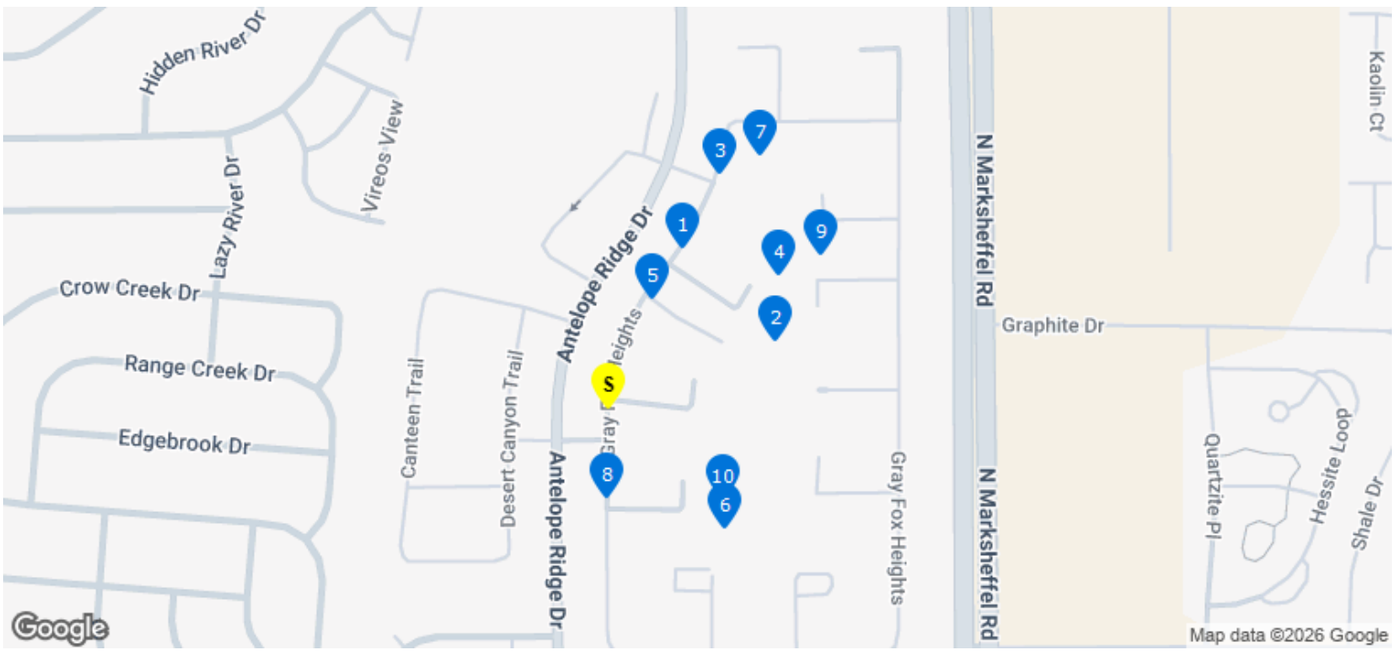
ICE SiteX Report

OrderID: 98768675

SiteX Property Information Report



Subject Property Location

4096 GRAY FOX HTS, COLORADO SPRINGS, CO 80922-2702

County:	**EL PASO CO**	Census Tract:	0051.16
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	5329111069	Thomas Bros Pg-Grid:	

Valuation

Value:	**$209,000**	FSD:	5	Common Confidence Score:	94
Value Range:	$198,550 - $219,450	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SDH
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:	$14,030	Market Improvment Value:	$198,939	Total Taxable Value:	$932
Total Assessed Value:	$14,030	Total Assessor Market Value:	$198,939	Delinquent Year:	
				Tax Account ID:	R5329111069
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FIL NO 2 Map Ref: MP: 3291

Abbreviated Description: IMPS ONLY LOCATED ON A PT OF LOT 1 CHATEAU AT ANTELOPE RIDGE FIL NO 2 DESIGNATED AS SPACE 125, ACCORDING TO LEASEHOLD MAP FOR

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1240 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Fiber cement siding (Hardi-board/Hardi-plank)
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Piers	Elevator:	Yes, the building has an elevator(s)

Subject Property Deed/Transfer History
Prior Transfer

Recording Date:	05/28/2026	Sales Price:	N/A
Document #:	226049739 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/27/2025	Loan Amount:	N/A
Document #:	225024663 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	03/26/2025		
TD Due Date:	04/01/2055	Type Finance:	
Legal Description:			

Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Map Ref: 0

Mortgage Record

Recording Date:	03/27/2025	Loan Amount:	N/A
Document #:	225024662 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/25/2025		

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TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1

Prior Transfer

Recording Date:	03/27/2025	Sales Price:	$217,000
Document #:	225024661 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/25/2025		
Document Type:	Deed		

Legal Description:
Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1

Prior Transfer

Recording Date:	10/14/2016	Sales Price:	$106,000
Document #:	216118909 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/10/2016		
Document Type:	Deed		

Legal Description:
Subdivision: CHATEAU AT ANTELOPE RIDGE Map Ref: DOC202048860

Prior Transfer

Recording Date:	10/29/2013	Sales Price:	$36,000
Document #:	213133614 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	10/28/2013		
Document Type:	Deed		

Legal Description:
Subdivision: CHEATEAU AT ANTELOPE RIDGE FILING #1

Prior Transfer

Recording Date:	09/11/2013	Sales Price:	N/A
Document #:	213115550 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	09/10/2013		
Document Type:	Deed		

Legal Description:
Subdivision: CHATEAU AT ANTELOPE RIDGE FILING #1

Mortgage Record

Recording Date:	11/08/2006	Loan Amount:	N/A
Document #:	206164974 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	10/31/2006		
TD Due Date:	11/01/2031	Type Finance:	

Legal Description:
Subdivision: CHATEAU AT ANTELOPE RIDGE FILING #1
Abbreviated Description: LOT1 CHATEAU ANTELOPE RIDGE FILING #2

Prior Transfer

Recording Date:	11/08/2006	Sales Price:	$110,000
Document #:	206164972 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/31/2006		
Document Type:	Deed		

Legal Description:
Subdivision: CHATEAU AT ANTELOPE RIDGE FILING #1
Abbreviated Description: LOT1 CHATEAU ANTELOPE RIDGE FILING #2

Prior Transfer

Recording Date:	11/08/2006	Sales Price:	N/A
Document #:	206164971 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/31/2006		
Document Type:	Deed		

Legal Description:
Subdivision: CHATEAU AT ANTELOPE RIDGE FILING #1
Abbreviated Description: LOT1 CHATEAU ANTELOPE RIDGE FILING #2

Area Sales Analysis

Total Area Sales	$1,985,800	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,318 SF	Median Year Built	2002
Price Range - 2 Yrs	$175,000 to $225,000	Age Range	22 years to 26 years
Median Value	$199,950	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**7823 GRIZZLY BEAR PT COLORADO SPRINGS, CO 80922-2744**	10/21/2026	$260,000	$172	1508	6/3/1.8	2021	SF	
		APN: 5329111183 Document #: 226098589 Document Type: Warranty Deed Price Code: Q Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT ANTELOPE RIDGE FILING NO 1								
2	.12Mi.	**7641 MARMOT PT COLORADO SPRINGS, CO 80922-2704**	08/19/2026	$200,000	$154	1296	6/3/2	2001	SF	
		APN: 5320405063 Document #: 226079269 Document Type: Warranty Deed Price Code: Q Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT ANTELOPE RIDGE FILING NO 1								
3	.12Mi.	**4024 GRAY FOX HTS COLORADO SPRINGS, CO 80922-2700**	07/09/2026	$181,000	$140	1296	5/3/2	2000	SF	

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APN: 5320405035 Document #: 226065154
Document Type: Warranty Deed Price Code: Q
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT ANTELOPE RIDGE FILING NO 1

4	.13Mi.	**4168 GRAY FOX HTS** **COLORADO SPRINGS, CO 80922-2730**	10/15/2026	$250,000	$166	1508	6/3/1.8	2022	SF

APN: 5329111193 Document #: 226096903
Document Type: Warranty Deed Price Code: Q
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT ANTELOPE RIDGE FILING NO 1

5	.14Mi.	**7683 WHIPTAIL PT** **COLORADO SPRINGS, CO 80922-2725**	09/01/2026	$225,000	$132	1701	7/3/2	2002	SF

APN: 5329111004 Document #: 226083263
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT ANTELOPE RIDGE FILING NO 1 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

6	.14Mi.	**4397 KINGFISHER PT** **COLORADO SPRINGS, CO 80922-2735**	08/04/2026	$229,000	$152	1508	6/3/1.8	2020	SF

APN: 5329111162 Document #: 226074522
Document Type: Warranty Deed Price Code: Q
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT ANTELOPE RIDGE FILING NO 1

7	.15Mi.	**4180 GRAY FOX HTS** **COLORADO SPRINGS, CO 80922-2731**	09/23/2026	$250,000	$166	1508	6/3/1.8	2021	SF

APN: 5329111190 Document #: 226090352
Document Type: Special Warranty Deed Price Code: Q
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT ANTELOPE RIDGE FILING NO 1

8	.15Mi.	**7526 SHALLOW BROOKE PL** **COLORADO SPRINGS, CO 80922-2518**	08/21/2026	$519,000	$191	2723	8/4/2.5	2015	7,918 SF

APN: 5329121001 Document #: 226080122
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: WHISPERING SPRINGS FILING NO 1 Abbreviated Description: Lot:28 Subdivision:WHISPERING SPRINGS FILING NO 1

9	.16Mi.	**7555 SHALLOW BROOKE PL** **COLORADO SPRINGS, CO 80922-2518**	07/20/2026	$586,294	$254	2306	11/5/3.5	2015	6,000 SF

APN: 5329115049 Document #: 226068763
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: WHISPERING SPRINGS FILING NO 1 MapRef: DOC 213713383 Abbreviated Description: Lot:14 Subdivision:WHISPERING SPRINGS FILING NO 1 Map Ref:DOC 213713383

10	.19Mi.	**4210 GRAY FOX HTS** **COLORADO SPRINGS, CO 80922-2732**	09/10/2026	$245,000	$166	1479	6/3/1.8	2020	SF

APN: 5329111172 Document #: 226086641
Document Type: Warranty Deed Price Code:
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT ANTELOPE RIDGE FILING NO 1

11	.24Mi.	**4359 GRAY FOX HTS** **COLORADO SPRINGS, CO 80922-2721**	09/08/2026	$200,000	$133	1507	6/3/1.8	2018	SF

APN: 5329111106 Document #: 226085828
Document Type: Warranty Deed Price Code:
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT ANTELOPE RIDGE FILING NO 1

12	.26Mi.	**4360 GRAY FOX HTS** **COLORADO SPRINGS, CO 80922-2721**	07/13/2026	$160,000	$143	1120	5/3/2	2009	SF

APN: 5329111256 Document #: 226066423
Document Type: Warranty Deed Price Code: Q
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: CHALEAU AT ANTELOPE RIDGE FILING NO 2 Abbreviated Description: Lot:1 Subdivision:CHALEAU AT ANTELOPE RIDGE FILING NO 2

13	.3Mi.	**7284 EAGLE CANYON DR** **COLORADO SPRINGS, CO 80922-2378**	07/20/2026	$449,999	$316	1422	6/3/2.5	2005	6,300 SF

APN: 5320322014 Document #: 226068750
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: NORTH RANGE AT SPRINGS RANCH FILING NO 11 Abbreviated Description: Lot:12 Subdivision:NORTH RANGE AT SPRINGS RANCH FILING NO 11 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

14	.31Mi.	**4377 CROW CREEK DR** **COLORADO SPRINGS, CO 80922-2453**	08/14/2026	$360,000	$310	1160	6/3/2	2003	5,500 SF

APN: 5329112004 Document #: 226077975
Document Type: Personal Representatives Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: NORTH RANGE AT SPRINGS RANCH FILING NO 7 Abbreviated Description: Lot:56 Subdivision:NORTH RANGE AT SPRINGS RANCH FILING NO 7 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

15	.32Mi.	**4561 RANGE CREEK DR** **COLORADO SPRINGS, CO 80922-3719**	09/15/2026	$420,000	$380	1105	5/3/1.8	2004	5,500 SF

APN: 5329216026 Document #: 226087773
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: NORTH RANGE AT SPRINGS RANCH FILING NO 9 Abbreviated Description: Lot:5 Subdivision:NORTH RANGE AT SPRINGS RANCH FILING NO 9 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

16	.34Mi.	**4648 PIKA PT** **COLORADO SPRINGS, CO 80922-2710**	08/04/2026	$134,000	$97	1379	5/2/2	2002	SF

APN: 5320405018 Document #: 226074233
Document Type: Special Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 43 Subdivision: CHATEAU AT ANTELOPE RIDGE MapRef: DOC 202048860 Abbreviated Description: Lot:43 Subdivision:CHATEAU AT ANTELOPE RIDGE Map Ref:DOC 202048860

17	.39Mi.	**4406 CROW CREEK DR** **COLORADO SPRINGS, CO 80922-2457**	07/29/2026	$435,000	$336	1295	6/3/2	2004	5,250 SF

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APN: 5329213026 Document #: 226071970
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 60 Subdivision: NORTH RANGE AT SPRINGS RANCH FILING NO 8 Abbreviated Description: Lot:60 Subdivision:NORTH RANGE AT SPRINGS RANCH FILING NO 8 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

18	.4Mi.	**4671 RANGE CREEK DR** **COLORADO SPRINGS, CO 80922-3720**	08/18/2026	$410,000	$286	1436	6/3/2.5	2004	5,500 SF

APN: 5329216015 Document #: 226078977
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: NORTH RANGE AT SPRINGS RANCH FILING NO 8 Tract No: Q Abbreviated Description: Lot:2 Subdivision:NORTH RANGE AT SPRINGS RANCH FILING NO 8 Tract No:Q City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

19	.43Mi.	**4268 QUARTZITE PL** **COLORADO SPRINGS, CO 80938-9611**	09/08/2026	$430,000	$302	1426	7/4/2.8	2019	3,884 SF

APN: 5328201153 Document #: 226085707
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 20 Subdivision: ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO 2A Abbreviated Description: Lot:20 Subdivision:ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO 2A City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

20	.43Mi.	**4427 QUARTZITE PL** **COLORADO SPRINGS, CO 80938-9610**	08/21/2026	$407,000	$323	1260	7/3/2.3	2020	3,447 SF

APN: 5328201187 Document #: 226079855
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 70 Subdivision: ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO 2A Abbreviated Description: Lot:70 Subdivision:ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO 2A City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

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.	**4096 GRAY FOX HTS**	**03/25/2025**	$198,939	$14,030	1,240	6/3/2	2003		
.01Mi.	**4090 GRAY FOX HTS**	**08/09/2006**	$201,288	$14,190	1,376	6/3/2	2002		
.01Mi.	**4102 GRAY FOX HTS**	**08/06/2021**	$206,614	$14,570	1,379	6/3/2	2002		
.02Mi.	**4084 GRAY FOX HTS**	**08/30/2021**	$211,049	$14,880	1,516	8/3/2	2003		
.02Mi.	**4091 GRAY FOX HTS**	**01/17/2024**	$210,575	$14,850	1,515	7/3/2	2003		
.03Mi.	**4085 GRAY FOX HTS**	**09/21/2017**	$202,019	$14,240	1,362	6/3/2	2003		
.03Mi.	**4078 GRAY FOX HTS**	**05/04/2021**	$219,555	$15,480	1,681	5/3/2	2002		
.03Mi.	**7611 BLACK BEAR PT**	**06/24/2025**	$222,061	$15,660	1,683	6/3/2	2002		
.04Mi.	**4114 GRAY FOX HTS**	**06/01/2016**	$222,199	$15,670	1,742	7/3/2	2002		
.04Mi.	**4072 GRAY FOX HTS**	**02/08/2021**	$209,002	$14,730	1,505	6/3/2	2003		
.05Mi.	**4115 GRAY FOX HTS**	**09/16/2021**	$228,500	$16,110	1,240	6/3/2	2003		
.05Mi.	**7767 BLACK BEAR PT**	**07/08/2015**	$204,465	$14,410	1,361	6/3/2	2003		
.05Mi.	**4066 GRAY FOX HTS**	**09/11/2003**	$200,617	$14,140	1,299	6/2/2	2003		
.05Mi.	**4120 GRAY FOX HTS**	**01/21/2009**	$198,526	$14,000	1,240	7/3/2	2003		
.05Mi.	**7755 BLACK BEAR PT**	**09/08/2022**	$197,718	$13,940	1,220	6/3/2	2004		
.06Mi.	**4121 GRAY FOX HTS**	**02/03/2012**	$211,371	$14,900	1,521	6/3/2	2003		

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Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	35.0 years old	Households:	11,289
Median Household Income:	$102,047	Households w/Family:	75%
Household Income Per Capita:	$45,830	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Falcon School District 49	Students:	25,689
Number of Schools:	31	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.93Mi.	**Sand Creek High School** Number of Students: 1,426 Student-Teacher Ratio: 20.9 Advanced Placement: Yes	A-	Public	9 - 12
0.53Mi.	**Springs Ranch Elementary School** Number of Students: 548 Student-Teacher Ratio: 15.66	A-	Public	PK - 5
2.55Mi.	**Horizon Middle School** Number of Students: 773 Student-Teacher Ratio: 16.21	B-	Public	6 - 8

Flood Report

The Subject Property of **4096 GRAY FOX HTS, COLORADO SPRINGS, CO 80922-2702** 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	91%	LOWER
BURGLARY	37%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	56%	NOTABLY LOWER
AGGRAVATED ASSAULT	28%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	46%	SIGNIFICANTLY LOWER
MURDER	55%	NOTABLY LOWER
OVERALL	37%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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