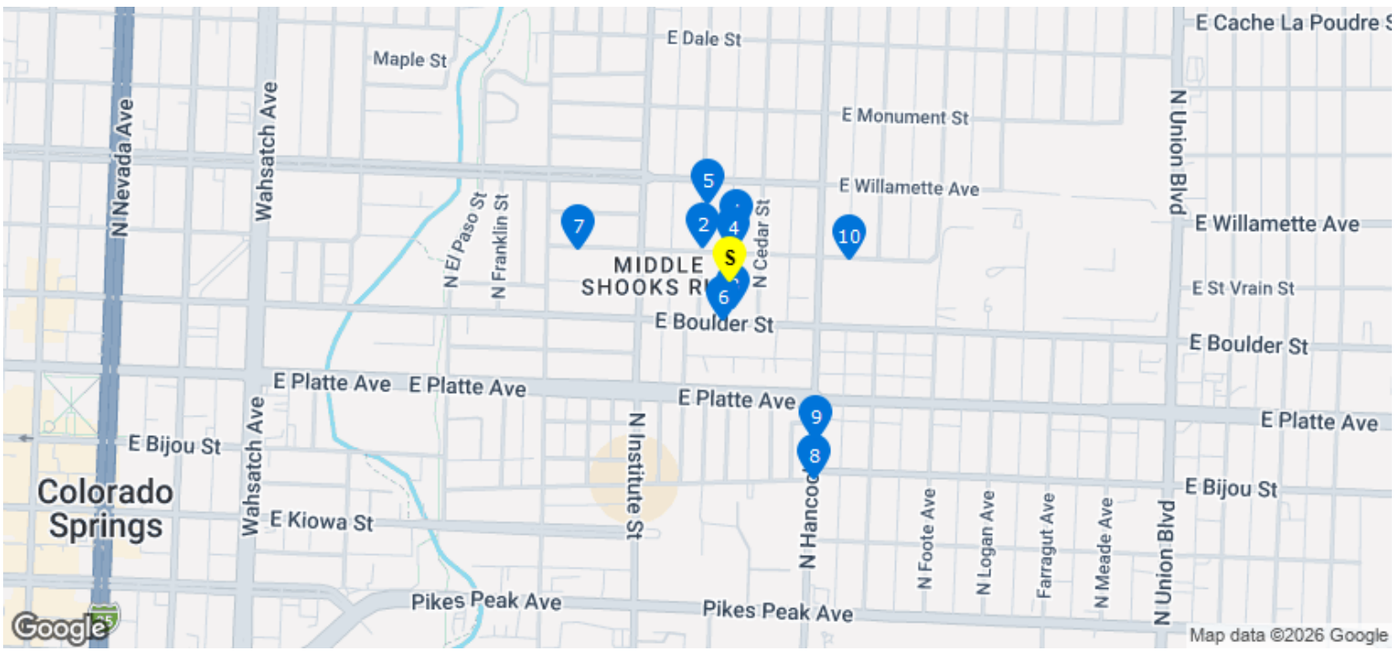
# ICE SiteX Report

**OrderID: 98809105**

## SiteX Property Information Report




## Subject Property Location

### 423 CUSTER AVE, COLORADO SPRINGS, CO 80903-3132

| | | | |
|---|---|---|---|
| County: | **EL PASO CO** | Census Tract: | 0018.00 |
| Property Use: | Single Family Residential | Zoning: | R2 |
| Parcel Number: | 6408338007 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$394,000** | FSD: | 8 | Common Confidence Score: | 77 |
| Value Range: | $362,480 - $425,520 | ICE Confidence Score: | 92 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | FBC |
| Assd Land Value: | $7,400 | Market Land Value: | $105,000 | Tax Year: | 2025 |
| Assd Improvement: | $32,300 | Market Improvment Value: | $458,138 | Total Taxable Value: | $1,970 |
| Total Assessed Value: | $39,700 | Total Assessor Market Value: | $563,138 | Delinquent Year: | |
| | | | | Tax Account ID: | R6408338007 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Block: 8 Subdivision: DAY ADD COLO SPGS Map Ref: MP: 4083
Abbreviated Description: S 40 FT OF N 80 FT OF W 115 FT OF BLK 8 DAY ADD COLO SPGS

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 4,600 SF | Bedrooms: | 2 | Pool: | |
| Building Area: | 732 SF | Baths: | 1 | Fireplace: | 1 |
| Year Built: | 1923 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | Fiber cement siding (Hardi-board/Hardi-plank) |
| Number of Units: | | Garage Type: | Detached Garage | Heating: | Hot Water |
| Number of Stories: | 1+B | Number of Cars: | 1 | A/C: | |
| Style: | Ranch\Rambler | Basement: | Improved Basement (Finished) | Roof Cover: | Composition Shingle |
| | | Foundation: | | Elevator: | Yes, the building has an elevator(s) |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/07/2026 | Sales Price: | $321,399 |
| Document #: | 226064182 BK-PG - | Type of Sale: | |
| Document Type: | Assignment | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/11/2022 | Loan Amount: | N/A |
| Document #: | 222129367 BK-PG - | Loan Type: | Credit Line (Revolving) |
| Contract Date: | 10/03/2022 | | |
| TD Due Date: | 10/28/2042 | Type Finance: | VAR |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION Map Ref: 0
Abbreviated Description: PORTION BLK8
City/Muni/Twp: COLORADO SPRINGS

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/25/2021 | Loan Amount: | N/A |
| Document #: | 221013549 BK-PG - | Loan Type: | VA Loan (Veteran's Administration) |

# ICE SiteX Report

**OrderID: 98809105**

| | | | |
|---|---|---|---|
| Contract Date: | 01/19/2021 | | |
| TD Due Date: | 02/01/2051 | Type Finance: | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION Map Ref: 0
Abbreviated Description: SOUTH40FTN80FTW115F BLK8
City/Muni/Twp: COLORADO SPRINGS

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/11/2019 | Loan Amount: | N/A |
| Document #: | 219024951 BK-PG - | Loan Type: | VA Loan (Veteran's Administration) |
| Contract Date: | 03/05/2019 | | |
| TD Due Date: | 04/01/2049 | Type Finance: | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION Map Ref: 0
Abbreviated Description: S40 FT N 80 FT W115 BLK 8
City/Muni/Twp: COLORADO SPRINGS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/05/2016 | Sales Price: | N/A |
| Document #: | 216115256 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 07/22/2016 | Loan Amount: | N/A |
| Document #: | 216080958 BK-PG - | Loan Type: | Conventional |
| Contract Date: | 07/20/2016 | | |
| TD Due Date: | 08/01/2046 | Type Finance: | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION Map Ref: 0
Abbreviated Description: S 40 FT N 80 FT W 115 FT BLK I
City/Muni/Twp: COLORADO SPRINGS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/22/2016 | Sales Price: | $244,000 |
| Document #: | 216080957 BK-PG - | Type of Sale: | Undetermined Transfer |
| Contract Date: | 07/20/2016 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION
Abbreviated Description: S 40 FT N 80 FT W 115 FT BLK 8
City/Muni/Twp: COLORADO SPRINGS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/09/2012 | Sales Price: | N/A |
| Document #: | 212133837 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 10/31/2012 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 8 Subdivision: DAY ADD

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/02/2012 | Sales Price: | $208,196 |
| Document #: | 212050085 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/09/2012 | Loan Amount: | N/A |
| Document #: | 212039932 BK-PG - | Loan Type: | Non Purchase Money Loan |
| Contract Date: | 03/30/2012 | | |
| TD Due Date: | 05/01/2042 | Type Finance: | Fixed Rate |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION
City/Muni/Twp: COLORADO SPRINGS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/09/2012 | Sales Price: | N/A |
| Document #: | 212039931 BK-PG - | Type of Sale: | Non Arms-Length Transfer |
| Contract Date: | 03/30/2012 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION
City/Muni/Twp: COLORADO SPRINGS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/17/2010 | Sales Price: | $160,000 |
| Document #: | 210057713 BK-PG - | Type of Sale: | |
| Document Type: | Release | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/20/2010 | Loan Amount: | N/A |
| Document #: | 210047507 BK-PG - | Loan Type: | FHA (Federal Housing Admin.) |
| Contract Date: | 05/14/2010 | | |
| TD Due Date: | 06/01/2040 | Type Finance: | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION TO THE CITY OF COLORADO SPRINGS

# ICE SiteX Report

**OrderID: 98809105**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/20/2010 | Sales Price: | $211,000 |
| Document #: | 210047506 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 05/14/2010 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION TO THE CITY OF COLORADO SPRINGS

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 04/06/2007 | Loan Amount: | N/A |
| Document #: | 207046968 BK-PG - | Loan Type: | Unknown Loan Type |
| Contract Date: | 03/30/2007 | | |
| TD Due Date: | 04/01/2037 | Type Finance: | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION TO THE CITY OF COLORADO SPRINGS Map Ref: MB I PG56
Abbreviated Description: SOUTH40 FT N80 FT W115 FT BLK8

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/06/2007 | Sales Price: | $200,000 |
| Document #: | 207046967 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 03/30/2007 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION TO THE CITY OF COLORADO SPRINGS Map Ref: MB I PG56
Abbreviated Description: SOUTH40 FT N80 FT W115 FT BLK8

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/11/2005 | Loan Amount: | N/A |
| Document #: | 205123894 BK-PG - | Loan Type: | Credit Line (Revolving) |
| Contract Date: | 08/02/2005 | | |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION TO THE CITY OF COLORADO SPRINGS

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 08/11/2005 | Loan Amount: | N/A |
| Document #: | 205123893 BK-PG - | Loan Type: | Conventional |
| Contract Date: | 08/02/2005 | | |
| TD Due Date: | 09/01/2035 | Type Finance: | Fixed Rate |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION TO THE CITY COLORADO SPRINGS Map Ref: 0
Abbreviated Description: SOUTH40 FT N80 FT W115 FT BLK8

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/11/2005 | Sales Price: | $184,500 |
| Document #: | 205123891 BK-PG - | Type of Sale: | Arms-Length Transfer |
| Contract Date: | 08/02/2005 | | |
| Document Type: | Deed | | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION TO THE CITY OF COLORADO SPRINGS

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/29/2005 | Loan Amount: | N/A |
| Document #: | 205043081 BK-PG - | Loan Type: | Unknown Loan Type |
| Contract Date: | 03/23/2005 | | |
| TD Due Date: | 04/01/2035 | Type Finance: | |

**Legal Description:**
Block: 8 Subdivision: DAY ADDITION TO THE CITY OF COLORADO SPRINGS Map Ref: 0
Abbreviated Description: SOUTH40 FT N80 FT W115 FT BLK8

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $4,101,500 | Median # of Bedrooms | 2 |
| Median Lot Size | 5,125 SF | Median # of Baths | 1 |
| Median Living Area | 922 SF | Median Year Built | 1926 |
| Price Range - 2 Yrs | $250,000 to $590,000 | Age Range | 93 years to 118 years |
| Median Value | $390,000 | Median Age | 100.5 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .04Mi. | **424 N CEDAR ST**<br>**COLORADO SPRINGS, CO 80903-6113** | 07/10/2026 | $488,000 | $571 | 855 | 6/2/1 | 1908 | 8,250 SF | |
| | | APN: 6408338004 Document #: 226065825<br>Document Type: Warranty Deed Price Code: Q<br>Land Use: Single Family Residential<br>Legal: Block: 8 Subdivision: THE DAY ADDITION Abbreviated Description: Subdivision:THE DAY ADDITION Abbreviated Description:PORTION BLK8 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS | | | | | | | | |
| 2 | .1Mi. | **1013 E WILLAMETTE AVE**<br>**COLORADO SPRINGS, CO 80903-2808** | 06/23/2026 | $479,500 | $526 | 912 | 4/2/1 | 1920 | 6,620 SF | |
| | | APN: 6408331001 Document #: 226059435<br>Document Type: Warranty Deed Price Code: Q<br>Land Use: Single Family Residential<br>Legal: Lot: 3&4 Block: 2 Subdivision: THE A V HUNTER ADDITION Abbreviated Description: Lot:3&4 Block:2 Subdivision:THE A V HUNTER ADDITION Abbreviated Description:PORTION LOT3 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS | | | | | | | | |
| 3 | .13Mi. | **316 CUSTER AVE**<br>**COLORADO SPRINGS, CO 80903-3114** | 05/18/2026 | $415,000 | $383 | 1084 | 6/3/3 | 1918 | 4,340 SF | |
| | | APN: 6417202010 Document #: 226046369<br>Document Type: Warranty Deed Price Code: A<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98809105**

Legal: Lot: 12&13 Subdivision: HOOKES RESUBDIVISION MapRef: MB I PG 40 Sec/Twnship/Range: NW4NW4 S17T14SR66W 6PM Abbreviated Description: Subdivision:HOOKES RESUBDIVISION Map Ref:MB I PG 40Sec/Twnship/Range:NW4NW4 S17T14SR66W 6PM Abbreviated Description:PORTION LOTS12&13

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | .18Mi. | **521 N HANCOCK AVE**<br>**COLORADO SPRINGS, CO 80903-3153** | 09/09/2026 | $435,000 | $357 | 1218 | 6/2/2 | 1932 | 8,250 SF |

APN: 6408425007 Document #: 226086089
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 35 Subdivision: THE EAST END ADDITION Abbreviated Description: Lot:4 Block:35 Subdivision:THE EAST END ADDITION City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | .22Mi. | **801 E SAINT VRAIN ST**<br>**COLORADO SPRINGS, CO 80903-3146** | 08/04/2026 | $565,000 | $498 | 1134 | 7/3/2 | 1922 | 5,000 SF |

APN: 6408336009 Document #: 226074351
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Subdivision: BOULDER HEIGHTS ADDITION Abbreviated Description: Block:5 Subdivision:BOULDER HEIGHTS ADDITION Abbreviated Description:PORTION LOT1 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | .24Mi. | **803 E WILLAMETTE AVE**<br>**COLORADO SPRINGS, CO 80903-2804** | 08/17/2026 | $440,000 | $360 | 1222 | 6/3/1.8 | 1952 | 4,900 SF |

APN: 6408333013 Document #: 226078573
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 1 Subdivision: THE BOULDER HEIGHTS ADDITION NO 1 Abbreviated Description: Subdivision:THE BOULDER HEIGHTS ADDITION NO 1 Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | .24Mi. | **223 CUSTER AVE**<br>**COLORADO SPRINGS, CO 80903-3523** | 08/06/2026 | $370,000 | $280 | 1322 | 6/3/1 | 1891 | 6,200 SF |

APN: 6417210012 Document #: 226075205
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: FAIRVIEW ADDITION Abbreviated Description: Lot:6 Block:2 Subdivision:FAIRVIEW ADDITION City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .28Mi. | **714 N HANCOCK AVE**<br>**COLORADO SPRINGS, CO 80903-2841** | 07/09/2026 | $540,000 | $453 | 1192 | 7/3/1 | 1908 | 6,600 SF |

APN: 6408315013 Document #: 226065355
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3 Subdivision: KENTS RESUBDIVISION Abbreviated Description: Lot:7 Block:3 Subdivision:KENTS RESUBDIVISION City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .29Mi. | **716 N HANCOCK AVE**<br>**COLORADO SPRINGS, CO 80903-2841** | 06/22/2026 | $530,000 | $368 | 1440 | 7/3/1 | 1908 | 6,600 SF |

APN: 6408315010 Document #: 226058887
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: KENTS RESUBDIVISION Abbreviated Description: Lot:6 Block:3 Subdivision:KENTS RESUBDIVISION City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .31Mi. | **209 N ARCADIA ST**<br>**COLORADO SPRINGS, CO 80903-5513** | 10/16/2026 | $770,900 | $354 | 2176 | 9/4/3 | 1900 | 4,160 SF |

APN: 6417208016 Document #: 226097219
Document Type: Warranty Deed Price Code: Q
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 1&2 Block: C Subdivision: HIGHLAND ADDITION Abbreviated Description: Block:C Subdivision:HIGHLAND ADDITION Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .36Mi. | **632 N FOOTE AVE**<br>**COLORADO SPRINGS, CO 80909-4504** | 07/02/2026 | $377,350 | $308 | 1224 | 9/4/2 | 1948 | 5,500 SF |

APN: 6408420001 Document #: 226063232
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 26 Subdivision: THE EAST END ADDITION Abbreviated Description: Block:26 Subdivision:THE EAST END ADDITION Abbreviated Description:PORTION LOTS15&16 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .36Mi. | **661 SHOOKS LN**<br>**COLORADO SPRINGS, CO 80903-3087** | 05/18/2026 | $193,000 | $175 | 1106 | 5/2/1.5 | 1984 | 854 SF |

APN: 6408322019 Document #: 226046278
Document Type: Personal Representatives Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Subdivision: FRANKLIN SQUARE Tract No: B Legal Unit: 20 Abbreviated Description: Subdivision:FRANKLIN SQUARE Tract No:B Legal Unit:20 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .37Mi. | **812 N INSTITUTE ST**<br>**COLORADO SPRINGS, CO 80903-2736** | 09/10/2026 | $499,900 | $435 | 1149 | 8/3/1 | 1945 | 6,900 SF |

APN: 6408311008 Document #: 226086477
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 4 Subdivision: EAST DALE ADDITION Abbreviated Description: Lot:12 Block:4 Subdivision:EAST DALE ADDITION City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .37Mi. | **819 N CEDAR ST**<br>**COLORADO SPRINGS, CO 80903-2763** | 09/02/2026 | $745,000 | $373 | 1996 | 7/3/1.5 | 1905 | 6,600 SF |

APN: 6408314008 Document #: 226083954
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2 Subdivision: KENTS RESUBDIVISION Abbreviated Description: Lot:16 Block:2 Subdivision:KENTS RESUBDIVISION City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .38Mi. | **328 N LOGAN AVE**<br>**COLORADO SPRINGS, CO 80909-5609** | 08/21/2026 | $585,000 | $463 | 1263 | 9/4/1 | 1927 | 5,750 SF |

APN: 6417105006 Document #: 226080033
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 57 Subdivision: THE EAST END ADDITION Abbreviated Description: Block:57 Subdivision:THE EAST END ADDITION Abbreviated Description:PORTION LOT15 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 16 | .38Mi. | **822 CUSTER AVE**<br>**COLORADO SPRINGS, CO 80903-2726** | 08/12/2026 | $440,000 | $376 | 1171 | 9/4/1.5 | 1944 | 8,745 SF |

APN: 6408312006 Document #: 226077024
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14&15 Block: 6 Subdivision: A V HUNTER ADDITION MapRef: MB P PG 6&7 Abbreviated Description: Lot:14&15 Block:6 Subdivision:A V HUNTER ADDITION Map Ref:MB P PG 6&7Abbreviated Description:PORTION LOT15 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 17 | .38Mi. | **114 N SHERIDAN AVE**<br>**COLORADO SPRINGS, CO 80909-5510** | 08/03/2026 | $485,000 | $538 | 901 | 7/3/1.8 | 1935 | 8,250 SF |

# ICE SiteX Report

**OrderID: 98809105**

APN: 6417115011 Document #: 226073830
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 12 Block: 75 Subdivision: EAST END ADDITION Abbreviated Description: Lot:12 Block:75 Subdivision:EAST END ADDITION City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 18 | .42Mi. | **825 N HANCOCK AVE**<br>**COLORADO SPRINGS, CO 80903-2753** | 08/14/2026 | $660,000 | $524 | 1260 | 10/4/2 | 1936 | 8,250 SF |

APN: 6408407004 Document #: 226077829
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 2 Block: 5 Subdivision: EAST END ADDITION Abbreviated Description: Lot:2 Block:5 Subdivision:EAST END ADDITION City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

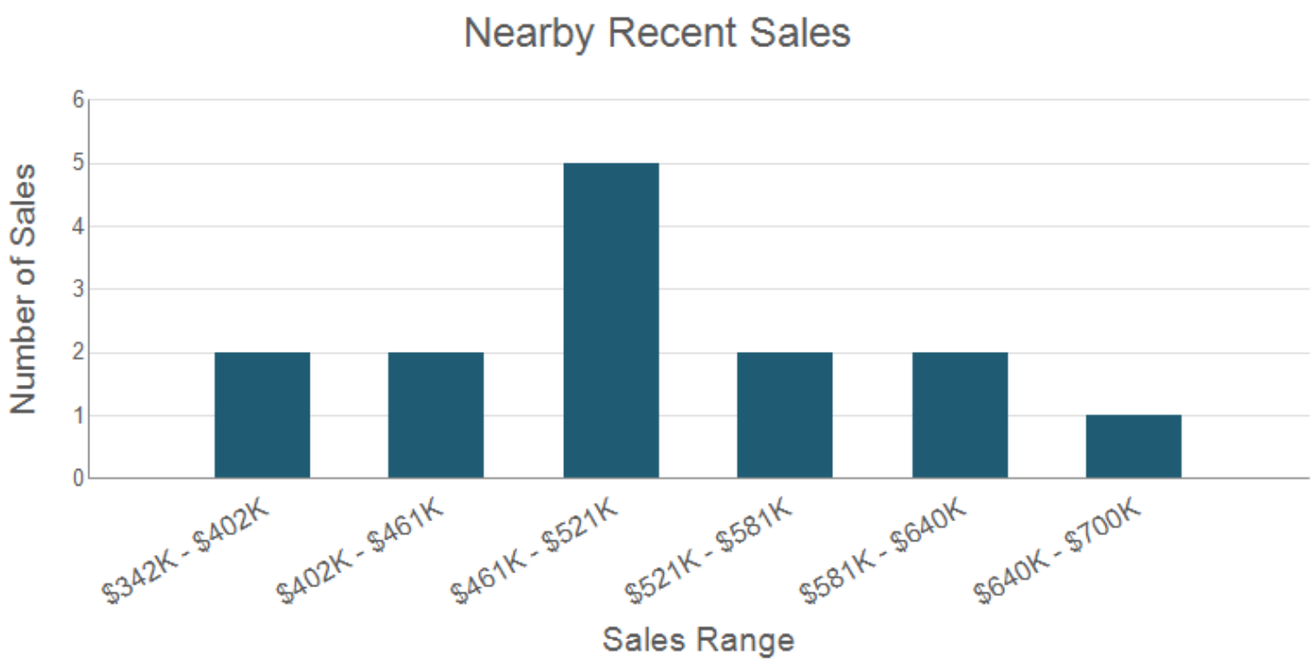
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 19 | .43Mi. | **1511 E BOULDER ST**<br>**COLORADO SPRINGS, CO 80909-5622** | 09/25/2026 | $330,000 | $214 | 1539 | // | 1977 | 6,000 SF |

APN: 6417106003 Document #: 226091026
Document Type: Special Warranty Deed Price Code:
Land Use: Medical Bldg/Clinic
Legal: Lot: 1&2 Block: 58 Subdivision: EAST END ADDITION Abbreviated Description: Block:58 Subdivision:EAST END ADDITION Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 20 | .44Mi. | **910 N CEDAR ST**<br>**COLORADO SPRINGS, CO 80903-2720** | 10/21/2026 | $330,000 | $298 | 1108 | 6/2/1 | 1915 | 8,250 SF |

APN: 6408302008 Document #: 226098721
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 6 Subdivision: VERONA HEIGHTS ADDITION Abbreviated Description: Lot:11&12 Block:6 Subdivision:VERONA HEIGHTS ADDITION 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. | **423 CUSTER AVE** | **07/22/2016** | $563,138 | $39,700 | 732 | 5/2/1 | 1923 | 4,600 SF | |
| .01Mi. | **431 CUSTER AVE** | **07/08/2003** | $319,208 | $22,500 | 560 | 5/1/1 | 1920 | 4,600 SF | |
| .01Mi. | **421 CUSTER AVE** | **11/17/1992** | $552,509 | $38,950 | 1,586 | 11/6/2 | 1923 | 7,425 SF | |
| .02Mi. | **1011 E SAINT VRAIN ST** | **12/29/2020** | $579,689 | $40,870 | 888 | 7/3/1 | 1918 | 4,000 SF | |
| .02Mi. | **419 CUSTER AVE** | **01/29/2008** | $380,503 | $26,820 | 914 | 5/2/1 | 1910 | 8,250 SF | |
| .03Mi. | **417 CUSTER AVE** | **08/25/2022** | $433,795 | $30,580 | 1,328 | 7/3/1 | 1910 | 8,250 SF | |
| .03Mi. | **925 E SAINT VRAIN ST** | **08/27/2009** | $415,533 | $29,290 | 864 | 8/3/1 | 1925 | 5,856 SF | |
| .03Mi. | **1017 E SAINT VRAIN ST** | **03/13/2020** | $377,414 | $26,610 | 768 | 6/3/1.8 | 1926 | 2,560 SF | |
| .04Mi. | **411 CUSTER AVE** | **11/07/2025** | $543,762 | $38,330 | 892 | 5/2/1 | 1910 | 7,425 SF | |
| .04Mi. | **923 E SAINT VRAIN ST** | **07/27/2017** | $567,149 | $39,980 | 976 | 5/2/1 | 1903 | 4,800 SF | |
| .04Mi. | **430 N CEDAR ST** | **05/03/2013** | $440,083 | $31,020 | 1,008 | 5/2/1 | 1920 | 6,600 SF | |
| .04Mi. | **424 N CEDAR ST** | **05/31/2006** | $636,175 | $44,850 | 855 | 6/2/1 | 1908 | 8,250 SF | |
| .04Mi. | **1006 E SAINT VRAIN ST** | **12/20/2024** | $404,739 | $28,530 | 898 | 4/2/1 | 1925 | 5,000 SF | |
| .04Mi. | **1004 E SAINT VRAIN ST** | **11/28/2022** | $394,047 | $27,780 | 916 | 5/2/1 | 1923 | 5,625 SF | |
| .04Mi. | **1010 E SAINT VRAIN ST** | **11/01/1986** | $426,501 | $30,070 | 1,140 | 6/2/1 | 1925 | 5,000 SF | |
| .04Mi. | **422 N CEDAR ST** | **03/13/2012** | $431,476 | $30,420 | 1,136 | 6/2/1.5 | 1910 | 7,260 SF | |

# ICE SiteX Report

**OrderID: 98809105**

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 51% | Households Occupied by Owners: | 39% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 35.7 years old | Households: | 7,799 |
| Median Household Income: | $56,530 | Households w/Family: | 38% |
| Household Income Per Capita: | $40,046 | Households w/Family Married: | 26% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 14% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Colorado Springs School District 11 | Students: | 22,227 |
| Number of Schools: | 59 | Rating: | B |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.70Mi. | **North Middle School**<br>Number of Students: 636<br>Student-Teacher Ratio: 16.52 | B | Public | 6 - 8 |
| 0.14Mi. | **Columbia Elementary School**<br>Number of Students: 265<br>Student-Teacher Ratio: 13.36 | C+ | Public | PK - 5 |
| 0.78Mi. | **Palmer High School**<br>Number of Students: 1,265<br>Student-Teacher Ratio: 22.61<br>Advanced Placement: Yes | B | Public | 9 - 12 |

## Flood Report

The Subject Property of **423 CUSTER AVE, COLORADO SPRINGS, CO 80903-3132** 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** | 177% | NOTABLY HIGHER |
| **BURGLARY** | 161% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 172% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 156% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 165% | NOTABLY HIGHER |
| **FORCIBLE RAPE** | 135% | NOTABLY HIGHER |
| **MURDER** | 172% | NOTABLY HIGHER |
| **OVERALL** | 170% | NOTABLY HIGHER |

## Disaster Alerts

No alerts noted

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