578,036
Document #:	2023000066582 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/30/2023		
Document Type:			

Legal Description:
Lot: 36 Block: 12 Subdivision: PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	11/30/2023	Sales Price:	$578,036
Document #:	2023000066582 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 36 Block: 12 Subdivision: PRAIRIE CENTER VILLAGE Sec/Twnship/Range: SEC 16 QTR 4 TWN 01S RNG 66W
Abbreviated Description: PRAIRIE CENTER VILLAGE 1 SUBD FILING NO 1 BLK: 12 LOT: 36

Prior Transfer

Recording Date:	01/24/2023	Sales Price:	$2,047,500

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Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$7,963,400	Median # of Bedrooms	3
Median Lot Size	6,425 SF	Median # of Baths	2.5
Median Living Area	1,838 SF	Median Year Built	2022
Price Range - 2 Yrs	$410,000 to $653,000	Age Range	1 years to 7 years
Median Value	$514,900	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**2919 SHIKRA PL** **BRIGHTON, CO 80601-4031**	08/12/2026	$525,000	$342	1531	7/3/2	2022	9,100 SF	
		APN: R0196715 Document #: 2026000048000 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: PRAIRIE CENTER VILLAGE 1 SUBDIVISION MapRef: DOC 2017000114002 Abbreviated Description: Lot:11 Block:2 Subdivision:PRAIRIE CENTER VILLAGE 1 SUBDIVISION Map Ref:DOC 2017000114002City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
2	.32Mi.	**2984 KESTREL ST** **BRIGHTON, CO 80601-4019**	05/29/2026	$495,000	$323	1531	6/3/2	2020	10,515 SF	
		APN: R0196864 Document #: 2026000031071 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 8 Subdivision: PRAIRIE CENTER VILLAGE I SUBDIVISION Abbreviated Description: Lot:2 Block:8 Subdivision:PRAIRIE CENTER VILLAGE I SUBDIVISION								
3	.25Mi.	**3074 KESTREL ST** **BRIGHTON, CO 80601-4013**	05/08/2026	$615,000	$221	2772	9/5/3.5	2020	6,425 SF	
		APN: R0196906 Document #: 2026000026774 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 9 Subdivision: PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1 Abbreviated Description: Lot:3 Block:9 Subdivision:PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1								
4	.71Mi.	**2283 SERENIDAD ST** **BRIGHTON, CO 80601-4042**	03/30/2026	$410,000	$251	1628	5/3/2.5	2024	3,280 SF	
		APN: R0213261 Document #: 2026000017310 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 9 Subdivision: PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO 1 1 Abbreviated Description: Lot:4 Block:9 Subdivision:PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO 1 1								
5	.06Mi.	**1894 SPOTTED OWL CT** **BRIGHTON, CO 80601-4811**	02/18/2026	$604,000	$253	2386	69/3/2.5	2023	6,669 SF	
		APN: R0197044 Document #: 2026000008210 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 15 Subdivision: PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1 MapRef: DOC 2017000114002 Abbreviated Description: Lot:9 Block:15 Subdivision:PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1 Map Ref:DOC 2017000114002								
6	.54Mi.	**2758 SHIKRA PL** **BRIGHTON, CO 80601-4029**	12/01/2025	$653,000	$203	3203	9/4/4.5	2022	7,876 SF	
		APN: R0212879 Document #: 2025000070469 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Subdivision: PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1 A Abbreviated Description: Lot:15 Block:3 Subdivision:PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1 A								
7	.5Mi.	**2776 KESTREL ST** **BRIGHTON, CO 80601-4017**	11/25/2025	$482,000	$283	1698	5/3/2.5	2019	5,175 SF	
		APN: R0196774 Document #: 2025000069783 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1 Abbreviated Description: Lot:3 Block:7 Subdivision:PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1								
8	.45Mi.	**1868 OSPREY DR** **BRIGHTON, CO 80601-4020**	11/14/2025	$590,000	$218	2695	7/5/2.5	2021	7,941 SF	
		APN: R0196831 Document #: 2025000067233 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 6 Subdivision: PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1 Abbreviated Description: Lot:5 Block:6 Subdivision:PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1								
9	.62Mi.	**2237 PEREGRINE DR** **BRIGHTON, CO 80601-4040**	10/27/2025	$503,500	$268	1876	6/3/2.5	2023	3,690 SF	
		APN: R0213224 Document #: 2025000062868 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO 1 Abbreviated Description: Lot:8 Block:3 Subdivision:PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO 1								
10	.25Mi.	**3022 MERLIN DR** **BRIGHTON, CO 80601-4016**	10/15/2025	$514,900	$332	1548	6/3/2	2020	9,230 SF	
		APN: R0196870 Document #: 2025000060569 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 9 Subdivision: PRAIRIE CENTER VILLAGE SUBDIVISION FILING NO 1 Abbreviated Description: Lot:6 Block:9 Subdivision:PRAIRIE CENTER VILLAGE SUBDIVISION FILING NO 1								
11	.49Mi.	**1885 OSPREY DR** **BRIGHTON, CO 80601-4020**	10/02/2025	$630,000	$233	2695	9/6/3.5	2021	5,475 SF	
		APN: R0196781 Document #: 2025000057606 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 7 Subdivision: PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1 Abbreviated Description: Lot:10 Block:7 Subdivision:PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1								
12	.46Mi.	**1846 OSPREY DR** **BRIGHTON, CO 80601-4043**	09/15/2025	$495,000	$242	2039	6/4/2.5	2019	6,059 SF	
		APN: R0196817 Document #: 2025000053475 Document Type: Price Code: D								

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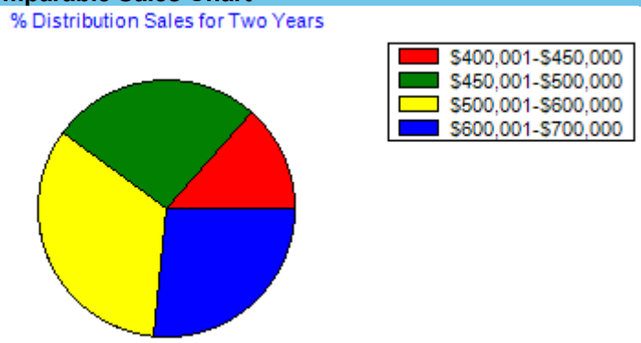
Land Use: Single Family Residential
Legal: Lot: 8 Block: 5 Subdivision: PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1 Abbreviated Description: Lot:8 Block:5 Subdivision:PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1

13 .51Mi. **2785 BLACK HAWK PL** 09/05/2025 $520,000 $282 1838 6/3/2 2022 6,639 SF
BRIGHTON, CO 80601-4023
APN: R0196728 Document #: 2025000051776
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 3 Subdivision: PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1 Abbreviated Description: Lot:18 Block:3 Subdivision:PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO 1

14 .69Mi. **2769 MILAGRO DR** 08/27/2025 $486,000 $282 1720 6/3/2.5 2025 3,202 SF
BRIGHTON, CO 80601-4038
APN: R0213253 Document #: 2025000049798
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 11 Subdivision: PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO 1 1 Abbreviated Description: Lot:2 Block:11 Subdivision:PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO 1 1

15 .7Mi. **2263 SERENIDAD ST** 08/22/2025 $440,000 $386 1137 4/2/2 2024 3,554 SF
BRIGHTON, CO 80601-4042
APN: R0213258 Document #: 2025000048752
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 9 Subdivision: PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO 1 1 Abbreviated Description: Lot:1 Block:9 Subdivision:PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO 1 1

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.	**3366 GREY OWL PL**	**11/30/2023**	$525,000	$32,810	1,530	5/3/2	2023	6,621 SF	
.01Mi.	**3378 GREY OWL PL**	**10/11/2024**	$587,000	$36,690	2,623	8/4/2.5	2023	5,401 SF	
.02Mi.	**3388 BORAL OWL DR**	**11/15/2024**	$661,000	$41,310	2,695	8/5/3.5	2023	8,925 SF	
.02Mi.	**3390 GREY OWL PL**	**09/28/2023**	$484,000	$30,250	1,395	5/3/2	2023	6,299 SF	
.02Mi.	**3354 GREY OWL PL**	**05/31/2024**	$513,000	$32,060	1,395	5/3/2	2023	6,826 SF	
.03Mi.	**3382 BORAL OWL DR**	**05/06/2024**	$482,000	$30,130	1,395	5/3/2	2023	5,454 SF	
.03Mi.	**3342 GREY OWL PL**	**06/28/2024**	$485,000	$30,310	1,530	5/3/2	2023	5,144 SF	
.03Mi.	**3387 BORAL OWL DR**	**07/29/2024**	$504,000	$31,500	1,530	5/3/2	2023	7,514 SF	
.03Mi.	**3363 GREY OWL PL**	**11/26/2024**	$590,000	$36,880	2,619	9/4/3	2024	6,599 SF	
.03Mi.	**3374 BORAL OWL DR**	**11/27/2023**	$488,000	$30,500	1,530	5/3/2	2023	5,118 SF	
.03Mi.	**3351 GREY OWL PL**	**08/09/2023**	$528,000	$33,000	1,742	6/3/2	2023	6,599 SF	
.04Mi.	**3375 GREY OWL PL**	**10/01/2025**	$624,000	$39,000	1,975	8/5/3	2024	6,599 SF	
.04Mi.	**3339 GREY OWL PL**	**01/30/2024**	$503,212	$31,450	2,347	7/3/2.5	2023	7,279 SF	
.04Mi.	**3375 BORAL OWL DR**	**10/31/2023**	$593,000	$37,060	2,695	7/3/2.5	2023	5,410 SF	
.04Mi.	**3330 GREY OWL PL**	**04/22/2024**	$512,000	$32,000	2,039	6/3/2.5	2023	4,779 SF	
.04Mi.	**3387 GREY OWL PL**	**04/30/2024**	$560,000	$35,000	2,347	7/3/2.5	2023	7,362 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

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.62Mi.	**Riverdale Ridge High School** Number of Students: 1,784 Student-Teacher Ratio: 21.7	C	Public	9 - 12
4.24Mi.	**Prairie View Middle School** Number of Students: 679 Student-Teacher Ratio: 18.76	C-	Public	6 - 8
1.87Mi.	**Southeast Elementary School** Number of Students: 527 Student-Teacher Ratio: 16.47	C-	Public	PK - 5

Flood Report

The Subject Property of **3366 GREY OWL PL, BRIGHTON, CO 80601-4804** 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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Data deemed reliable, but not guaranteed.
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