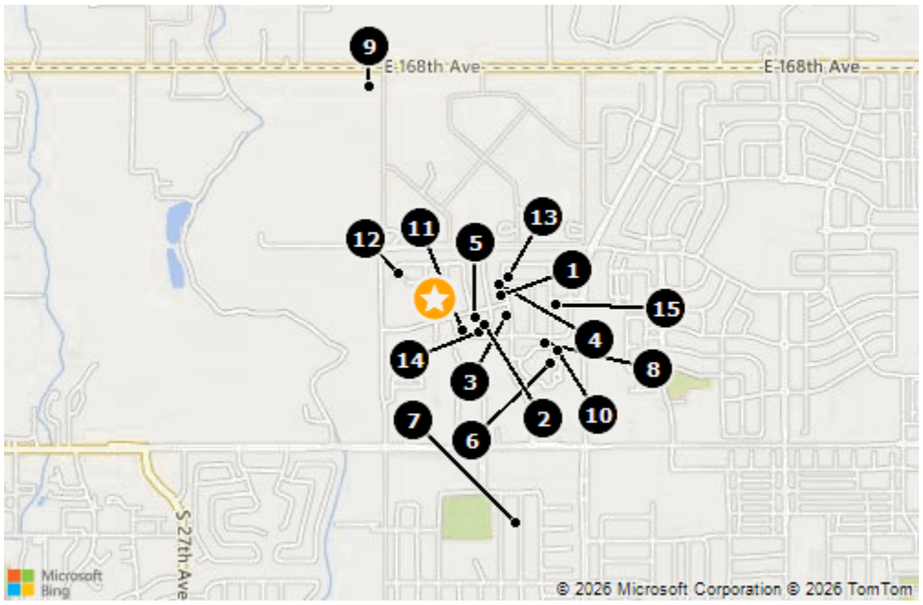
ICE SiteX Report

OrderID: 98730101

SiteX Property Information Report



Subject Property Location

348 BELDOCK ST, BRIGHTON, CO 80601-4675

County:	**ADAMS CO**	Census Tract:	080010085.641014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0137199	Thomas Bros Pg-Grid:	

Valuation

Value:	**$639,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$581,490 - $696,510	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	318
Assd Land Value:	$7,380	Market Land Value:	$118,000	Tax Year:	2025
Assd Improvement:	$30,130	Market Improvment Value:	$482,000	Total Taxable Value:	$2,150
Total Assessed Value:	$37,510	Total Assessor Market Value:	$600,000	Delinquent Year:	
				Tax Account ID:	R0137199
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 2 Subdivision: THE PRESERVE Sec/Twnship/Range: SEC 04 QTR 4 TWN 01S RNG 66W
Abbreviated Description: SUB:THE PRESERVE BLK:2 LOT:4

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	3	Pool:	
Building Area:	2967 SF	Baths:	2.5	Fireplace:	1
Year Built:	2016	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/06/2026	Sales Price:	N/A
Document #:	2026000039624 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/18/2024	Sales Price:	N/A
Document #:	2024000032706 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/04/2024	Loan Amount:	N/A
Document #:	2024000029788 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2054	Type Finance:	
Legal Description:			
Lot: 4 Block: 2			

Prior Transfer

Recording Date:	06/04/2024	Sales Price:	$565,000
Document #:	2024000029786 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/31/2024		
Document Type:			

ICE SiteX Report

OrderID: 98730101

Legal Description:
Lot: 4 Block: 2 Subdivision: THE PRESERVE SURDIVISION
City/Muni/Twp: BRIGHTON

Prior Transfer

Recording Date:	05/31/2024	Sales Price:	$565,000
Document #:	2024000029786 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: 2 Subdivision: THE PRESERVE Sec/Twnship/Range: SEC 04 QTR 4 TWN 01S RNG 66W
Abbreviated Description: SUB:THE PRESERVE BLK:2 LOT:4

Prior Transfer

Recording Date:	06/26/2020	Sales Price:	$291,000
Document #:	2020000058701 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/25/2020	Loan Amount:	N/A
Document #:	2020000057796 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 4 Block: 2 Subdivision: THE PRESERVE

Prior Transfer

Recording Date:	10/02/2019	Sales Price:	$372,674
Document #:	2019000083576 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2019	Sales Price:	$451,000
Document #:	2019000055203 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/12/2019		
Document Type:			

Legal Description:
Lot: 4 Block: 2 Subdivision: THE PRESERVE

Prior Transfer

Recording Date:	07/12/2019	Sales Price:	$451,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/02/2016	Sales Price:	$379,551
Document #:	2016000094040 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/31/2016		
Document Type:			

Legal Description:
Lot: 4 Block: 2 Subdivision: THE RESRVE

Area Sales Analysis

Total Area Sales	$9,629,400	Median # of Bedrooms	4
Median Lot Size	8,712 SF	Median # of Baths	3.5
Median Living Area	2,398 SF	Median Year Built	2006
Price Range - 2 Yrs	$500,000 to $965,000	Age Range	7 years to 27 years
Median Value	$599,900	Median Age	20 years

Comparable Sales Data

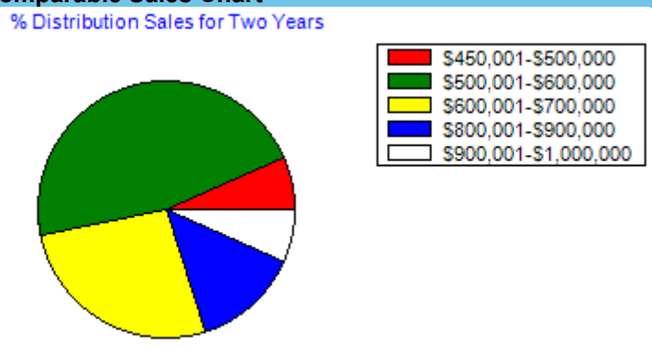
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**329 CHAPEL HILL DR** **BRIGHTON, CO 80601-4717**	10/02/2026	$550,000	$240	2287	7/3/2.5	2014	6,970 SF	
		APN: R0137284 Document #: 2026000058801 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 8 Subdivision: THE PRESERVE Abbreviated Description: Lot:11 Block:8 Subdivision:THE PRESERVE City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
2	.14Mi.	**249 MAYEDA CT** **BRIGHTON, CO 80601-4700**	09/15/2026	$605,000	$252	2398	7/4/3.5	2005	11,326 SF	
		APN: R0137256 Document #: 2026000055180 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 7 Subdivision: THE PRESERVE SUBDIVISION Abbreviated Description: Lot:7 Block:7 Subdivision:THE PRESERVE SUBDIVISION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
3	.18Mi.	**277 CHAPEL HILL DR** **BRIGHTON, CO 80601-4702**	08/13/2026	$596,500	$248	2398	7/4/3.5	2005	7,405 SF	
		APN: R0137261 Document #: 2026000048254 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 7 Subdivision: THE PRESERVE SUBDIVISION Abbreviated Description: Lot:12 Block:7 Subdivision:THE PRESERVE SUBDIVISION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
4	.16Mi.	**349 CHAPEL HILL DR** **BRIGHTON, CO 80601-4717**	04/16/2026	$500,000	$247	2023	8/5/3.5	2015	7,405 SF	
		APN: R0137286 Document #: 2026000021720 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98730101

	Legal: Lot: 13 Block: 8 Subdivision: THE PRESERVE Abbreviated Description: Lot:13 Block:8 Subdivision:THE PRESERVE								
5	.11Mi.	**3778 CHAVEZ ST** **BRIGHTON, CO 80601-4701**	04/09/2026	$555,000	$231	2398	7/3/2.5	2006	8,712 SF
	APN: R0137253 Document #: 2026000020225 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 4 Block: 7 Subdivision: THE PRESERVE SUBDIVISION Abbreviated Description: Lot:4 Block:7 Subdivision:THE PRESERVE SUBDIVISION								
6	.33Mi.	**147 CHAPEL HILL CIR** **BRIGHTON, CO 80601-6560**	03/20/2026	$875,000	$349	2506	8/5/3.5	2019	11,617 SF
	APN: R0187045 Document #: 2026000015478 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 7 Block: 4 Subdivision: CHAPEL HILL SUBDIVISION FILING NO 2 AMENDMENT NO 2 Abbreviated Description: Lot:7 Block:4 Subdivision:CHAPEL HILL SUBDIVISION FILING NO 2 AMENDMENT NO 2								
7	.59Mi.	**173 MONTEZUMA ST** **BRIGHTON, CO 80601-4192**	03/10/2026	$585,000	$275	2122	9/4/3	2004	6,534 SF
	APN: R0124121 Document #: 2026000012754 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 6 Block: 17 Subdivision: PHEASANT RIDGE PUD Abbreviated Description: Lot:6 Block:17 Subdivision:PHEASANT RIDGE PUD City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
8	.29Mi.	**3938 BALDERAS ST** **BRIGHTON, CO 80601-4613**	12/18/2025	$599,900	$248	2414	9/4/3.5	2006	6,970 SF
	APN: R0137340 Document #: 2025000074314 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 6 Block: 11 Subdivision: THE PRESERVE SUBDIVISION Abbreviated Description: Lot:6 Block:11 Subdivision:THE PRESERVE SUBDIVISION								
9	.56Mi.	**16791 TELLURIDE ST** **BRIGHTON, CO 80601-4221**	12/05/2025	$965,000	$374	2578	7/4/2.5	1999	174,241 SF
	APN: R0001688 Document #: 2025000071642 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Sec/Twnship/Range: NW4 S04T01SR66W 6PM Abbreviated Description: Sec/Twnship/Range:NW4 S04T01SR66W 6PM								
10	.33Mi.	**156 CHAPEL HILL CIR** **BRIGHTON, CO 80601-6560**	12/02/2025	$849,000	$380	2232	9/5/3.5	2019	9,627 SF
	APN: R0187034 Document #: 2025000070671 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 8 Block: 3 Subdivision: CHAPEL HILL SUBDIVISION FILING NO 2 Abbreviated Description: Lot:8 Block:3 Subdivision:CHAPEL HILL SUBDIVISION FILING NO 2 Abbreviated Description:AMENDMENT NO 2								
11	.1Mi.	**3745 BALDERAS ST** **BRIGHTON, CO 80601-4571**	10/14/2025	$559,000	$264	2113	7/4/2.5	2005	11,326 SF
	APN: R0137272 Document #: 2025000060212 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 23 Block: 7 Subdivision: THE PRESERVE SUBDIVISION Abbreviated Description: Lot:23 Block:7 Subdivision:THE PRESERVE SUBDIVISION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
12	.11Mi.	**3620 SANDOVAL ST** **BRIGHTON, CO 80601-4672**	08/26/2025	$619,000	$240	2574	10/4/3.5	2016	10,019 SF
	APN: R0137162 Document #: 2025000049380 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 22 Block: 1 Subdivision: THE PRESERVE Abbreviated Description: Lot:22 Block:1 Subdivision:THE PRESERVE								
13	.19Mi.	**3823 HORIUCHI ST** **BRIGHTON, CO 80601-4621**	08/26/2025	$614,000	$201	3043	10/4/3.5	2014	7,841 SF
	APN: R0137328 Document #: 2025000049448 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 16 Block: 9 Subdivision: THE PRESERVE Abbreviated Description: Lot:16 Block:9 Subdivision:THE PRESERVE								
14	.13Mi.	**3775 BALDERAS ST** **BRIGHTON, CO 80601-4571**	08/22/2025	$620,000	$293	2113	10/6/3.5	2005	10,890 SF
	APN: R0137269 Document #: 2025000048769 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 20 Block: 7 Subdivision: THE PRESERVE SUBDIVISION Abbreviated Description: Lot:20 Block:7 Subdivision:THE PRESERVE SUBDIVISION								
15	.3Mi.	**282 VIALPANDO ST** **BRIGHTON, CO 80601-4633**	08/18/2025	$537,000	$200	2673	9/3/2.5	2013	7,841 SF
	APN: R0137386 Document #: 2025000047549 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 6 Block: 14 Subdivision: THE PRESERVE Abbreviated Description: Lot:6 Block:14 Subdivision:THE PRESERVE								

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.

ICE SiteX Report

OrderID: 98730101

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.	**348 BELDOCK ST**	**05/31/2024**	$600,000	$37,510	2,967	9/3/2.5	2016	7,405 SF	
.01Mi.	**338 BELDOCK ST**	**03/25/2021**	$542,000	$33,880	2,023	8/3/2.5	2016	7,405 SF	
.01Mi.	**358 BELDOCK ST**	**04/12/2023**	$571,000	$35,690	1,587	8/4/3	2016	8,712 SF	
.02Mi.	**343 CADE ST**	**09/24/2019**	$679,000	$42,440	3,044	9/5/4.5	2016	7,405 SF	
.02Mi.	**333 CADE ST**	**01/06/2025**	$535,000	$33,440	2,023	8/3/2.5	2016	7,405 SF	
.02Mi.	**353 CADE ST**	**11/20/2019**	$551,000	$34,440	1,857	5/2/2	2016	7,405 SF	
.03Mi.	**328 BELDOCK ST**	**02/06/2025**	$591,000	$36,940	2,574	8/3/2.5	2016	7,405 SF	
.03Mi.	**349 BELDOCK ST**	**05/20/2022**	$649,000	$40,570	2,698	9/3/2.5	2016	7,841 SF	
.03Mi.	**339 BELDOCK ST**	**10/27/2023**	$588,000	$36,760	1,857	6/3/3	2016	7,841 SF	
.03Mi.	**368 BELDOCK ST**	**11/01/2024**	$649,000	$40,570	2,574	10/4/3.5	2016	9,148 SF	
.03Mi.	**323 CADE ST**	**11/08/2016**	$598,000	$37,380	2,574	8/3/3	2016	7,405 SF	
.03Mi.	**359 BELDOCK ST**	**05/29/2024**	$602,000	$37,630	2,574	8/3/2.5	2016	8,276 SF	
.03Mi.	**363 CADE ST**	**05/31/2016**	$591,000	$36,940	2,574	8/3/3	2016	7,841 SF	
.04Mi.	**329 BELDOCK ST**	**08/27/2021**	$648,000	$40,510	2,673	10/4/3.5	2016	7,841 SF	
.04Mi.	**318 BELDOCK ST**	**09/28/2016**	$549,000	$34,320	1,857	5/2/2	2016	7,841 SF	
.04Mi.	**369 BELDOCK ST**	**12/04/2020**	$546,000	$34,130	2,023	8/3/2.5	2016	7,841 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:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.20Mi.	**Overland Trail Middle School**	D+	Public	6 - 8
Number of Students: 581				
Student-Teacher Ratio: 14.53				
1.94Mi.	**Brighton High School**	B	Public	9 - 12
Number of Students: 1,733				
Student-Teacher Ratio: 19.28				
Advanced Placement: Yes				

Flood Report

The Subject Property of **348 BELDOCK ST, BRIGHTON, CO 80601-4675** 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98730101

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.