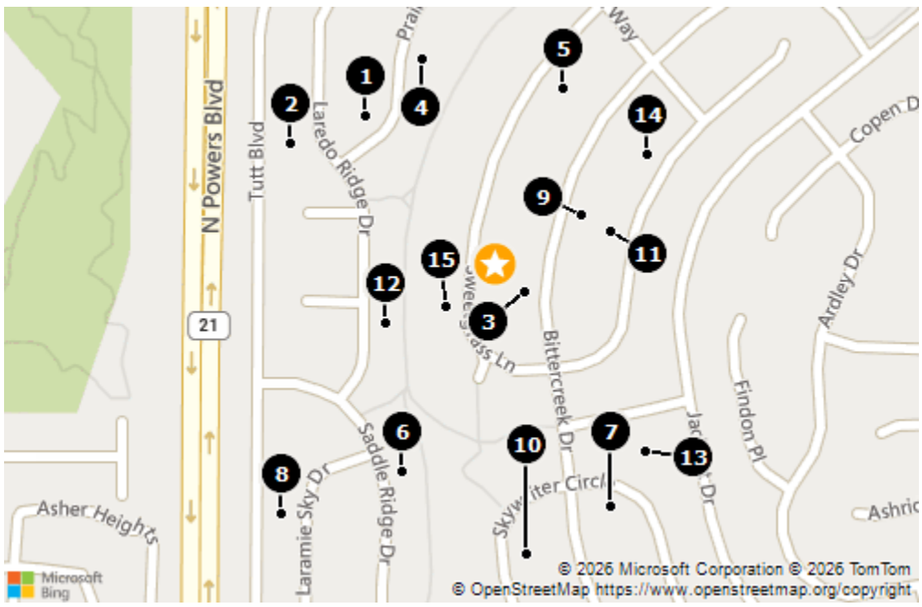
ICE SiteX Report

OrderID: 98162076

SiteX Property Information Report



Subject Property Location

4867 SWEETGRASS LN, COLORADO SPRINGS, CO 80922-2213

County:	**EL PASO CO**	Census Tract:	080410051.123009
Property Use:	Single Family Residential	Zoning:	R1-6 DF AO
Parcel Number:	5319307008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$475,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$441,750 - $508,250	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SCK
Assd Land Value:	$5,340	Market Land Value:	$75,750	Tax Year:	2025
Assd Improvement:	$28,310	Market Improvment Value:	$401,529	Total Taxable Value:	$2,049
Total Assessed Value:	$33,650	Total Assessor Market Value:	$477,279	Delinquent Year:	
				Tax Account ID:	R5319307008
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 56 Subdivision: STETSON HILLS SUB FIL NO 22 Map Ref: MP: 3193
Abbreviated Description: LOT 56 STETSON HILLS SUB FIL NO 22 CO SPGS

Property Characteristics

Lot Size:	6,137 SF	Bedrooms:	5	Pool:	
Building Area:	1816 SF	Baths:	3.5	Fireplace:	
Year Built:	1998	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Siding
Number of Units:		Garage Type:	Built-in	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	Y

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/12/2024	Sales Price:	$291,412
Document #:	89904 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/10/2022	Sales Price:	$6,905
Document #:	222140318 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/18/2022	Sales Price:	N/A
Document #:	222132099 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/12/2022	Loan Amount:	N/A
Document #:	222118566 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/28/2042	Type Finance:	VAR

ICE SiteX Report

OrderID: 98162076

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	04/26/2022	Loan Amount:	N/A
Document #:	222057860 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 56 Subdivision: STEP SON HILLS SUBDIVISION FILING NO 22
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	05/12/2021	Loan Amount:	N/A
Document #:	221094014 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/28/2041	Type Finance:	VAR

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	10/12/2020	Loan Amount:	N/A
Document #:	220161524 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	09/06/2017	Loan Amount:	N/A
Document #:	217107163 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2047	Type Finance:	

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	03/22/2013	Sales Price:	$175,000
Document #:	213037712 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/25/2013	Sales Price:	$35,600
Document #:	213024364 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/27/2012	Sales Price:	$210,000
Document #:	212154366 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUB FIL NO 22 Map Ref: MP: 3193
Abbreviated Description: LOT 56 STETSON HILLS SUB FIL NO 22 CO SPGS

Prior Transfer

Recording Date:	12/27/2012	Sales Price:	$210,000
Document #:	212154366 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/21/2012		
Document Type:			

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUBDIVISION FILING #22
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	12/08/2004	Loan Amount:	N/A
Document #:	204200900 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/26/2044	Type Finance:	VAR

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUBDIVISION FILING #22
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	04/30/2004	Loan Amount:	N/A
Document #:	204069588 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2034	Type Finance:	

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUBDIVISION FILING #22
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	02/21/2003	Loan Amount:	N/A
Document #:	203037547 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2033	Type Finance:	

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUBDIVISION FILING #22
City/Muni/Twp: COLORADO SPRINGS

ICE SiteX Report

OrderID: 98162076

Prior Transfer

Recording Date:	07/06/2001	Sales Price:	$175,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/06/2001	Sales Price:	$175,000
Document #:	201095039 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/02/2001		
Document Type:			

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUBDIVISION FILING #22
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	11/06/1998	Sales Price:	$137,900
Document #:	098161849 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/30/1998		
Document Type:			

Legal Description:
Lot: 56 Subdivision: STETSON HILLS SUBDIVISION FILING #22
City/Muni/Twp: COLORADO SPRINGS

Area Sales Analysis

Total Area Sales	$6,470,300	Median # of Bedrooms	3
Median Lot Size	5,841 SF	Median # of Baths	2.5
Median Living Area	1,532 SF	Median Year Built	1999
Price Range - 2 Yrs	$345,000 to $495,000	Age Range	25 years to 29 years
Median Value	$435,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**5024 PRAIRIE GRASS LN** **COLORADO SPRINGS, CO 80922-2217**	07/29/2026	$434,900	$431	1008	5/2/1	2000	6,218 SF	
		APN: 5319214014 Document #: 226071940 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66 Subdivision: STETSON HILLS SUBDIVISION FILING NO 25 Abbreviated Description: Lot:66 Subdivision:STETSON HILLS SUBDIVISION FILING NO 25 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
2	.15Mi.	**5028 LAREDO RIDGE DR** **COLORADO SPRINGS, CO 80922-2223**	06/17/2026	$345,000	$248	1386	6/3/1.5	2000	9,168 SF	
		APN: 5319316001 Document #: 226057494 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 86 Subdivision: STETSON HILLS SUBDIVISION FILING NO 25 Abbreviated Description: Lot:86 Subdivision:STETSON HILLS SUBDIVISION FILING NO 25 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
3	.03Mi.	**4830 BITTERCREEK DR** **COLORADO SPRINGS, CO 80922-2919**	06/05/2026	$465,000	$303	1532	9/5/3.5	1998	5,384 SF	
		APN: 5319307017 Document #: 226052982 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22 Abbreviated Description: Lot:65 Subdivision:STETSON HILLS SUBDIVISION FILING NO 22								
4	.14Mi.	**5079 PRAIRIE GRASS LN** **COLORADO SPRINGS, CO 80922-2218**	05/20/2026	$435,000	$267	1624	7/4/2.5	2000	5,571 SF	
		APN: 5319211023 Document #: 226047286 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: STETSON HILLS SUBDIVISION FILING NO 25 Abbreviated Description: Lot:20 Subdivision:STETSON HILLS SUBDIVISION FILING NO 25 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
5	.12Mi.	**4801 SWEETGRASS LN** **COLORADO SPRINGS, CO 80922-2215**	04/14/2026	$495,000	$228	2170	12/6/3.5	1999	6,218 SF	
		APN: 5319210005 Document #: 226034535 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22 Abbreviated Description: Lot:45 Subdivision:STETSON HILLS SUBDIVISION FILING NO 22								
6	.14Mi.	**4815 SADDLE RIDGE DR** **COLORADO SPRINGS, CO 80922-2236**	03/05/2026	$450,000	$324	1386	6/3/1.5	2001	5,841 SF	
		APN: 5319308041 Document #: 226020569 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Subdivision: STETSON HILLS SUBDIVISION FILING 26 MapRef: DOC 200136171 Abbreviated Description: Lot:74 Subdivision:STETSON HILLS SUBDIVISION FILING 26 Map Ref:DOC 200136171City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
7	.17Mi.	**4711 SKYWRITER CIR** **COLORADO SPRINGS, CO 80922-2148**	02/25/2026	$400,000	$298	1342	8/4/2	1998	6,985 SF	
		APN: 5319314002 Document #: 226017408 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Subdivision: STETSON HILLS SUBDIVISION FILING NO 23 Abbreviated Description: Lot:34 Subdivision:STETSON HILLS SUBDIVISION FILING NO 23 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
8	.21Mi.	**4732 LARAMIE SKY DR** **COLORADO SPRINGS, CO 80922-2234**	02/25/2026	$397,500	$274	1448	6/3/2.5	2001	5,578 SF	
		APN: 5319317012 Document #: 226017324 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: STETSON HILLS SUBDIVISION FILING NUMBER 26 Abbreviated Description: Lot:26 Subdivision:STETSON HILLS SUBDIVISION FILING NUMBER 26 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
9	.06Mi.	**4855 BITTERCREEK DR** **COLORADO SPRINGS, CO 80922-2918**	02/18/2026	$413,000	$228	1809	7/3/2.5	1998	5,745 SF	
		APN: 5319306006 Document #: 226015064								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 104 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22 Abbreviated Description: Lot:104 Subdivision:STETSON HILLS SUBDIVISION FILING NO 22 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

10	.18Mi.	**4675 SKYWRITER CIR COLORADO SPRINGS, CO 80922-2155**	02/06/2026	$456,000	$314	1448	6/3/3.5	1999	5,868 SF

APN: 5319313010 Document #: 226011735
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: STETSON HILLS SUBDIVISION FILING NO 23 Abbreviated Description: Lot:59 Subdivision:STETSON HILLS SUBDIVISION FILING NO 23

11	.08Mi.	**5027 SWEETGRASS LN COLORADO SPRINGS, CO 80922-2144**	01/23/2026	$459,900	$211	2170	11/5/3.25	1997	5,968 SF

APN: 5319306020 Document #: 226006766
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 118 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22 Abbreviated Description: Lot:118 Subdivision:STETSON HILLS SUBDIVISION FILING NO 22 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

12	.08Mi.	**4939 LAREDO RIDGE DR COLORADO SPRINGS, CO 80922-2224**	01/23/2026	$396,000	$182	2170	9/4/2.5	2001	5,127 SF

APN: 5319308032 Document #: 226006800
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: STETSON HILLS SUBDIVISION FILING NO 25 Abbreviated Description: Lot:37 Subdivision:STETSON HILLS SUBDIVISION FILING NO 25 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

13	.15Mi.	**4720 SKYWRITER CIR COLORADO SPRINGS, CO 80922-2148**	12/30/2025	$433,000	$299	1448	6/3/2.5	1999	17,346 SF

APN: 5319310005 Document #: 225113324
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: STETSON HILLS SUBDIVISION FILING NO 23 MapRef: DOC 98128185 Abbreviated Description: Lot:5 Subdivision:STETSON HILLS SUBDIVISION FILING NO 23 Map Ref:DOC 98128185City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

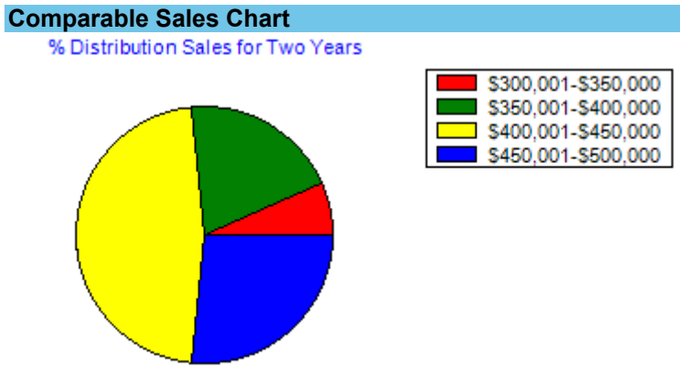
14	.12Mi.	**5057 SWEETGRASS LN COLORADO SPRINGS, CO 80922-2120**	12/02/2025	$440,000	$287	1532	8/3/3.25	1997	5,645 SF

APN: 5319306025 Document #: 225104627
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22 Abbreviated Description: Lot:123 Subdivision:STETSON HILLS SUBDIVISION FILING NO 22 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

15	.04Mi.	**4886 SWEETGRASS LN COLORADO SPRINGS, CO 80922-2213**	11/13/2025	$450,000	$247	1816	6/3/2.5	1999	5,683 SF

APN: 5319308011 Document #: 225099046
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22 MapRef: DOC 97067125 Abbreviated Description: Lot:10 Subdivision:STETSON HILLS SUBDIVISION FILING NO 22 Map Ref:DOC 97067125City/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.

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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.	**4867 SWEETGRASS LN**	**12/27/2012**	$477,279	$33,650	1,816	10/5/3.5	1998	6,137 SF	
.01Mi.	**4861 SWEETGRASS LN**	**03/24/2015**	$481,534	$33,950	1,818	9/4/2.5	1999	6,137 SF	
.01Mi.	**4873 SWEETGRASS LN**	**01/30/2025**	$489,219	$34,490	2,027	12/5/3.5	1998	6,137 SF	
.02Mi.	**4842 BITTERCREEK DR**	**05/29/2020**	$448,779	$31,640	1,532	9/4/3.5	1998	5,379 SF	
.02Mi.	**4836 BITTERCREEK DR**	**06/26/2024**	$446,593	$31,480	1,532	9/5/3.5	1998	5,346 SF	
.02Mi.	**4879 SWEETGRASS LN**	**09/06/2007**	$489,846	$34,530	1,816	9/3/3	1998	6,186 SF	
.02Mi.	**4855 SWEETGRASS LN**	**01/28/2021**	$454,703	$32,060	1,816	6/3/2.5	1998	6,137 SF	
.02Mi.	**4848 BITTERCREEK DR**	**08/13/2023**	$446,620	$31,490	1,532	8/4/3.25	1998	5,347 SF	
.03Mi.	**4830 BITTERCREEK DR**	**03/26/2018**	$441,268	$31,110	1,532	9/5/3.5	1998	5,384 SF	
.03Mi.	**4868 SWEETGRASS LN**	**10/05/2023**	$451,893	$31,860	1,532	8/4/3.25	1999	6,225 SF	
.03Mi.	**4854 BITTERCREEK DR**	**05/30/2006**	$441,240	$31,110	1,532	8/5/3.5	1998	5,378 SF	
.03Mi.	**4874 SWEETGRASS LN**	**04/13/2017**	$487,209	$34,350	2,037	10/4/3.5	1999	6,295 SF	
.03Mi.	**4862 SWEETGRASS LN**	**04/27/2021**	$487,283	$34,350	2,076	9/4/4	1998	6,295 SF	
.03Mi.	**4849 SWEETGRASS LN**	**11/24/2009**	$454,921	$32,070	1,816	7/3/2.5	1998	6,137 SF	
.03Mi.	**4885 SWEETGRASS LN**	**03/24/2004**	$513,260	$36,180	2,390	10/4/3	1998	6,342 SF	
.03Mi.	**4824 BITTERCREEK DR**	**07/27/2005**	$444,356	$31,330	1,809	7/3/2.5	1998	5,245 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	35.0 years old	Households:	11,289
Median Household Income:	$102,047	Households w/Family:	75%
Household Income Per Capita:	$45,830	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Falcon School District 49	Students:	25,689
Number of Schools:	31	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.26Mi.	**Skyview Middle School** Number of Students: 862 Student-Teacher Ratio: 16.23	A-	Public	6 - 8
2.12Mi.	**Vista Ridge High School** Number of Students: 1,473 Student-Teacher Ratio: 19.87 Advanced Placement: Yes	C	Public	9 - 12
0.30Mi.	**Odyssey Elementary School** Number of Students: 378 Student-Teacher Ratio: 14.24	B+	Public	PK - 5

Flood Report

The Subject Property of **4867 SWEETGRASS LN, COLORADO SPRINGS, CO 80922-2213** 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	91%	LOWER
BURGLARY	37%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	56%	NOTABLY LOWER
AGGRAVATED ASSAULT	28%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	46%	SIGNIFICANTLY LOWER
MURDER	55%	NOTABLY LOWER
OVERALL	37%	SIGNIFICANTLY LOWER

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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ICE SiteX Report

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