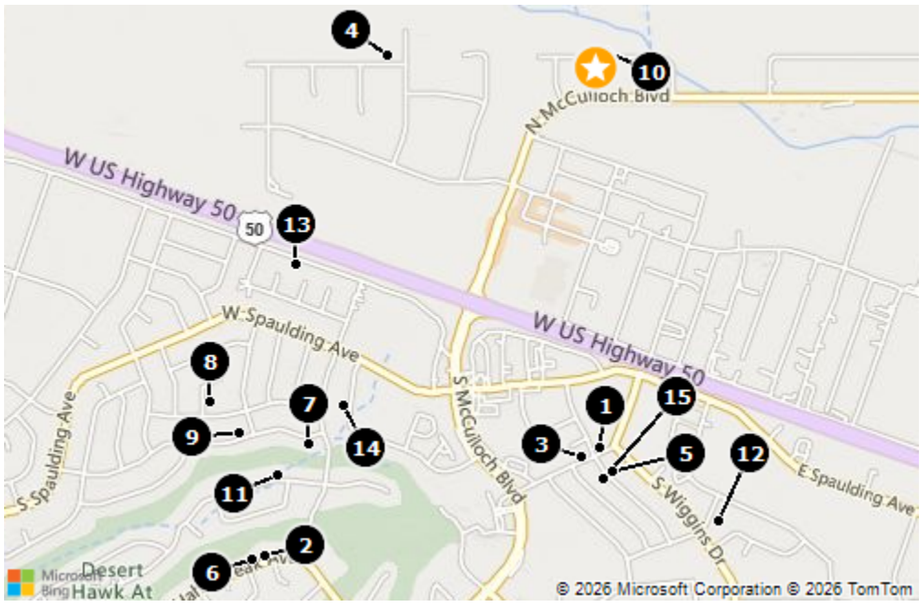
ICE SiteX Report

OrderID: 98305995

SiteX Property Information Report



Subject Property Location

40 E LYONS DR, PUEBLO, CO 81007-1409

County:	**PUEBLO CO**	Census Tract:	081010029.231020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	602102003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$413,000**	FSD:	10	Common Confidence Score:	69
Value Range:	$371,700 - $454,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	70E
Assd Land Value:	$2,969	Market Land Value:	$47,500	Tax Year:	2025
Assd Improvement:	$21,041	Market Improvment Value:	$336,624	Total Taxable Value:	$2,540
Total Assessed Value:	$24,010	Total Assessor Market Value:	$384,124	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 5 Subdivision: PUEBLO WEST Tract No: 244 Sec/Twnship/Range: SEC 02 TWN 20S RNG 66W
Abbreviated Description: LOT 3 BLK 5 TR 244 PUEBLO WEST

Property Characteristics

Lot Size:	1.010 AC	Bedrooms:	3	Pool:	
Building Area:	1590 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:	1+B	Number of Cars:	2	A/C:	Refrig
Style:	Ranch	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/07/2026	Sales Price:	N/A
Document #:	2405692 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/17/2024	Sales Price:	$335,775
Document #:	2360739 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/15/2022	Loan Amount:	N/A
Document #:	2284418 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2052	Type Finance:	
Legal Description:			

Lot: 3 Block: 5 Subdivision: PUEBLO WEST Tract No: 244

Prior Transfer

Recording Date:	07/15/2022	Sales Price:	$410,000
Document #:	2284416 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/07/2022		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 3 Block: 5 Tract No: 244
City/Muni/Twp: PUEBLO WEST

Prior Transfer

Recording Date:	01/24/2022	Sales Price:	N/A
Document #:	2261616 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/24/2022		
Document Type:			

Legal Description:
Lot: 3 Block: 5 Tract No: 244

Prior Transfer

Recording Date:	09/09/2021	Sales Price:	$31,000
Document #:	2242884 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/12/2021		
Document Type:			

Legal Description:
Lot: 3 Block: 5 Subdivision: PUEBLO WEST Tract No: 244

Prior Transfer

Recording Date:	05/12/2021	Sales Price:	N/A
Document #:	2242884 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 5 Subdivision: PUEBLO WEST Tract No: 244 Sec/Twnship/Range: SEC 02 TWN 20S RNG 66W
Abbreviated Description: LOT 3 BLK 5 TR 244 PUEBLO WEST

Prior Transfer

Recording Date:	01/04/1982	Sales Price:	$4,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$5,645,800	Median # of Bedrooms	3
Median Lot Size	15,682 SF	Median # of Baths	2
Median Living Area	1,418 SF	Median Year Built	1998
Price Range - 2 Yrs	$265,000 to $475,000	Age Range	6 years to 40 years
Median Value	$370,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.96Mi.	**211 E ABARR DR** **PUEBLO, CO 81007-5411**	08/17/2026	$342,000	$246	1385	6/3/3	1997	18,731 SF	
		APN: 611104001 Document #: 2415317 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Tract No: 331 Abbreviated Description: Lot:1 Block:1 Tract No:331 City/Muni/Twp:PUEBLO WEST City/Muni/Twp: PUEBLO WEST								
2	1.49Mi.	**269 W HAHNS PEAK AVE** **PUEBLO, CO 81007-2804**	08/11/2026	$400,000	$204	1956	7/3/2	1997	19,602 SF	
		APN: 611208006 Document #: 2414702 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Block: 6 Subdivision: PUEBLO WEST Tract No: 351 Abbreviated Description: Lot:36 Block:6 Subdivision:PUEBLO WEST Tract No:351								
3	.98Mi.	**175 E ABARR DR** **PUEBLO, CO 81007-1602**	07/27/2026	$315,000	$256	1228	6/3/2	2006	10,454 SF	
		APN: 611105012 Document #: 2413157 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Tract No: 331 Abbreviated Description: Lot:2 Block:2 Tract No:331 City/Muni/Twp:PUEBLO WEST City/Muni/Twp: PUEBLO WEST								
4	.53Mi.	**221 W BYWOOD DR** **PUEBLO, CO 81007-1488**	07/06/2026	$345,000	$280	1230	6/3/2	1998	45,738 SF	
		APN: 602207012 Document #: 2411117 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 7 Tract No: 245 Abbreviated Description: Lot:13 Block:7 Tract No:245 City/Muni/Twp:PUEBLO WEST City/Muni/Twp: PUEBLO WEST								
5	1.02Mi.	**208 S DACONA DR** **PUEBLO, CO 81007-1640**	07/02/2026	$334,000	$338	987	5/2/2	1998	11,761 SF	
		APN: 611113011 Document #: 2410924 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 6 Subdivision: PUEBLO WEST Tract No: 331 Abbreviated Description: Lot:16 Block:6 Subdivision:PUEBLO WEST Tract No:331								
6	1.52Mi.	**293 W HAHNS PEAK AVE** **PUEBLO, CO 81007-2804**	05/07/2026	$374,500	$249	1500	4/3/2	1986	14,810 SF	
		APN: 611208004 Document #: 2405722 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Block: 6 Tract No: 351 Abbreviated Description: Lot:34 Block:6 Tract No:351 City/Muni/Twp:PUEBLO WEST City/Muni/Twp: PUEBLO WEST								
7	1.21Mi.	**210 W VENTURI DR** **PUEBLO, CO 81007-3608**	04/29/2026	$470,000	$255	1838	7/3/4	2005	17,860 SF	
		APN: 611203005 Document #: 2405029 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Block: 2 Tract No: 343 Abbreviated Description: Lot:53 Block:2 Tract No:343 City/Muni/Twp:PUEBO WEST City/Muni/Twp: PUEBO WEST								
8	1.3Mi.	**126 S BURKE CT** **PUEBLO, CO 81007-3686**	04/13/2026	$382,000	$221	1724	6/3/2	1995	15,246 SF	
		APN: 603411012 Document #: 2403266 Document Type: Price Code: D Land Use: Single Family Residential								

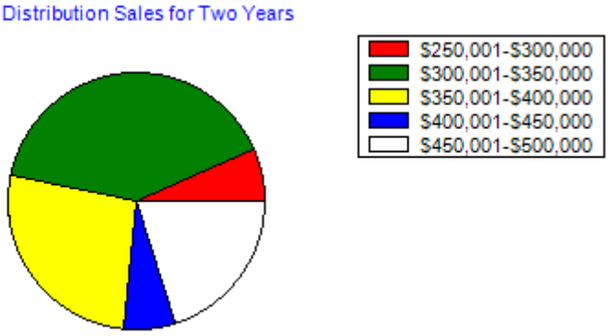
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	Legal: Lot: 12 Block: 9 Tract No: 344 Abbreviated Description: Lot:12 Block:9 Tract No:344 City/Muni/Twp:PUEBLO WEST City/Muni/Twp: PUEBLO WEST								
9	1.3Mi.	**315 W VENTURI DR** **PUEBLO, CO 81007-6010**	04/13/2026	$475,000	$276	1715	6/3/3	1995	15,682 SF
	APN: 610117008 Document #: 2403229 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 25 Block: 3 Tract No: 344 Abbreviated Description: Lot:25 Block:3 Tract No:344 City/Muni/Twp:PUEBLO WEST City/Muni/Twp: PUEBLO WEST								
10	.06Mi.	**49 E LYONS DR** **PUEBLO, CO 81007-1409**	04/10/2026	$265,000	$213	1239	8/2/2	1998	45,303 SF
	APN: 602101005 Document #: 2403110 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 5 Block: 1 Tract No: 244 Abbreviated Description: Lot:5 Block:1 Tract No:244 City/Muni/Twp:PUEBLO WEST City/Muni/Twp: PUEBLO WEST								
11	1.31Mi.	**239 W MANGRUM DR** **PUEBLO, CO 81007-1872**	03/20/2026	$453,500	$272	1664	8/3/3	1996	SF
	APN: 611204006 Document #: 2401083 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 6 Block: 5 Subdivision: PUEBLO WEST Tract No: 345 Abbreviated Description: Lot:6 Block:5 Subdivision:PUEBLO WEST Tract No:345								
12	1.19Mi.	**198 S EADS DR** **PUEBLO, CO 81007-2760**	03/17/2026	$349,900	$253	1380	/3/2	2020	16,117 SF
	APN: 612208002 Document #: 2400737 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 3 Block: 3 Tract No: 373 Abbreviated Description: Lot:3 Block:3 Tract No:373 City/Muni/Twp:PUEBLO WEST City/Muni/Twp: PUEBLO WEST								
13	.92Mi.	**288 W CALLE DE CAMELIA** **PUEBLO, CO 81007-6064**	03/12/2026	$370,000	$260	1418	6/3/3	2003	15,682 SF
	APN: 602311013 Document #: 2400299 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 5 Block: 1 Tract No: 350 Abbreviated Description: Lot:5 Block:1 Tract No:350 City/Muni/Twp:PUEBLO WEST City/Muni/Twp: PUEBLO WEST								
14	1.07Mi.	**165 S GLENROSE DR** **PUEBLO, CO 81007-1867**	03/02/2026	$450,000	$239	1876	6/3/4	1998	15,246 SF
	APN: 602303017 Document #: 2399326 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 17 Block: 4 Subdivision: PUEBLO WEST Tract No: 367 Abbreviated Description: Lot:17 Block:4 Subdivision:PUEBLO WEST Tract No:367								
15	1.05Mi.	**213 S DACONA DR** **PUEBLO, CO 81007-1606**	02/27/2026	$319,900	$370	864	5/2/2	1993	9,583 SF
	APN: 611112011 Document #: 2399151 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 22 Block: 5 Tract No: 331 Abbreviated Description: Lot:22 Block:5 Tract No:331 City/Muni/Twp:PUEBLO WEST City/Muni/Twp: PUEBLO WEST								

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.	**40 E LYONS DR**	**05/12/2021**	$384,124	$24,010	1,590	/3/2	2021	1 SF	
.04Mi.	**54 E LYONS DR**	**02/13/2020**	$361,822	$22,620	1,255	/3/2	2019	1 SF	
.04Mi.	**26 E LYONS DR**		$413,666	$25,860	2,010	/3/2	2021	1 SF	
.05Mi.	**37 E LYONS DR**	**04/26/2002**	$473,359	$29,590	1,373	4/1/3	2001	1 SF	
.06Mi.	**53 E MCCULLOCH BLVD**	**11/08/2021**	$450,000	$28,130	2,298	/4/3	2021	1 SF	
.06Mi.	**49 E LYONS DR**	**08/21/2015**	$335,462	$20,970	1,239	8/2/2	1998	1 SF	
.07Mi.	**19 E LYONS DR**	**01/26/2016**	$424,535	$26,530	2,401	7/3/3	2000	1 SF	
.07Mi.	**68 E LYONS DR**	**01/16/2018**	$340,225	$21,270	1,584	6/3/2	2014	1 SF	
.08Mi.	**292 N SEYMOUR DR**	**07/23/2019**	$456,771	$28,550	1,791	/3/3	2018	1 SF	
.09Mi.	**67 E MCCULLOCH BLVD**	**03/29/2021**	$420,318	$26,270	1,611	/3/2	2022	1 SF	
.09Mi.	**280 N SEYMOUR DR**	**03/02/2019**	$368,082	$23,010	1,448	6/3/3	2003	1 SF	
.09Mi.	**61 E LYONS DR**	**05/07/2020**	$405,034	$25,320	1,346	6/3/3	2003	1 SF	
.1Mi.	**7 E LYONS DR**	**04/13/2010**	$323,611	$20,230	1,634	7/3/2	2009	1 SF	
.12Mi.	**82 E LYONS DR**	**08/08/2003**	$302,125	$18,880	1,240	7/3/2	2003	1 SF	
.12Mi.	**79 E LYONS DR**	**01/27/2017**	$374,354	$23,400	1,607	6/3/2	2017	1 SF	
.13Mi.	**10 W LYONS DR**	**03/01/2007**	$442,016	$27,630	2,153	8/3/2	2006	1 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	41.3 years old	Households:	11,921
Median Household Income:	$91,725	Households w/Family:	78%
Household Income Per Capita:	$40,067	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Pueblo County School District 70	Students:	10,386
Number of Schools:	26	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.81Mi.	**Pueblo West High School**	B-	Public	9 - 12
Number of Students: 1,540 Student-Teacher Ratio: 21.24 Advanced Placement: Yes				
1.93Mi.	**Liberty Point International School**	C	Public	6 - 8
Number of Students: 417 Student-Teacher Ratio: 17.32				
1.34Mi.	**Prairie Winds Elementary School**	C+	Public	PK - 5
Number of Students: 477 Student-Teacher Ratio: 16.66				

Flood Report

The Subject Property of **40 E LYONS DR, PUEBLO, CO 81007-1409** 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	57%	NOTABLY LOWER
BURGLARY	45%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	24%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	102%	SIMILAR
MURDER	44%	SIGNIFICANTLY LOWER
OVERALL	34%	SIGNIFICANTLY LOWER

Disaster Alerts

6/29/2026 - Aspen Acres Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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