ICE SiteX Report

OrderID: 98273800

SiteX Property Information Report



Subject Property Location

37621 COUNTY ROAD 39, EATON, CO 80615-9013

County:	**WELD CO**	Census Tract:	081230015.004006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R8947168	Thomas Bros Pg-Grid:	

Valuation

Value:	**$636,000**	FSD:	15	Common Confidence Score:	46
Value Range:	$540,600 - $731,400	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5055
Assd Land Value:	$12,190	Market Land Value:	$195,000	Tax Year:	2025
Assd Improvement:	$28,500	Market Improvment Value:	$456,015	Total Taxable Value:	$3,245
Total Assessed Value:	$40,690	Total Assessor Market Value:	$651,015	Delinquent Year:	
				Tax Account ID:	R8947168
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: A Subdivision: EATON COUNTRY CLUB Sec/Twnship/Range: SEC 30 TWN 07 RNG 65
Abbreviated Description: PT NE4 30-7-65 LOT A REC EXEMPT RECX16-0064

Property Characteristics

Lot Size:	18,339 SF	Bedrooms:	3	Pool:	
Building Area:	1808 SF	Baths:	3	Fireplace:	
Year Built:	1996	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/05/2025	Loan Amount:	N/A
Document #:	5027124 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: A Subdivision: RECORDED EXMEPTION NO 0709-30-1 Sec/Twnship/Range: E2NE4 S30T07NR65W 5PM

Prior Transfer

Recording Date:	02/03/2023	Sales Price:	N/A
Document #:	4880155 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/07/2021	Loan Amount:	N/A
Document #:	4668918 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: A Sec/Twnship/Range: E2NE4 S30T07NR65W 6TH PM

Prior Transfer

Recording Date:	01/07/2021	Sales Price:	$387,500
Document #:	4668916 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98273800

Legal Description:
Lot: A Subdivision: EATON COUNTRY CLUB Sec/Twnship/Range: SEC 30 TWN 07 RNG 65
Abbreviated Description: PT NE4 30-7-65 LOT A REC EXEMPT RECX16-0064

Prior Transfer

Recording Date:	01/07/2021	Sales Price:	$387,500
Document #:	4668916 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/29/2020		
Document Type:			

Legal Description:
Lot: A Map Ref: MB 1516 DOC 4244575 Sec/Twnship/Range: E2NE4 S30T07NR65W 6TH PM

Prior Transfer

Recording Date:	06/08/2017	Sales Price:	N/A
Document #:	4308909 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/15/2017	Sales Price:	$15,000
Document #:	4302292 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/25/2017		
Document Type:			

Legal Description:
Lot: 13-17 Block: 48
Abbreviated Description: LOT 28-31
City/Muni/Twp: BARNESVILLE

Mortgage Record

Recording Date:	03/28/2011	Loan Amount:	N/A
Document #:	3758785 BK-PG -	Loan Type:	Reverse Mortgage
TD Due Date:	08/22/2085	Type Finance:	FIX

Legal Description:
Lot: A Sec/Twnship/Range: E2NE4 S30T07NR65W 6TH PM

Area Sales Analysis

Total Area Sales	$8,012,500	Median # of Bedrooms	4
Median Lot Size	9,845 SF	Median # of Baths	3
Median Living Area	1,655 SF	Median Year Built	1999
Price Range - 2 Yrs	$405,000 to $785,000	Age Range	7 years to 32 years
Median Value	$555,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**1385 HAWKRIDGE RD EATON, CO 80615-9018**	08/21/2026	$525,000	$274	1910	7/3/3	1996	13,939 SF	
		APN: R1101496 Document #: 5122590 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Subdivision: HAWKSTONE SUBDIVISION Abbreviated Description: Lot:9 Block:4 Subdivision:HAWKSTONE SUBDIVISION City/Muni/Twp:EATON City/Muni/Twp: EATON								
2	.25Mi.	**800 HAWKSTONE DR EATON, CO 80615-9034**	07/31/2026	$490,000	$297	1647	6/2/3	1996	4,356 SF	
		APN: R7063598 Document #: 5118184 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARK RIDGE AT HAWKSTONE Abbreviated Description: Lot:1 Subdivision:PARK RIDGE AT HAWKSTONE City/Muni/Twp:EATON City/Muni/Twp: EATON								
3	.41Mi.	**630 RED TAIL DR EATON, CO 80615-8248**	04/30/2026	$599,000	$352	1701	/4/3	2004	11,543 SF	
		APN: R1348502 Document #: 5098879 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Block: 5 Subdivision: HAWKSTONE SUBDIVISION FIFTH FILING Abbreviated Description: Lot:27 Block:5 Subdivision:HAWKSTONE SUBDIVISION FIFTH FILING								
4	.06Mi.	**37637 COUNTY ROAD 39 EATON, CO 80615-9013**	04/01/2026	$540,000	$262	2056	8/3/3	1994	18,731 SF	
		APN: R0032493 Document #: 5092351 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A Subdivision: SUBDIVISION EXEMPTION NO 416 MapRef: DOC 02270836 Sec/Twnship/Range: E2NE4 S30T07NR65W 6PM Abbreviated Description: Lot:A Subdivision:SUBDIVISION EXEMPTION NO 416 Map Ref:DOC 02270836Sec/Twnship/Range:E2NE4 S30T07NR65W 6PM								
5	.21Mi.	**1420 FALCON RIDGE RD EATON, CO 80615-9029**	02/04/2026	$650,000	$309	2103	6/4/3	1996	11,761 SF	
		APN: R1106896 Document #: 5081099 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Block: 5 Subdivision: HAWKSTONE SUBDIVISION Abbreviated Description: Lot:29 Block:5 Subdivision:HAWKSTONE SUBDIVISION City/Muni/Twp:EATON City/Muni/Twp: EATON								
6	.57Mi.	**1155 BLACK HAWK RD EATON, CO 80615-9038**	11/26/2025	$502,000	$354	1418	7/5/2	1999	7,405 SF	
		APN: R7981999 Document #: 5069154 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 3 Subdivision: HAWKSTONE SUBDIVISION THIRD FILING Abbreviated Description: Lot:14 Block:3 Subdivision:HAWKSTONE SUBDIVISION THIRD FILING City/Muni/Twp:EATON City/Muni/Twp: EATON								
7	.53Mi.	**1137 BLACK HAWK LN EATON, CO 80615-9040**	11/17/2025	$405,000	$312	1295	7/2/2	1999	8,712 SF	
		APN: R7981099 Document #: 5065625 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 98273800

Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: HAWKSTONE SUBDIVISION THIRD FILING Abbreviated Description: Lot:5 Block:3 Subdivision:HAWKSTONE SUBDIVISION THIRD FILING City/Muni/Twp:EATON City/Muni/Twp: EATON

8	.28Mi.	**1442 PRAIRIE HAWK RD EATON, CO 80615-8257**	10/10/2025	$785,000	$259	3022	/6/5	2019	8,494 SF

APN: R3639605 Document #: 5058674
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: THE RETREAT AT HAWKSTONE SUBDIVISION Abbreviated Description: Lot:18 Block:1 Subdivision:THE RETREAT AT HAWKSTONE SUBDIVISION City/Muni/Twp:EATON City/Muni/Twp: EATON

9	.15Mi.	**905 FALCON RIDGE CT EATON, CO 80615-9006**	09/29/2025	$550,000	$345	1591	6/4/4	1998	10,454 SF

APN: R1104896 Document #: 5056118
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 5 Subdivision: HAWKSTONE SUBDIVISION Abbreviated Description: Lot:9 Block:5 Subdivision:HAWKSTONE SUBDIVISION City/Muni/Twp:EATON City/Muni/Twp: EATON

10	.26Mi.	**1441 PRAIRIE HAWK RD EATON, CO 80615-8258**	09/15/2025	$575,000	$345	1663	/3/2	2017	8,756 SF

APN: R3641005 Document #: 5053133
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: THE RETREAT AT HAWKSTONE SUBDIVISION Abbreviated Description: Lot:7 Block:2 Subdivision:THE RETREAT AT HAWKSTONE SUBDIVISION City/Muni/Twp:EATON City/Muni/Twp: EATON

11	.49Mi.	**550 BLACK HAWK DR EATON, CO 80615-9041**	08/20/2025	$560,000	$378	1479	7/3/2	2000	14,810 SF

APN: R7982999 Document #: 5048473
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: 3 Subdivision: HAWSTONE SUBDIVISION THIRD FILING Abbreviated Description: Lot:24 Block:3 Subdivision:HAWSTONE SUBDIVISION THIRD FILING City/Muni/Twp:EATON City/Muni/Twp: EATON

12	.51Mi.	**1115 KESTREL RD EATON, CO 80615-9010**	08/19/2025	$750,000	$406	1847	/6/3	2001	30,056 SF

APN: R1098996 Document #: 5048212
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: HAWKSTONE SUBDIVISION Abbreviated Description: Lot:5 Block:3 Subdivision:HAWKSTONE SUBDIVISION City/Muni/Twp:EATON City/Muni/Twp: EATON

13	.36Mi.	**1380 SWAINSON RD EATON, CO 80615-8214**	07/31/2025	$505,000	$367	1376	/4/3	2001	6,795 SF

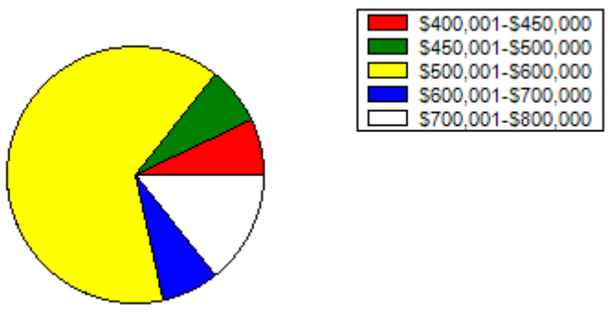
APN: R0024201 Document #: 5044456
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Block: 1 Subdivision: THE COTTAGES AT HAWKSTONE SUBDIVISION Abbreviated Description: Lot:21 Block:1 Subdivision:THE COTTAGES AT HAWKSTONE SUBDIVISION City/Muni/Twp:EATON City/Muni/Twp: EATON

14	.44Mi.	**600 RED TAIL DR EATON, CO 80615-8248**	05/19/2025	$576,500	$392	1470	/4/3	2015	9,235 SF

APN: R1348202 Document #: 5030010
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: 5 Subdivision: HAWKSTONE SUBDIVISION F FIFTH FILING Abbreviated Description: Lot:24 Block:5 Subdivision:HAWKSTONE SUBDIVISION F FIFTH FILING City/Muni/Twp:EATON City/Muni/Twp: EATON

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**37621 COUNTY ROAD 39**	**01/07/2021**	$651,015	$40,690	1,808	8/3/3	1996	18,339 SF	
.03Mi.	**37615 COUNTY ROAD 39**	**04/22/2022**	$678,606	$42,420	2,570	8/3/3	1993	28,314 SF	
.03Mi.	**37627 COUNTY ROAD 39**	**09/19/2022**	$705,770	$44,110	2,546	/4/4	1984	1 SF	
.06Mi.	**37637 COUNTY ROAD 39**	**09/02/2021**	$655,869	$40,990	2,056	8/3/3	1994	18,731 SF	
.07Mi.	**1485 HAWKRIDGE RD**	**02/19/2014**	$648,415	$40,530	2,143	8/3/3	1999	10,019 SF	
.08Mi.	**1480 HAWKRIDGE RD**	**10/27/1998**	$663,213	$41,450	2,184	9/3/3	1999	11,326 SF	
.08Mi.	**1475 HAWKRIDGE RD**	**11/02/2018**	$470,788	$29,430	1,702	7/3/2	1999	12,197 SF	
.09Mi.	**1470 HAWKRIDGE RD**	**08/19/1999**	$506,755	$31,670	2,066	6/2/2	1999	8,712 SF	
.1Mi.	**1495 FALCON RIDGE RD**	**11/26/2018**	$798,282	$49,900	2,510	/5/4	2001	11,761 SF	
.1Mi.	**1505 FALCON RIDGE RD**	**02/22/2002**	$565,603	$35,350	1,752	/3/2	2001	13,939 SF	
.1Mi.	**1465 HAWKRIDGE RD**	**08/21/2013**	$526,339	$32,900	1,644	7/4/3	1998	9,148 SF	
.11Mi.	**1460 HAWKRIDGE RD**	**06/21/2021**	$564,762	$35,300	1,858	6/5/4	1996	9,148 SF	
.11Mi.	**1485 FALCON RIDGE RD**	**06/22/2015**	$590,878	$36,930	2,084	/3/3	2000	11,326 SF	
.11Mi.	**1455 HAWKRIDGE RD**	**10/28/2024**	$599,101	$37,450	2,151	7/4/2	1999	10,890 SF	
.12Mi.	**1500 FALCON RIDGE RD**	**02/02/2004**	$609,785	$38,110	2,814	/4/4	2000	10,019 SF	
.12Mi.	**1475 FALCON RIDGE RD**	**05/30/2014**	$785,248	$49,080	2,026	/5/5	2001	11,326 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	88%

Demographics & Income

Median Age:	38.8 years old	Households:	3,971
Median Household Income:	$108,675	Households w/Family:	75%
Household Income Per Capita:	$51,133	Households w/Family Married:	72%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	35%

School District

School District Zone:	Eaton School District Re-2	Students:	2,000
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.81Mi.	**Eaton Middle School** Number of Students: 485 Student-Teacher Ratio: 15.39	D+	Public	6 - 8
1.91Mi.	**Eaton Elementary School** Number of Students: 484 Student-Teacher Ratio: 15.59	C+	Public	KG - 5
6.05Mi.	**Galeton Elementary School** Number of Students: 107 Student-Teacher Ratio: 11.41	A+	Public	KG - 5
2.44Mi.	**Eaton High School** Number of Students: 567 Student-Teacher Ratio: 18.12	B	Public	9 - 12
2.49Mi.	**Benjamin Eaton Elementary School** Number of Students: 357 Student-Teacher Ratio: 14.86	B	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	39%	SIGNIFICANTLY LOWER
BURGLARY	33%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	57%	NOTABLY LOWER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	57%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY 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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