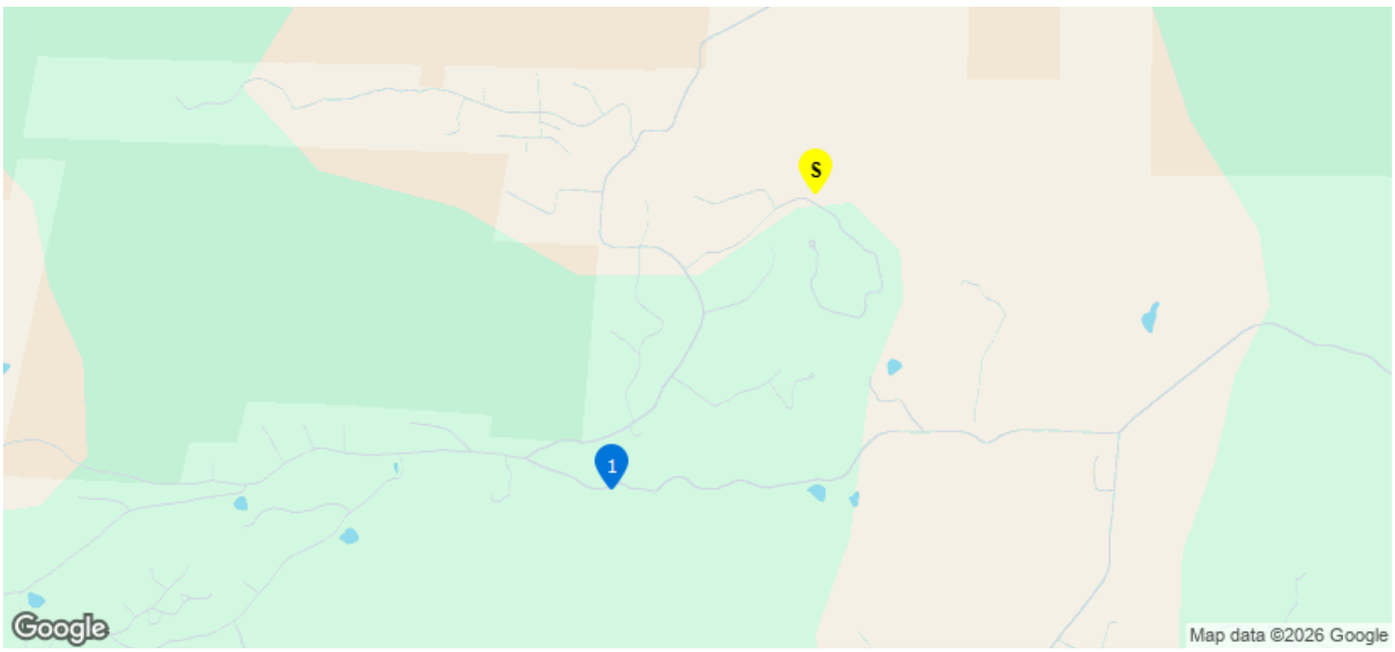
ICE SiteX Report

OrderID: 98775493

SiteX Property Information Report



Subject Property Location

461 BOX CANYON DR, FLORISSANT, CO 80816-9572

County:	**PARK CO**	Census Tract:	0005.00
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	R0005317	Thomas Bros Pg-Grid:	

Valuation

Value:	**$278,000**	FSD:	14	Common Confidence Score:	49
Value Range:	$239,080 - $316,920	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0020
Assd Land Value:	$2,940	Market Land Value:	$47,108	Tax Year:	2025
Assd Improvement:	$22,030	Market Improvment Value:	$352,557	Total Taxable Value:	$1,206
Total Assessed Value:	$24,970	Total Assessor Market Value:	$399,665	Delinquent Year:	
				Tax Account ID:	5317
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 118 Subdivision: SADDLE MTN RCH FLG 3
Abbreviated Description: T14 R71 S06 NE4 SADDLE MOUNTAIN RANCH SUBDIVISION 3 LOT 118

Property Characteristics

Lot Size:	2.000 AC	Bedrooms:	3	Pool:	
Building Area:	1876 SF	Baths:	2.5	Fireplace:	
Year Built:	1999	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/20/2024	Loan Amount:	N/A
Document #:	814079 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/25/2024		
TD Due Date:	11/01/2064	Type Finance:	

Legal Description:
Subdivision: SADDLE MOUNTAIN RANCH SUBDIVISION NO 3 Map Ref: 0

Mortgage Record

Recording Date:	09/13/2023	Loan Amount:	N/A
Document #:	804499 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/15/2023		
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Subdivision: SADDLE MOUNTAIN RANCH SUBDIVISION NO 3 Map Ref: 0

Mortgage Record

Recording Date:	02/28/2017	Loan Amount:	N/A
Document #:	733175 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/10/2017		
TD Due Date:	02/01/2047	Type Finance:	

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Legal Description:
Subdivision: SADDLE MOUNTAIN RANCH SUBDIVISION #3 Map Ref: 0

Prior Transfer

Recording Date:	03/05/2014	Sales Price:	N/A
Document #:	705335 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	07/14/2010	Loan Amount:	N/A
Document #:	672275 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	07/09/2010		
TD Due Date:	08/01/2040	Type Finance:	

Legal Description:
Subdivision: SADDLE MOUNTAIN RANCH SUBDIVISION #3 Map Ref: 0

Mortgage Record

Recording Date:	07/14/2010	Loan Amount:	N/A
Document #:	672274 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/09/2010		
TD Due Date:	08/01/2040	Type Finance:	

Legal Description:
Subdivision: SADDLE MOUNTAIN RANCH SUBDIVISION #3

Prior Transfer

Recording Date:	07/14/2010	Sales Price:	$179,900
Document #:	672273 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/09/2010		
Document Type:	Deed		

Legal Description:
Subdivision: SADDLE MOUNTAIN RANCH SUBDIVISION #3

Prior Transfer

Recording Date:	08/08/2003	Sales Price:	$113,500
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: SADDLE MTN RCH FLG 3
Abbreviated Description: T14 R71 S06 NE4 SADDLE MOUNTAIN RANCH SUBDIVISION 3 LOT 118

Area Sales Analysis

Total Area Sales	$230,500	Median # of Bedrooms	2
Median Lot Size	2 SF	Median # of Baths	2
Median Living Area	1,337 SF	Median Year Built	2004
Price Range - 2 Yrs	$230,500 to $230,500	Age Range	22 years to 22 years
Median Value	$230,500	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.98Mi.	**5413 COUNTY RD 100** **FLORISSANT, CO 80816-9392**	09/30/2026	$230,500	$172	1337	5/2/2	2004	87,120 SF	
		APN: R0007403 Document #: 830355 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 74 Subdivision: SADDLE MOUNTAIN RANCH SUBDIVISION NO 3 Abbreviated Description: Lot:74 Subdivision:SADDLE MOUNTAIN RANCH SUBDIVISION NO 3 City/Muni/Twp:FLORISSANT City/Muni/Twp: FLORISSANT								
2	1.06Mi.	**5221 COUNTY RD 100** **FLORISSANT, CO 80816-9392**	06/02/2026	$15,000			//		44,431 SF	
		APN: R0007409 Document #: 827330 Document Type: Special Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 6 Subdivision: SADDLE MOUNTAIN RANCH SUBDIVISION NO 2 Abbreviated Description: Lot:6 Subdivision:SADDLE MOUNTAIN RANCH SUBDIVISION NO 2								
3	1.83Mi.	**304 ALPINE DR** **FLORISSANT, CO 80816-**	10/15/2026	$25,000			//		57,064 SF	
		APN: R0013967 Document #: 830692 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 353 Subdivision: SADDLE MOUNTAIN HEIGHTS Abbreviated Description: Lot:353 Subdivision:SADDLE MOUNTAIN HEIGHTS								
4	2.08Mi.	**585 EAGLE ROCK RD** **FLORISSANT, CO 80816-**	06/08/2026	$23,000			//		57,064 SF	
		APN: R0013989 Document #: 827515 Document Type: Special Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 376 Subdivision: SADDLE MOUNTAIN HEIGHTS FILING 1 Abbreviated Description: Lot:376 Subdivision:SADDLE MOUNTAIN HEIGHTS FILING 1								
5	2.16Mi.	**133 VAIL DR** **FLORISSANT, CO 80816-9467**	08/31/2026	$421,000	$260	1620	5/1/1	1999	57,064 SF	
		APN: R0013935 Document #: 829591 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 309 Subdivision: SADDLE MOUNTAIN HEIGHTS Abbreviated Description: Lot:309 Subdivision:SADDLE MOUNTAIN HEIGHTS								
6	2.73Mi.	**121 BRIDLE LN** **FLORISSANT, CO 80816-9301**	06/09/2026	$45,000			//		26,136 SF	
		APN: R0021959 Document #: 827549 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land								

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Legal: Lot: 6 Block: 8 Subdivision: WAGON TONGUE SUBDIVISION NO 1 Abbreviated Description: Lot:6 Block:8 Subdivision:WAGON TONGUE SUBDIVISION NO 1

7	2.83Mi.	**1044 MEADOW LN** **GUFFEY, CO 80820-9650**	06/22/2026	$475,000			//		217,800 SF

APN: R0007832 Document #: 827797
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 168&169 Subdivision: PARK RIDGE RANCH FILING NO 7 Abbreviated Description: Lot:168&169 Subdivision:PARK RIDGE RANCH FILING NO 7

8	2.9Mi.	**455 ASPEN WAY DR** **FLORISSANT, CO 80816-**	10/26/2026	$42,500			//		54,450 SF

APN: R0021623 Document #: 830915
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 498 Subdivision: SADDLE MOUNTAIN HEIGHTS Abbreviated Description: Lot:498 Subdivision:SADDLE MOUNTAIN HEIGHTS City/Muni/Twp:FLORISSANT City/Muni/Twp: FLORISSANT

9	3.17Mi.	**289 TIMBERLINE DR** **FLORISSANT, CO 80816-**	06/15/2026	$34,000			//		87,556 SF

APN: R0021995 Document #: 827660
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 638 Subdivision: SADDLE MOUNTAIN HEIGHTS Abbreviated Description: Lot:638 Subdivision:SADDLE MOUNTAIN HEIGHTS

10	3.49Mi.	**272 SPRING VALLEY TRL** **FLORISSANT, CO 80816-9233**	09/14/2026	$222,000	$253	877	3/1/1	1981	21,780 SF

APN: R0022148 Document #: 829911
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 26&27 Block: 1 Subdivision: WAGON TONGUE SUBDIVISION NO 2 Abbreviated Description: Lot:26&27 Block:1 Subdivision:WAGON TONGUE SUBDIVISION NO 2 City/Muni/Twp:FLORISSANT City/Muni/Twp: FLORISSANT

11	4.36Mi.	**4782 COUNTY RD 71** **GUFFEY, CO 80820-**	08/17/2026	$63,000			//		199,940 SF

APN: R0005737 Document #: 829124
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 54 Block: 2 Subdivision: PIKE MEADOWS ESTATES Abbreviated Description: Lot:54 Block:2 Subdivision:PIKE MEADOWS ESTATES City/Muni/Twp:GUFFEY City/Muni/Twp: GUFFEY

12	4.59Mi.	**345 MEADOW LN** **GUFFEY, CO 80820-9609**	07/20/2026	$439,000	$436	1008	7/3/2	2006	163,350 SF

APN: R0005673 Document #: 828423
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: PIKE MEADOWS ESTATES NO 1 Abbreviated Description: Lot:20 Subdivision:PIKE MEADOWS ESTATES NO 1

13	5.25Mi.	**1395 DOE VALLEY RD** **GUFFEY, CO 80820-9645**	10/05/2026	$347,000	$205	1694	5/3/2	1998	871,200 SF

APN: R0007614 Document #: 830420
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: NW4 S33T14SR71W 6PM Abbreviated Description: Sec/Twnship/Range:NW4 S33T14SR71W 6PM

14	5.85Mi.	**6951 COUNTY RD 71** **GUFFEY, CO 80820-8603**	07/13/2026	$525,000	$469	1120	5/3/2	1993	1,528,956 SF

APN: R0042599 Document #: 828225
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: PONDEROSA RANCH Tract No: 13 Abbreviated Description: Subdivision:PONDEROSA RANCH Tract No:13

15	6.21Mi.	**30 WAGON WHEEL RD** **GUFFEY, CO 80820-9613**	07/13/2026	$20,000			//		56,628 SF

APN: R0012005 Document #: 828244
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 4 Block: 3 Subdivision: REFILING OF CASTLE MOUNTAIN RANCH UNIT ONE Abbreviated Description: Lot:4 Block:3 Subdivision:REFILING OF CASTLE MOUNTAIN RANCH UNIT ONE

16	6.68Mi.	**129 EAGLES NEST TRL** **GUFFEY, CO 80820-**	06/15/2026	$160,000			//		1,525,340 SF

APN: R0042755 Document #: 827653
Document Type: Warranty Deed Price Code: A
Land Use: Agricultural / Rural (General)
Legal: Lot: 68 Subdivision: OLD KATHLEEN RANCH SUBDIVISION Abbreviated Description: Lot:68 Subdivision:OLD KATHLEEN RANCH SUBDIVISION

17	7.6Mi.	**38340 US HIGHWAY 24** **LAKE GEORGE, CO 80827-9715**	09/15/2026	$328,000	$360	910	3/1/1	1941	503,554 SF

APN: R0021844 Document #: 829971
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 22 MapRef: MB 181 PG 395 Abbreviated Description: Lot:1 Block:22 Map Ref:MB 181 PG 395Abbreviated Description:PORTION LOT1

18	7.6Mi.	**28 SIGNALMAN LN** **LAKE GEORGE, CO 80827-**	08/24/2026	$444,500	$403	1104	4/1/1	1984	6,534 SF

APN: R0021346 Document #: 829329
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: B Subdivision: 11 MILE RANCH Abbreviated Description: Lot:7 Block:B Subdivision:11 MILE RANCH

19	7.9Mi.	**7066 COUNTY ROAD 92** **LAKE GEORGE, CO 80827-9205**	06/08/2026	$33,500			//		21,780 SF

APN: R0022373 Document #: 827482
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 12 Block: 3 Subdivision: ELEVEN MILE VILLAGE FIRST FILING Abbreviated Description: Lot:12 Block:3 Subdivision:ELEVEN MILE VILLAGE FIRST FILING

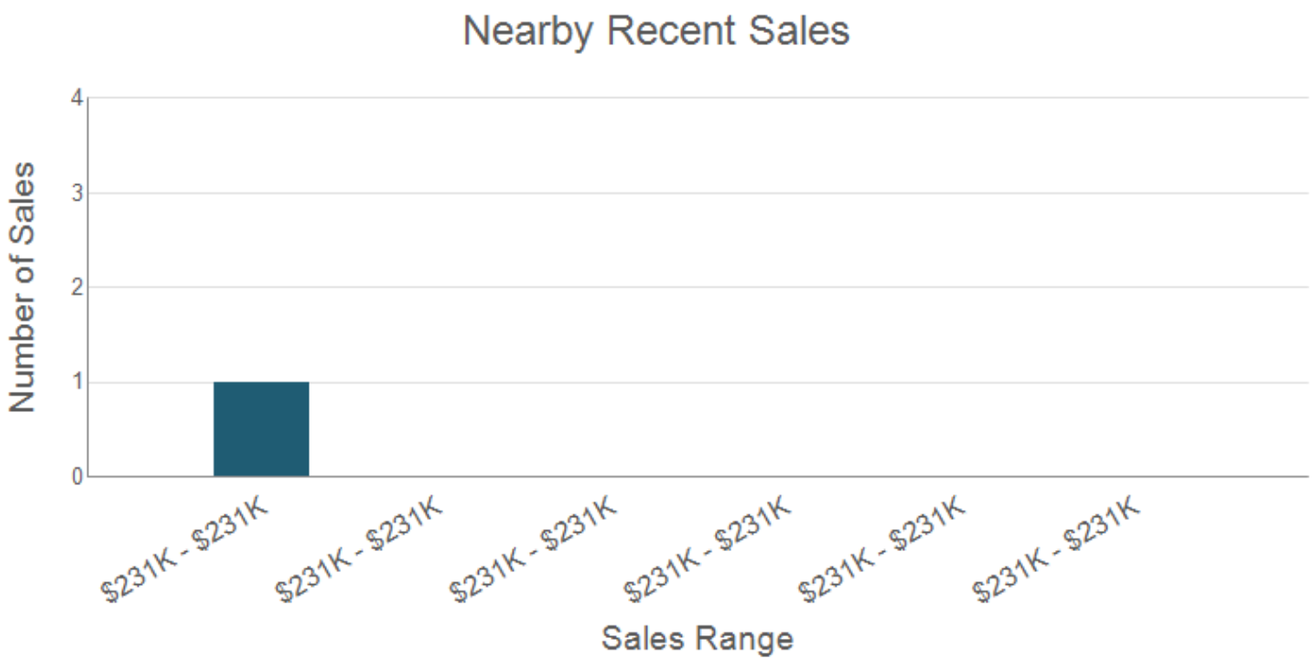
20	7.92Mi.	**120 RAINBOW DR** **LAKE GEORGE, CO 80827-8001**	10/13/2026	$129,000			//		37,026 SF

APN: R0022475 Document #: 830665
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 22R Subdivision: ELEVEN MLLE LAKE SITES SUBDIVISION NO 1 Abbreviated Description: Lot:22R Subdivision:ELEVEN MLLE LAKE SITES SUBDIVISION NO 1 City/Muni/Twp:PARK City/Muni/Twp: PARK

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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.	**461 BOX CANYON DR**	**07/09/2010**	$399,665	$24,970	1,876	5/3/2.5	1999	2 SF	
.67Mi.	**81 DEER PARK DR**	**04/22/2011**	$353,206	$15,820	1,959	5/2/2	2000	3 SF	
.84Mi.	**6751 COUNTY ROAD 100**	**10/04/2004**	$165,922	$10,370	924	4/3/1.5	1986	20 SF	
.98Mi.	**5413 COUNTY RD 100**	**05/07/2001**	$361,048	$22,560	1,337	5/2/2	2004	2 SF	
1.81Mi.	**4361 CO RD 100**	**05/03/2000**	$341,519	$21,350	1,377	4/2/2	1999	1 SF	

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	53.1 years old	Households:	2,708
Median Household Income:	$73,911	Households w/Family:	67%
Household Income Per Capita:	$46,177	Households w/Family Married:	57%
Most Common Education Level:	Some College	Households w/Family Children:	16%

School District

School District Zone:	Park County School District Re-2	Students:	576
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
41.67Mi.	**South Park Middle School** Number of Students: 87 Student-Teacher Ratio: 11.69	D	Public	6 - 8
41.67Mi.	**Edith Teter Elementary School** Number of Students: 190 Student-Teacher Ratio: 22.51	F	Public	PK - 5
41.67Mi.	**South Park High School** Number of Students: 121 Student-Teacher Ratio: 17.85 Advanced Placement: Yes	C-	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	30%	SIGNIFICANTLY LOWER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	8%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	82%	LOWER
MURDER	59%	NOTABLY LOWER
OVERALL	103%	SIMILAR

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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