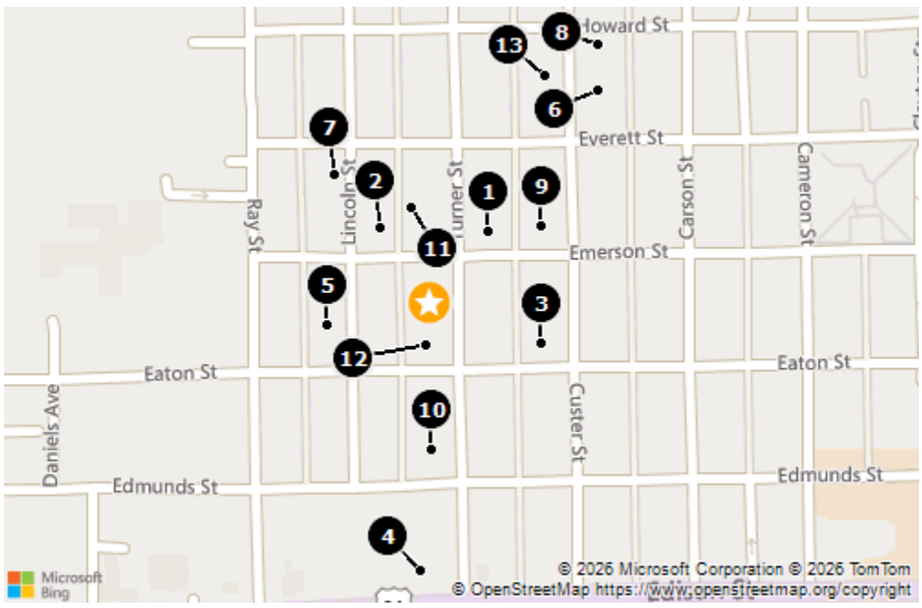
ICE SiteX Report

OrderID: 97523461

SiteX Property Information Report



Subject Property Location

414 TURNER ST, BRUSH, CO 80723-1940

County:	**MORGAN CO**	Census Tract:	080870007.003022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R001163	Thomas Bros Pg-Grid:	

Valuation

Value:	**$298,000**	FSD:	16	Common Confidence Score:	44
Value Range:	$250,320 - $345,680	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001
Assd Land Value:	$2,490	Market Land Value:	$39,900	Tax Year:	2025
Assd Improvement:	$17,980	Market Improvment Value:	$287,680	Total Taxable Value:	$2,220
Total Assessed Value:	$20,470	Total Assessor Market Value:	$327,580	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 4 Subdivision: RAY-OXFORD ADD
Abbreviated Description: SUBD RAY-OXFORD ADD BR BLOCK 04 LOT 02 AND- LOT 03 S12 LT 2 & ALL LT 3

Property Characteristics

Lot Size:	10,500 SF	Bedrooms:	3	Pool:	
Building Area:	2348 SF	Baths:	2	Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	N
Style:	Convention	Basement:	Yes	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/27/2023	Loan Amount:	N/A
Document #:	948233 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2045	Type Finance:	

Legal Description:
Lot: 2&3 Block: 4 Subdivision: RAY-OXFORD ADDITION
Abbreviated Description: SOUTH HALF OF LOT 2
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	03/07/2018	Sales Price:	N/A
Document #:	910661 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/05/2018	Sales Price:	N/A
Document #:	910600 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/22/2015	Sales Price:	N/A
Document #:	897397 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	10/28/2015	Sales Price:	N/A
Document #:	896428 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: 4 Subdivision: RAY-OXFORD ADD
Abbreviated Description: SUBD RAY-OXFORD ADD BR BLOCK 04 LOT 02 AND- LOT 03 S12 LT 2 & ALL LT 3

Prior Transfer

Recording Date:	10/28/2015	Sales Price:	N/A
Document #:	896428 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/23/2015		
Document Type:			

Legal Description:
Lot: 2&3 Block: 4 Subdivision: RAY OXFORD ADDITION Map Ref: MB3 PG17
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	10/26/2015	Sales Price:	$145,000
Document #:	896382 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/22/2015		
Document Type:			

Legal Description:
Lot: 2&3 Block: 4 Subdivision: RAY OXFORD ADDITION Map Ref: MB3 PG17
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	06/24/2013	Sales Price:	$115,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/24/2013	Loan Amount:	N/A
Document #:	882865 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2043	Type Finance:	

Legal Description:
Lot: 2&3 Block: 4 Subdivision: RAY OXFORD ADDITION
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	06/24/2013	Sales Price:	$115,000
Document #:	882864 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/2013		
Document Type:			

Legal Description:
Lot: 2&3 Block: 4 Subdivision: RAY OXFORD ADDITION TO BRUSH

Prior Transfer

Recording Date:	11/28/2012	Sales Price:	$55,000
Document #:	879160 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/21/2012		
Document Type:			

Legal Description:
Lot: 2&3 Block: 4 Subdivision: RAY OXFORD ADDITION
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	04/19/2012	Sales Price:	N/A
Document #:	875255 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/19/2012		
Document Type:			

Legal Description:
Lot: 2&3 Block: 4 Subdivision: RAY OXFORD ADDITION Map Ref: MB3 PG7
City/Muni/Twp: BRUSH

Mortgage Record

Recording Date:	02/08/2008	Loan Amount:	N/A
Document #:	847636 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2&3 Block: 4 Subdivision: RAY OXFORD ADDITION
Abbreviated Description: PRIOR REF 01/23/2008 847337
City/Muni/Twp: BRUSH

Mortgage Record

Recording Date:	01/23/2008	Loan Amount:	N/A
Document #:	847337 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2&3 Block: 4 Subdivision: RAY OXFORD ADDITION
City/Muni/Twp: BRUSH

ICE SiteX Report

OrderID: 97523461

Area Sales Analysis

Total Area Sales	$4,089,500	Median # of Bedrooms	3
Median Lot Size	7,000 SF	Median # of Baths	1.75
Median Living Area	2,817 SF	Median Year Built	1947
Price Range - 2 Yrs	$207,000 to $505,000	Age Range	70 years to 123 years
Median Value	$307,500	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**719 EMERSON ST** **BRUSH, CO 80723-1912**	05/18/2026	$300,000	$106	2817	9/4/2	1951	8,750 SF	
		APN: R002481 Document #: 962218 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4-6 MapRef: MB 596 PG 39 Abbreviated Description: Lot:4-6 Map Ref:MB 596 PG 39Abbreviated Description:THIRD ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
2	.06Mi.	**507 LINCOLN ST** **BRUSH, CO 80723-1928**	03/11/2026	$241,000	$208	1158	5/2/1	1953	6,600 SF	
		APN: R002625 Document #: 961111 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: RAYOXFORD ADDITION MapRef: MB 3 PG 17 Abbreviated Description: Lot:8 Block:3 Subdivision:RAYOXFORD ADDITION Map Ref:MB 3 PG 17City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
3	.07Mi.	**406 CUSTER ST** **BRUSH, CO 80723-2051**	12/12/2025	$207,000	$166	1246	4/2/1	1918	7,000 SF	
		APN: R001976 Document #: 959773 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 7 Subdivision: THIRD ADDITION Abbreviated Description: Lot:5 Block:7 Subdivision:THIRD ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
4	.16Mi.	**811 EDISON ST** **BRUSH, CO 80723-1904**	11/18/2025	$285,000	$169	1685	6/2/1	1919	7,500 SF	
		APN: R001341 Document #: 959439 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NE4 S03T03NR56W 6PM Abbreviated Description: Sec/Twnship/Range:SW4NE4 S03T03NR56W 6PM City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
5	.06Mi.	**412 LINCOLN ST** **BRUSH, CO 80723-1927**	11/14/2025	$365,000	$92	3966	10/4/1.5	1956	6,600 SF	
		APN: R001049 Document #: 959410 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: SECOND RAY ADDITION Abbreviated Description: Lot:3 Block:2 Subdivision:SECOND RAY ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
6	.17Mi.	**611 CUSTER ST** **BRUSH, CO 80723-2007**	11/07/2025	$285,000	$99	2859	8/3/2	1947	7,000 SF	
		APN: R000981 Document #: 959305 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: DESKY ADDITION Abbreviated Description: Lot:3 Block:4 Subdivision:DESKY ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
7	.11Mi.	**520 LINCOLN ST** **BRUSH, CO 80723-1929**	10/31/2025	$325,000	$102	3168	5/4/2	1954	6,600 SF	
		APN: R002533 Document #: 959035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: SECOND RAY ADDITION TO THE TOWN NOW CITY OF BRUSH Abbreviated Description: Lot:1 Block:3 Subdivision:SECOND RAY ADDITION TO THE TOWN NOW CITY OF BRUSH								
8	.19Mi.	**621 CUSTER ST** **BRUSH, CO 80723-2007**	10/21/2025	$226,000	$81	2785	6/2/1.5	1924	7,000 SF	
		APN: R001149 Document #: 958824 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 4 Subdivision: DESKY ADDITION TO BRUSH Abbreviated Description: Lot:6 Block:4 Subdivision:DESKY ADDITION TO BRUSH								
9	.08Mi.	**504 CUSTER ST** **BRUSH, CO 80723-2006**	10/14/2025	$375,000	$95	3913	10/3/2	1903	10,500 SF	
		APN: R001915 Document #: 958753 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&6 Block: 6 Subdivision: THIRD ADDITION Abbreviated Description: Lot:5&6 Block:6 Subdivision:THIRD ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
10	.09Mi.	**306 TURNER ST** **BRUSH, CO 80723-1938**	10/03/2025	$348,000	$142	2449	5/3/1	1919	7,000 SF	
		APN: R001280 Document #: 958560 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: RAYOXFORD ADDITION TO BRUSH Abbreviated Description: Lot:5 Block:5 Subdivision:RAYOXFORD ADDITION TO BRUSH								
11	.05Mi.	**506 TURNER ST** **BRUSH, CO 80723-1942**	06/25/2025	$505,000	$121	4148	/3/2	1948	21,000 SF	
		APN: R000934 Document #: 957017 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4-6 Block: 3 Subdivision: RAYOXFORD ADDITION MapRef: MB 1 PG 17 Abbreviated Description: Lot:4-6 Block:3 Subdivision:RAYOXFORD ADDITION Map Ref:MB 1 PG 17								
12	.02Mi.	**406 TURNER ST** **BRUSH, CO 80723-1940**	05/21/2025	$307,500	$122	2517	5/3/2	1952	7,000 SF	
		APN: R002605 Document #: 956508 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: RAY OXFORD ADDITION Abbreviated Description: Lot:5 Block:4 Subdivision:RAY OXFORD ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
13	.16Mi.	**614 CUSTER ST** **BRUSH, CO 80723-2008**	05/13/2025	$320,000	$97	3282	5/3/1.75	1924	7,000 SF	

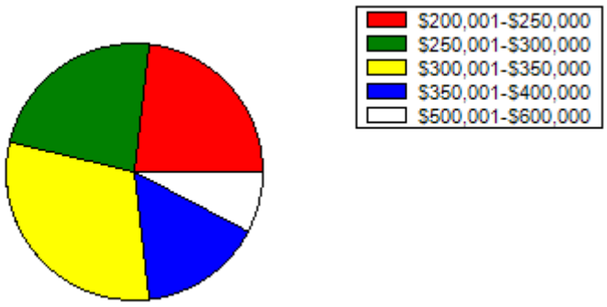
ICE SiteX Report

OrderID: 97523461

APN: R001724 Document #: 956377
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: DESKY ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:DESKY ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH

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.

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.	**414 TURNER ST**	**10/28/2015**	$327,580	$20,470	2,348	8/3/2	1947	10,500 SF	
.01Mi.	**410 TURNER ST**	**08/18/2021**	$326,930	$20,440	2,569	8/2/2	1949	7,000 SF	
.01Mi.	**422 TURNER ST**	**01/19/2018**	$254,580	$15,910	4,330	8/5/4	1951	10,500 SF	
.02Mi.	**406 TURNER ST**	**05/21/2025**	$244,600	$15,290	2,517	5/3/2	1952	7,000 SF	
.03Mi.	**415 LINCOLN ST**	**09/10/2021**	$309,950	$19,370	2,440	5/2/2	1955	6,600 SF	
.03Mi.	**411 LINCOLN ST**	**11/12/2021**	$223,890	$13,990	2,894	8/3/2	1953	6,600 SF	
.03Mi.	**402 TURNER ST**	**06/17/1987**	$289,190	$18,080	3,436	11/4/1.5	1912	7,000 SF	
.03Mi.	**820 EMERSON ST**	**06/24/2022**	$357,090	$22,320	3,294	/4/2	1957	6,600 SF	
.03Mi.	**407 LINCOLN ST**	**07/23/2025**	$326,770	$20,420	2,946	6/4/2	1952	6,600 SF	
.04Mi.	**823 EATON ST**	**05/09/2024**	$311,430	$19,460	3,644	9/4/2	1960	6,600 SF	
.04Mi.	**415 TURNER ST**	**04/08/2025**	$225,900	$14,120	2,316	6/3/1	1919	7,000 SF	
.04Mi.	**419 TURNER ST**	**04/07/2014**	$277,530	$17,350	2,824	10/5/2	1955	7,000 SF	
.04Mi.	**411 TURNER ST**	**11/15/2024**	$289,810	$18,120	2,186	8/4/1.5	1950	7,000 SF	
.04Mi.	**720 EMERSON ST**	**05/08/2025**	$342,720	$21,420	3,534	9/3/2	1954	7,000 SF	
.05Mi.	**407 TURNER ST**	**12/02/1998**	$282,320	$17,650	2,980	/4/2	1964	7,000 SF	
.05Mi.	**819 EMERSON ST**	**06/08/2018**	$309,300	$19,330	2,714	8/3/1.5	1955	6,600 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	38.2 years old	Households:	2,921
Median Household Income:	$72,770	Households w/Family:	70%
Household Income Per Capita:	$36,532	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Brush School District Re-2j	Students:	1,420
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.47Mi.	**Brush Middle School** Number of Students: 328 Student-Teacher Ratio: 15.22	NA	Public	6 - 8
0.20Mi.	**Thomson Primary School** Number of Students: 452 Student-Teacher Ratio: 20.11	NA	Public	PK - 2
1.29Mi.	**Beaver Valley Elementary School** Number of Students: 290 Student-Teacher Ratio: 20.35	NA	Public	3 - 5
0.47Mi.	**Brush High School** Number of Students: 350 Student-Teacher Ratio: 14.1	B-	Public	9 - 12

ICE SiteX Report

OrderID: 97523461

Advanced Placement: Yes

Flood Report

The Subject Property of **414 TURNER ST, BRUSH, CO 80723-1940** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	139%	NOTABLY HIGHER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	152%	NOTABLY HIGHER
MURDER	138%	NOTABLY HIGHER
OVERALL	137%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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