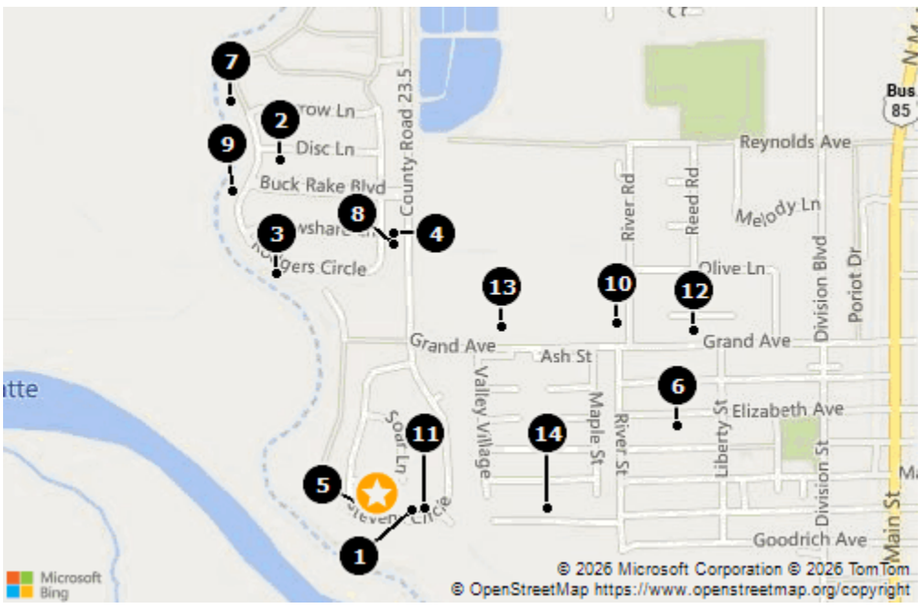
ICE SiteX Report

OrderID: 98161931

SiteX Property Information Report



Subject Property Location

469 SOAR LN, PLATTEVILLE, CO 80651-7916

County:	**WELD CO**	Census Tract:	081230018.002034
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R6948198	Thomas Bros Pg-Grid:	

Valuation

Value:	**$405,000**	FSD:	11	Common Confidence Score:	61
Value Range:	$360,450 - $449,550	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2944
Assd Land Value:	$5,560	Market Land Value:	$89,000	Tax Year:	2025
Assd Improvement:	$19,260	Market Improvment Value:	$308,209	Total Taxable Value:	$1,712
Total Assessed Value:	$24,820	Total Assessor Market Value:	$397,209	Delinquent Year:	
				Tax Account ID:	R6948198
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: 2 Subdivision: OLD HOMESTEAD FARM SUB Map Ref: MAP 0805 Sec/Twnship/Range: SEC 24 TWN 3N RNG 67W
Abbreviated Description: PVI OHF2-20 L20 BLK2 OLD HOMESTEAD FARM

Property Characteristics

Lot Size:	9,148 SF	Bedrooms:	2	Pool:	
Building Area:	1052 SF	Baths:	2	Fireplace:	
Year Built:	1997	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/05/2025	Sales Price:	$174,265
Document #:	5014560 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/02/2023	Loan Amount:	N/A
Document #:	4901496 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2063	Type Finance:	

Legal Description:
Lot: 20 Block: 2 Subdivision: OLD HOMESTEAD FARM SUBDIVISION

Mortgage Record

Recording Date:	06/08/2022	Loan Amount:	N/A
Document #:	4833566 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 20 Block: 2 Subdivision: OLD HOMESTEAD FARM SUBDIVISION

Mortgage Record

Recording Date:	01/20/2021	Loan Amount:	N/A
Document #:	4673101 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2050	Type Finance:	

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Legal Description:
Lot: 20 Block: 2 Subdivision: OLD HOMESTEAD FARM SUBDIVISION

Prior Transfer

Recording Date:	11/24/2020	Sales Price:	$174,265
Document #:	4654079 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/27/2019	Sales Price:	$174,265
Document #:	4544810 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/21/2018	Sales Price:	$174,265
Document #:	4409123 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/14/2017	Sales Price:	$174,265
Document #:	4359959 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/06/2013	Sales Price:	$174,265
Document #:	3961669 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/27/2002	Sales Price:	$177,000
Document #:	3018750 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: 2 Subdivision: OLD HOMESTEAD FARM SUB Map Ref: MAP 0805 Sec/Twnship/Range: SEC 24 TWN 3N RNG 67W
Abbreviated Description: PVI OHF2-20 L20 BLK2 OLD HOMESTEAD FARM

Prior Transfer

Recording Date:	12/27/2002	Sales Price:	$177,000
Document #:	3018750 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/02/2002		
Document Type:			

Legal Description:
Lot: 20 Block: 2 Subdivision: OLD HOMESTEAD FARM SUBDIVISION

Prior Transfer

Recording Date:	11/25/1997	Sales Price:	$113,200
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/25/1997	Sales Price:	$113,220
Document #:	2580851 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/21/1997		
Document Type:			

Legal Description:
Lot: 20 Block: 2 Subdivision: OLD HOMESTEAD FARM SUBDIVISION

Mortgage Record

Recording Date:	07/23/1997	Loan Amount:	N/A
Document #:	2559425 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	01/18/1998	Type Finance:	FIX

Legal Description:
Lot: 20 Block: 2 Subdivision: OLD HOMESTEAD FARM SUBDIVISION

Area Sales Analysis

Total Area Sales	$6,602,620	Median # of Bedrooms	3
Median Lot Size	8,908 SF	Median # of Baths	2.5
Median Living Area	1,224 SF	Median Year Built	1998
Price Range - 2 Yrs	$381,720 to $595,000	Age Range	10 years to 67 years
Median Value	$460,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**460 STEVENS CIR PLATTEVILLE, CO 80651-7903**	07/07/2026	$381,720	$362	1052	7/2/2	1999	7,841 SF	

APN: R6947598 Document #: 5112834
Document Type: Price Code: D
Land Use: Single Family Residential

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Legal: Lot: 14 Block: 2 Subdivision: OLD HOMESTEAD FARM SUBDIVISION Abbreviated Description: Lot:14 Block:2 Subdivision:OLD HOMESTEAD FARM SUBDIVISION

2	.43Mi.	**315 DISC LN** **PLATTEVILLE, CO 80651-7948**	06/25/2026	$560,000	$295	1892	/7/4	2006	8,364 SF	

APN: R8902700 Document #: 5110512
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 5 Subdivision: RODGERS FARM Abbreviated Description: Lot:11 Block:5 Subdivision:RODGERS FARM City/Muni/Twp:PLATTEVILLE City/Muni/Twp: PLATTEVILLE

3	.3Mi.	**731 RODGERS CIR** **PLATTEVILLE, CO 80651-7942**	06/01/2026	$475,000	$391	1212	10/2/3	2002	9,278 SF	

APN: R8893500 Document #: 5105326
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: RODGERS FARM Abbreviated Description: Lot:16 Block:1 Subdivision:RODGERS FARM City/Muni/Twp:PLATTEVILLE City/Muni/Twp: PLATTEVILLE

4	.32Mi.	**705 RODGERS CIR** **PLATTEVILLE, CO 80651-7942**	04/14/2026	$445,000	$374	1188	/4/3	2002	8,015 SF	

APN: R8892200 Document #: 5094942
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: RODGERS FARM Abbreviated Description: Lot:3 Block:1 Subdivision:RODGERS FARM City/Muni/Twp:PLATTEVILLE City/Muni/Twp: PLATTEVILLE

5	.03Mi.	**468 STEVENS CIR** **PLATTEVILLE, CO 80651-7903**	04/09/2026	$430,000	$350	1226	6/3/1	1998	9,148 SF	Spa Only

APN: R6947998 Document #: 5094249
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 2 Subdivision: OLD HOMESTEAD FARM SUBDIVISION Abbreviated Description: Lot:18 Block:2 Subdivision:OLD HOMESTEAD FARM SUBDIVISION

6	.38Mi.	**611 ELIZABETH AVE** **PLATTEVILLE, CO 80651-8532**	04/03/2026	$595,000	$263	2254	8/4/3	1998	12,371 SF	

APN: R7333798 Document #: 5092908
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6&5 Block: 8 Abbreviated Description: Lot:6&5 Block:8 Abbreviated Description:LOT: WEST 2 OF LOT 5 City/Muni/Twp:PLATTEVILLE City/Muni/Twp: PLATTEVILLE

7	.52Mi.	**765 RODGERS CIR** **PLATTEVILLE, CO 80651-7942**	03/30/2026	$560,000	$275	2034	/4/3	2016	9,191 SF	

APN: R8895200 Document #: 5091817
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Block: 1 Subdivision: RODGERS FARM Abbreviated Description: Lot:33 Block:1 Subdivision:RODGERS FARM

8	.31Mi.	**707 RODGERS CIR** **PLATTEVILLE, CO 80651-7942**	03/26/2026	$426,000	$305	1394	/3/2	2001	8,015 SF	

APN: R8892300 Document #: 5091131
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: RODGERS FARM Abbreviated Description: Lot:4 Block:1 Subdivision:RODGERS FARM City/Muni/Twp:PLATTEVILLE City/Muni/Twp: PLATTEVILLE

9	.42Mi.	**749 RODGERS CIR** **PLATTEVILLE, CO 80651-7942**	01/20/2026	$515,000	$423	1216	/3/2	2004	9,017 SF	

APN: R8894400 Document #: 5078162
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Block: 1 Subdivision: RODERS FARM Abbreviated Description: Lot:25 Block:1 Subdivision:RODERS FARM City/Muni/Twp:PLATTEVILLE City/Muni/Twp: PLATTEVILLE

10	.36Mi.	**310 RIVER RD** **PLATTEVILLE, CO 80651-7580**	01/09/2026	$399,900	$327	1222	/3/3	1977	8,451 SF	

APN: R4870786 Document #: 5076519
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: REEDS SUBDIVISION Abbreviated Description: Lot:16 Block:1 Subdivision:REEDS SUBDIVISION City/Muni/Twp:PLATTEVILLE City/Muni/Twp: PLATTEVILLE

11	.06Mi.	**450 STEVENS CIR** **PLATTEVILLE, CO 80651-7903**	11/25/2025	$505,000	$327	1543	7/3/4	1996	10,454 SF	

APN: R6947498 Document #: 5068858
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: OLD HOMESTEAD FARM SUBDIVISION Abbreviated Description: Lot:13 Block:2 Subdivision:OLD HOMESTEAD FARM SUBDIVISION

12	.44Mi.	**509 DAVID CT** **PLATTEVILLE, CO 80651-7582**	11/14/2025	$495,000	$432	1144	/3/1	1978	8,799 SF	

APN: R4877286 Document #: 5065443
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 4 Subdivision: REEDS SUBDIVISION Abbreviated Description: Lot:15 Block:4 Subdivision:REEDS SUBDIVISION City/Muni/Twp:PLATTEVILLE City/Muni/Twp: PLATTEVILLE

13	.26Mi.	**800 GRAND AVE** **PLATTEVILLE, CO 80651-7560**	09/25/2025	$390,000	$380	1024	/3/1	1959	20,909 SF	

APN: R4797286 Document #: 5055251
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: OLINGER SUBDIVISION OF GARDEN TRACTS Abbreviated Description: Block:2 Subdivision:OLINGER SUBDIVISION OF GARDEN TRACTS Abbreviated Description:LOT: PART OF LOT 3 City/Muni/Twp:PLATTEVILLE City/Muni/Twp: PLATTEVILLE

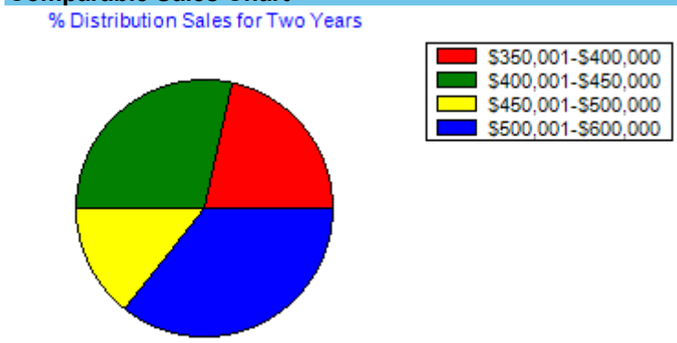
14	.21Mi.	**714 GOODRICH CT** **PLATTEVILLE, CO 80651-7586**	08/27/2025	$425,000	$258	1643	7/3/2	1996	8,581 SF	

APN: R0194994 Document #: 5049692
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: VILLAGE VISTA Abbreviated Description: Lot:21 Subdivision:VILLAGE VISTA City/Muni/Twp:PLATTEVILLE City/Muni/Twp: PLATTEVILLE

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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.	**469 SOAR LN**	**12/27/2002**	$397,209	$24,820	1,052	6/2/2	1997	9,148 SF	
.02Mi.	**471 SOAR LN**	**11/15/2001**	$433,972	$27,120	1,541	7/3/3	1997	9,148 SF	
.02Mi.	**467 SOAR LN**	**06/30/2000**	$406,288	$25,390	1,200	5/2/2	1998	10,019 SF	
.02Mi.	**466 STEVENS CIR**	**03/10/2020**	$423,377	$26,460	1,052	5/3/3	1999	7,841 SF	
.02Mi.	**464 STEVENS CIR**	**04/23/2014**	$417,582	$26,100	1,494	7/3/3	1999	7,841 SF	
.03Mi.	**468 STEVENS CIR**	**01/04/2023**	$415,182	$25,950	1,226	6/3/1	1998	9,148 SF	Spa Only
.03Mi.	**464 SOAR LN**	**04/02/2009**	$427,945	$26,740	1,541	7/3/3	1997	7,841 SF	
.03Mi.	**462 SOAR LN**	**06/18/2020**	$412,595	$25,780	1,494	7/3/3	1997	9,148 SF	
.03Mi.	**473 SOAR LN**	**04/21/2003**	$410,564	$25,660	1,388	7/3/3	1999	8,712 SF	
.03Mi.	**466 SOAR LN**	**07/07/2022**	$419,808	$26,240	1,494	7/3/3	1997	9,583 SF	
.03Mi.	**462 STEVENS CIR**	**07/01/1999**	$428,793	$26,800	1,498	7/3/3	1999	7,841 SF	
.05Mi.	**460 SOAR LN**	**08/21/2013**	$429,377	$26,830	1,472	8/3/3	1999	10,454 SF	
.05Mi.	**484 STEVENS CIR**	**01/22/2016**	$388,129	$24,260	1,263	7/3/2	1998	7,841 SF	
.05Mi.	**465 STEVENS CIR**	**12/22/2023**	$429,347	$26,830	1,200	5/3/2	1998	7,841 SF	
.05Mi.	**477 STEVENS CIR**	**07/06/2022**	$423,206	$26,450	1,384	10/3/3	2000	7,841 SF	
.05Mi.	**467 STEVENS CIR**	**09/30/2008**	$458,967	$28,680	1,226	6/4/3	1998	7,841 SF	Spa Only

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	36.6 years old	Households:	2,341
Median Household Income:	$75,828	Households w/Family:	72%
Household Income Per Capita:	$37,128	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Weld County School District Re-1	Students:	1,727
Number of Schools:	6	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.63Mi.	**Pete Mirich Elementary School** Number of Students: 358 Student-Teacher Ratio: 14.29	D	Public	PK - 5
0.69Mi.	**South Valley Middle School** Number of Students: 143 Student-Teacher Ratio: 10.99	C-	Public	6 - 8
0.80Mi.	**Platteville Elementary School** Number of Students: 317 Student-Teacher Ratio: 13.78	C	Public	PK - 5
11.72Mi.	**North Valley Middle School** Number of Students: 248 Student-Teacher Ratio: 13.39	C	Public	6 - 8
5.75Mi.	**Valley High School** Number of Students: 483 Student-Teacher Ratio: 14.75 Advanced Placement: Yes	C-	Public	9 - 12

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5.84Mi.	**Gilcrest Elementary School**	B+	Public	PK - 5

Number of Students: 178
Student-Teacher Ratio: 13.15

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	39%	SIGNIFICANTLY LOWER
BURGLARY	147%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	164%	NOTABLY HIGHER
MURDER	110%	HIGHER
OVERALL	123%	HIGHER

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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