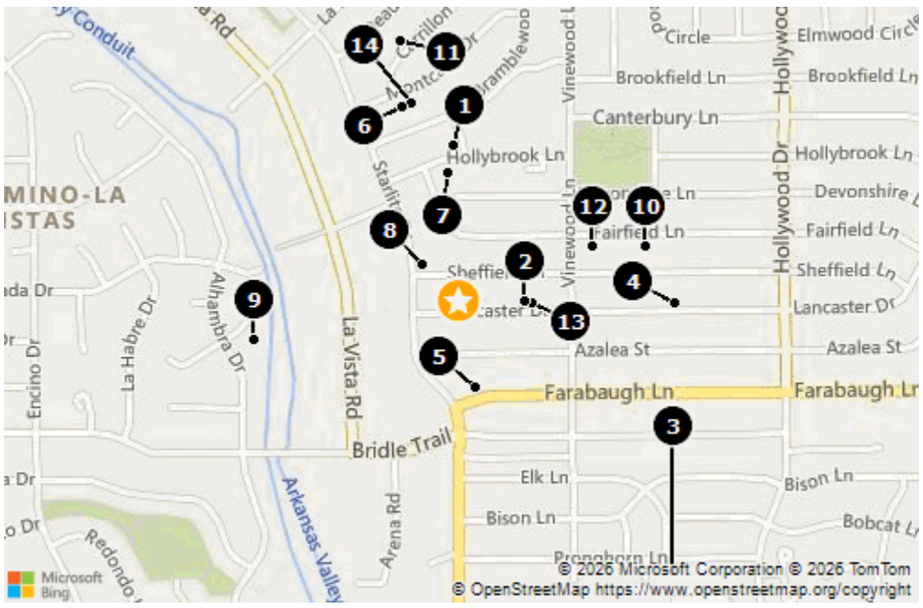
# ICE SiteX Report

**OrderID: 97747033**

## SiteX Property Information Report




## Subject Property Location

### 3939 LANCASTER DR, PUEBLO, CO 81005-3073

| | | | |
|---|---|---|---|
| County: | **PUEBLO CO** | Census Tract: | 081010028.013006 |
| Property Use: | Single Family Residential | Zoning: | R2:RES/1 FAM DWEL 5000SF |
| Parcel Number: | 1515324485 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$275,000** | FSD: | 15 | Common Confidence Score: | 45 |
| Value Range: | $233,750 - $316,250 | ICE Confidence Score: | 85 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 60B |
| Assd Land Value: | $1,250 | Market Land Value: | $20,000 | Tax Year: | 2025 |
| Assd Improvement: | $13,880 | Market Improvment Value: | $222,032 | Total Taxable Value: | $1,507 |
| Total Assessed Value: | $15,130 | Total Assessor Market Value: | $242,032 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 20 Block: 84 Subdivision: HIGHLAND PARK Sec/Twnship/Range: SEC 15 TWN 21S RNG 65W
Abbreviated Description: LOT 20 BLK 84 HIGHLAND PARK 22ND

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,663 SF | Bedrooms: | 2 | Pool: | |
| Building Area: | 963 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1973 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 4 | Ext Walls: | Stucco |
| Number of Units: | | Garage Type: | Attached | Heating: | Forced Air |
| Number of Stories: | 3/L+B | Number of Cars: | 1 | A/C: | |
| Style: | | Basement: | Yes | Roof Cover: | Comp Shingle |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/20/2025 | Loan Amount: | N/A |
| Document #: | 2374072 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 06/01/2065 | Type Finance: | |

**Legal Description:**
Lot: 20 Block: 84 Subdivision: HIGHLAND PARK

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/23/2023 | Loan Amount: | N/A |
| Document #: | 2321754 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 06/01/2048 | Type Finance: | |

**Legal Description:**
Lot: 20 Block: 84 Subdivision: HIGHLAND PARK

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/09/2008 | Sales Price: | N/A |
| Document #: | 1774927 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/04/2008 | Loan Amount: | N/A |
| Document #: | 1757045 BK-PG - | Loan Type: | Stand Alone Second |
| TD Due Date: | 02/01/2038 | Type Finance: | |

# ICE SiteX Report

**OrderID: 97747033**

**Legal Description:**
Lot: 20 Block: 84 Subdivision: HIGHLAND PARK TWENTY SECOND FILING

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/04/2008 | Sales Price: | N/A |
| Document #: | 1757044 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/04/2008 | Sales Price: | $87,900 |
| Document #: | 1757042 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 01/08/2008 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Block: 84 Subdivision: HIGHLAND PARK TWENTY SECOND FILING

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/08/2008 | Sales Price: | $87,900 |
| Document #: | 1757042 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Block: 84 Subdivision: HIGHLAND PARK Sec/Twnship/Range: SEC 15 TWN 21S RNG 65W
Abbreviated Description: LOT 20 BLK 84 HIGHLAND PARK 22ND

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/18/2007 | Sales Price: | N/A |
| Document #: | 1730480 BK-PG - | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 06/14/2007 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Block: 84 Subdivision: HIGHLAND PARK TWENTY SECOND FILING

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/06/2006 | Sales Price: | N/A |
| Document #: | 1678353 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/03/2006 | Sales Price: | $150,000 |
| Document #: | 1673741 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 04/28/2006 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Block: 84 Subdivision: HIGHLAND PARK TWENTY SECOND FILING

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/07/2006 | Sales Price: | $101,000 |
| Document #: | 1660779 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 01/31/2006 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Block: 84 Subdivision: HIGHLAND PARK TWENTY SECOND FILING

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/07/2006 | Sales Price: | N/A |
| Document #: | 1660778 BK-PG - | Type of Sale: | Non-Arms Length Transfer |
| Contract Date: | 02/03/2006 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Block: 84 Subdivision: HIGHLAND PARK TWENTY SECOND FILING

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/21/2005 | Sales Price: | N/A |
| Document #: | 1639848 BK-PG - | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 09/20/2005 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 20 Block: 84 Subdivision: HIGHLAND PARK TWENTY SECOND FILING

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $4,077,900 | Median # of Bedrooms | 3 |
| Median Lot Size | 6,534 SF | Median # of Baths | 2 |
| Median Living Area | 1,176 SF | Median Year Built | 1973 |
| Price Range - 2 Yrs | $45,000 to $810,000 | Age Range | 25 years to 56 years |
| Median Value | $279,950 | Median Age | 53 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .2Mi. | **3937 HOLLYBROOK LN PUEBLO, CO 81005-3050** | 06/05/2026 | $45,000 | $43 | 1037 | 4/2/2 | 1970 | 7,841 SF | |

APN: 1516409024 Document #: 2408516
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 62 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:1 Block:62 Subdivision:HIGHLAND PARK

# ICE SiteX Report

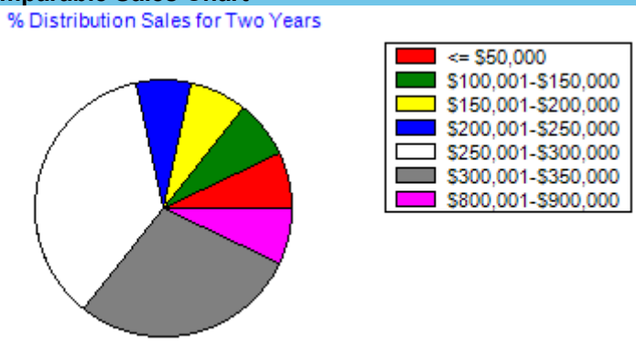
**OrderID: 97747033**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2 | .08Mi. | **3925 LANCASTER DR**<br>**PUEBLO, CO 81005-3073** | 06/01/2026 | $185,000 | $226 | 816 | 4/2/1 | 1972 | 5,663 SF |
| | | APN: 1515324492 Document #: 2407869<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 27 Block: 84 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:27 Block:84 Subdivision:HIGHLAND PARK | | | | | | | |
| 3 | .44Mi. | **3806 PRONGHORN LN**<br>**PUEBLO, CO 81005-3064** | 05/21/2026 | $320,000 | $240 | 1330 | 6/3/2 | 2001 | 6,098 SF |
| | | APN: 1522207010 Document #: 2407038<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Block: 4 Subdivision: HERITAGE VILLAGE Abbreviated Description: Lot:10 Block:4 Subdivision:HERITAGE VILLAGE | | | | | | | |
| 4 | .27Mi. | **3809 LANCASTER DR**<br>**PUEBLO, CO 81005-3065** | 05/18/2026 | $150,000 | $167 | 896 | 4/2/1 | 1971 | 6,098 SF |
| | | APN: 1515311236 Document #: 2406566<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 33 Block: 75 Subdivision: HIGHLAND PARK 21ST FILING Abbreviated Description: Lot:33 Block:75 Subdivision:HIGHLAND PARK 21ST FILING | | | | | | | |
| 5 | .1Mi. | **3935 FARABAUGH LN**<br>**PUEBLO, CO 81005-3039** | 04/30/2026 | $305,000 | $286 | 1065 | 5/3/2 | 1975 | 9,583 SF |
| | | APN: 1515327535 Document #: 2405176<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 18 Block: 82 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:18 Block:82 Subdivision:HIGHLAND PARK | | | | | | | |
| 6 | .26Mi. | **132 MONTCALM DR**<br>**PUEBLO, CO 81005-3365** | 04/07/2026 | $295,000 | $196 | 1504 | 5/3/3 | 1973 | 6,534 SF |
| | | APN: 1516406019 Document #: 2402848<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 32 Block: 61 Subdivision: STARLITE HILLS Abbreviated Description: Lot:32 Block:61 Subdivision:STARLITE HILLS Abbreviated Description:FIRST FILING | | | | | | | |
| 7 | .17Mi. | **3940 HOLLYBROOK LN**<br>**PUEBLO, CO 81005-3018** | 03/30/2026 | $265,000 | $206 | 1286 | 5/3/2 | 1970 | 7,841 SF |
| | | APN: 1515319419 Document #: 2401925<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 12 Block: 64 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:12 Block:64 Subdivision:HIGHLAND PARK | | | | | | | |
| 8 | .06Mi. | **3945 SHEFFIELD LN**<br>**PUEBLO, CO 81005-3019** | 03/30/2026 | $248,100 | $98 | 2514 | 7/3/3 | 1979 | 8,276 SF |
| | | APN: 1516415024 Document #: 2401953<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 8 Block: 63 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:8 Block:63 Subdivision:HIGHLAND PARK City/Muni/Twp:PUEBLO City/Muni/Twp: PUEBLO | | | | | | | |
| 9 | .26Mi. | **4 SAN MARINO CT**<br>**PUEBLO, CO 81005-3908** | 01/13/2026 | $810,000 | $221 | 3652 | 11/4/4 | 1995 | 13,460 SF |
| | | APN: 1516429008 Document #: 2395269<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 9 Block: 42 Subdivision: EL CAMINO SUBDIVISION 10TH FILING Abbreviated Description: Lot:9 Block:42 Subdivision:EL CAMINO SUBDIVISION 10TH FILING City/Muni/Twp:PUEBLO City/Muni/Twp: PUEBLO | | | | | | | |
| 10 | .25Mi. | **3820 FAIRFIELD LN**<br>**PUEBLO, CO 81005-3253** | 01/06/2026 | $270,000 | $351 | 768 | 3/1/2 | 1970 | 6,098 SF |
| | | APN: 1515309174 Document #: 2394708<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 15 Block: 73 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:15 Block:73 Subdivision:HIGHLAND PARK | | | | | | | |
| 11 | .34Mi. | **123 CARRILLON LN**<br>**PUEBLO, CO 81005-3351** | 12/22/2025 | $320,000 | $197 | 1624 | 6/3/3 | 1973 | 7,100 SF |
| | | APN: 1516130007 Document #: 2393596<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 11 Block: 66 Subdivision: STARLITE HILLS Abbreviated Description: Lot:11 Block:66 Subdivision:STARLITE HILLS | | | | | | | |
| 12 | .18Mi. | **3908 FAIRFIELD LN**<br>**PUEBLO, CO 81005-3255** | 11/24/2025 | $269,900 | $301 | 896 | 5/2/1 | 1970 | 6,098 SF |
| | | APN: 1515309180 Document #: 2391201<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 21 Block: 73 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:21 Block:73 Subdivision:HIGHLAND PARK Abbreviated Description:TWENTIETH FILING | | | | | | | |
| 13 | .09Mi. | **3923 LANCASTER DR**<br>**PUEBLO, CO 81005-3073** | 10/21/2025 | $289,900 | $335 | 864 | 4/2/1 | 1973 | 5,968 SF |
| | | APN: 1515324493 Document #: 2388297<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 28 Block: 84 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:28 Block:84 Subdivision:HIGHLAND PARK | | | | | | | |
| 14 | .26Mi. | **130 MONTCALM DR**<br>**PUEBLO, CO 81005-3365** | 10/16/2025 | $305,000 | $187 | 1626 | 5/3/4 | 1973 | 6,534 SF |
| | | APN: 1516406018 Document #: 2387842<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 31 Block: 61 Subdivision: STARLITE HILLS Abbreviated Description: Lot:31 Block:61 Subdivision:STARLITE HILLS | | | | | | | |

# ICE SiteX Report

**OrderID: 97747033**

## 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. | **3939 LANCASTER DR** | **01/08/2008** | $242,032 | $15,130 | 963 | 4/2/2 | 1973 | 5,663 SF | |
| .01Mi. | **3941 LANCASTER DR** | **11/14/1979** | $203,893 | $16,230 | 816 | 4/2/2 | 1972 | 6,534 SF | |
| .01Mi. | **3937 LANCASTER DR** | **09/30/2004** | $230,291 | $14,390 | 816 | 4/2/2 | 1973 | 6,534 SF | |
| .02Mi. | **3938 SHEFFIELD LN** | **04/13/2021** | $260,906 | $16,310 | 936 | 4/2/2 | 1975 | 5,837 SF | |
| .02Mi. | **3940 SHEFFIELD LN** | **08/01/1990** | $229,269 | $14,330 | 960 | 5/3/1 | 1973 | 6,534 SF | |
| .02Mi. | **3936 SHEFFIELD LN** | | $268,641 | $16,700 | 960 | 5/2/2 | 1972 | 6,316 SF | |
| .02Mi. | **3943 LANCASTER DR** | **11/10/2017** | $238,736 | $14,920 | 864 | 4/2/2 | 1973 | 6,534 SF | |
| .02Mi. | **3935 LANCASTER DR** | **04/19/2021** | $246,275 | $15,390 | 962 | 4/2/2 | 1973 | 5,706 SF | |
| .03Mi. | **3942 SHEFFIELD LN** | **12/08/2021** | $307,040 | $19,190 | 848 | 4/2/2 | 1975 | 6,534 SF | |
| .03Mi. | **3938 LANCASTER DR** | **02/09/2021** | $206,269 | $12,890 | 816 | 4/2/2 | 1972 | 5,750 SF | |
| .03Mi. | **3934 SHEFFIELD LN** | **09/14/2012** | $280,891 | $17,560 | 768 | 4/3/1 | 1972 | 5,837 SF | |
| .03Mi. | **3940 LANCASTER DR** | **08/24/2020** | $234,666 | $14,670 | 816 | 4/2/1 | 1973 | 6,534 SF | |
| .03Mi. | **3936 LANCASTER DR** | **02/25/2015** | $180,379 | $11,270 | 960 | 5/3/1 | 1973 | 6,447 SF | |
| .04Mi. | **3933 LANCASTER DR** | **10/15/2014** | $201,105 | $12,570 | 816 | 4/2/1 | 1972 | 5,663 SF | |
| .04Mi. | **3942 LANCASTER DR** | **05/11/2018** | $249,795 | $15,610 | 864 | 4/2/2 | 1973 | 6,534 SF | |
| .04Mi. | **3934 LANCASTER DR** | **10/28/1999** | $223,892 | $13,990 | 816 | 4/2/1 | 1973 | 5,793 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 18% | Households Occupied by Owners: | 78% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 45.4 years old | Households: | 13,540 |
| Median Household Income: | $65,637 | Households w/Family: | 66% |
| Household Income Per Capita: | $35,379 | Households w/Family Married: | 45% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 27% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Pueblo City School District 60 | Students: | 14,104 |
| Number of Schools: | 34 | Rating: | C |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.38Mi. | **South High School**<br>Number of Students: 795<br>Student-Teacher Ratio: 18.39<br>Advanced Placement: Yes | D+ | Public | 9 - 12 |
| 0.25Mi. | **Highland Park Elementary School**<br>Number of Students: 276<br>Student-Teacher Ratio: 15.31 | D | Public | PK - 5 |

## Flood Report

The Subject Property of **3939 LANCASTER DR, PUEBLO, CO 81005-3073** 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.

# ICE SiteX Report

**OrderID: 97747033**

## Crime Risk

| Type | Risk Index Score | Compared to National Average (=100%) |
|---|---|---|
| **LARCENY** | 103% | SIMILAR |
| **BURGLARY** | 98% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 106% | SIMILAR |
| **FORCIBLE ROBBERY** | 96% | SIMILAR |
| **AGGRAVATED ASSAULT** | 98% | SIMILAR |
| **FORCIBLE RAPE** | 103% | SIMILAR |
| **MURDER** | 77% | NOTABLY LOWER |
| **OVERALL** | 70% | 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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