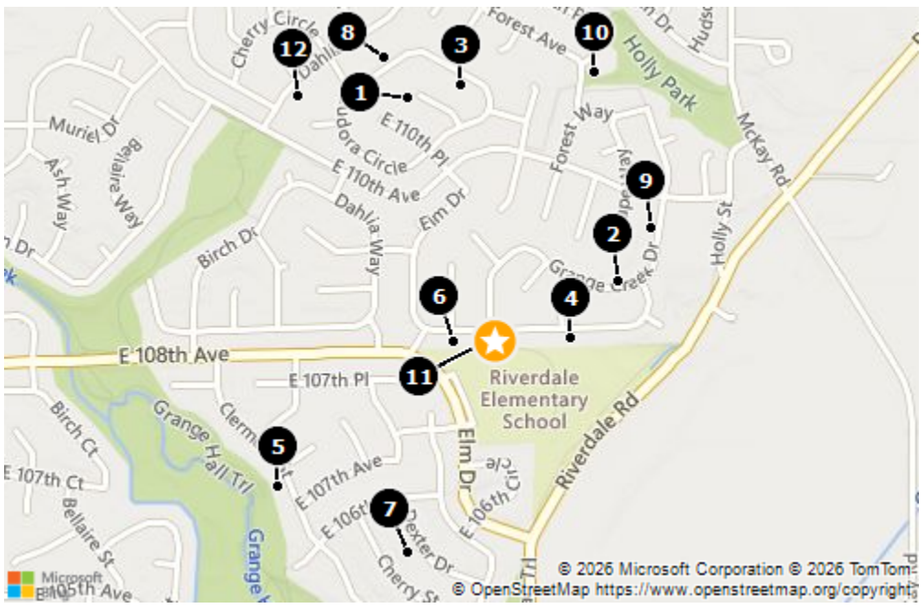
ICE SiteX Report

OrderID: 98230698

SiteX Property Information Report



Subject Property Location

4902 E 108TH PL, THORNTON, CO 80233-3857

County:	**ADAMS CO**	Census Tract:	080010085.341014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0073710	Thomas Bros Pg-Grid:	

Valuation

Value:	**$494,000**	FSD:	13	Common Confidence Score:	50
Value Range:	$429,780 - $558,220	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	180
Assd Land Value:	$5,940	Market Land Value:	$95,000	Tax Year:	2025
Assd Improvement:	$22,500	Market Improvment Value:	$360,000	Total Taxable Value:	$1,206
Total Assessed Value:	$28,440	Total Assessor Market Value:	$455,000	Delinquent Year:	
				Tax Account ID:	R0073710
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 130 Subdivision: GRANGE CREEK Sec/Twnship/Range: SEC 07 QTR 1 TWN 02S RNG 67W
Abbreviated Description: SUB:GRANGE CREEK FILING NO 5 LOT:130

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:	3	Pool:	
Building Area:	1344 SF	Baths:	1.5	Fireplace:	1
Year Built:	1978	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Baseboard
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/25/2014	Loan Amount:	N/A
Document #:	2014000011096 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2044	Type Finance:	

Legal Description:
Lot: 130 Subdivision: GRANGE CREEK FILING #5 PUD

Prior Transfer

Recording Date:	03/25/2013	Sales Price:	$177,219
Document #:	2013000024950 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/01/2013	Sales Price:	$196,377
Document #:	2013000009761 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/22/2012	Sales Price:	$177,219
Document #:	2012000062174 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	08/06/2012	Sales Price:	N/A
Document #:	2012000056897 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/26/2012		
Document Type:			

Legal Description:
Lot: 130 Subdivision: GRANGE CREEK FILING # 5 P U D

Mortgage Record

Recording Date:	07/30/2012	Loan Amount:	N/A
Document #:	2012000054926 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2042	Type Finance:	

Legal Description:
Lot: 130 Subdivision: GRANGE CREEK FILING #5

Prior Transfer

Recording Date:	07/30/2012	Sales Price:	$200,000
Document #:	2012000054924 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/24/2012		
Document Type:			

Legal Description:
Lot: 130 Subdivision: GRANGE CREEK FILING #5 P U D

Prior Transfer

Recording Date:	07/26/2012	Sales Price:	N/A
Document #:	12000056897 BK-PG 2012 -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 130 Subdivision: GRANGE CREEK Sec/Twnship/Range: SEC 07 QTR 1 TWN 02S RNG 67W
Abbreviated Description: SUB:GRANGE CREEK FILING NO 5 LOT:130

Prior Transfer

Recording Date:	07/24/2012	Sales Price:	$200,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/07/2008	Sales Price:	N/A
Document #:	2008000018222 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/28/2008		
Document Type:			

Legal Description:
Lot: 130 Subdivision: GRANGE CREEK FILING #5

Prior Transfer

Recording Date:	03/07/2008	Sales Price:	$180,000
Document #:	2008000018220 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/28/2008		
Document Type:			

Legal Description:
Lot: 130 Subdivision: GRANGE CREEK FILING #5

Prior Transfer

Recording Date:	03/03/2008	Sales Price:	N/A
Document #:	2008000016482 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/28/2008		
Document Type:			

Legal Description:
Lot: 130 Subdivision: GRANGE CREEK FILING #5

Prior Transfer

Recording Date:	03/03/2008	Sales Price:	$180,000
Document #:	2008000016480 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/28/2008		
Document Type:			

Legal Description:
Lot: 130 Subdivision: GRANGE CREEK FILING #5

Prior Transfer

Recording Date:	09/04/2007	Sales Price:	$130,727
Document #:	2007000084543 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/27/2007		
Document Type:			

Legal Description:
Lot: 130 Subdivision: GRANGE CREEK FILING #5

Prior Transfer

Recording Date:	11/18/1996	Sales Price:	$110,800
Document #:	00231026 BK-PG 4882-267	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/14/1996		
Document Type:			

Legal Description:
Abbreviated Description: LOT 130 GRANGE CREEK FILING NO 5

Prior Transfer

Recording Date:	02/23/1994	Sales Price:	$97,000
Document #:	01222605 BK-PG 4263-705	Type of Sale:	Full-Computed from Transfer Tax

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Contract Date: 02/18/1994
Document Type:
Legal Description:
Lot: 130 Subdivision: GRANGE CREEK FILING 5

Area Sales Analysis

Total Area Sales	$5,237,000	Median # of Bedrooms	3
Median Lot Size	6,970 SF	Median # of Baths	2
Median Living Area	1,624 SF	Median Year Built	1978
Price Range - 2 Yrs	$260,000 to $515,000	Age Range	40 years to 49 years
Median Value	$456,500	Median Age	48 years

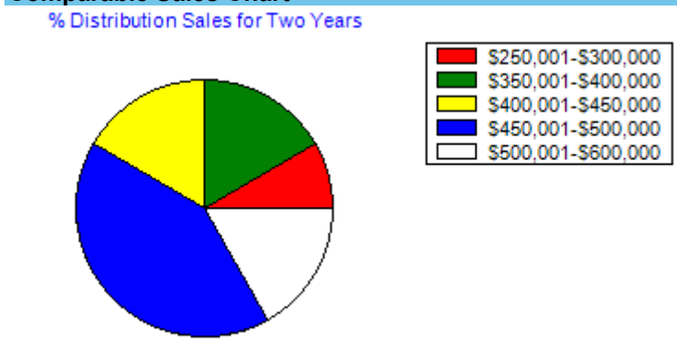
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**11071 EUDORA WAY** **THORNTON, CO 80233-5441**	08/19/2026	$505,000	$526	960	4/2/2	1977	11,326 SF	
		APN: R0073623 Document #: 2026000049631 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: GRANGE CREEK PHASE 1 PUD Abbreviated Description: Lot:16 Subdivision:GRANGE CREEK PHASE 1 PUD Abbreviated Description:FILING NO 3 City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
2	.17Mi.	**10939 GRANGE CREEK DR** **THORNTON, CO 80233-3842**	06/29/2026	$465,000	$449	1034	5/2/2	1978	6,534 SF	
		APN: R0073831 Document #: 2026000037851 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 84 Subdivision: GRANGE CREEK FILING NO 5 Abbreviated Description: Lot:84 Subdivision:GRANGE CREEK FILING NO 5 City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
3	.32Mi.	**11158 EUDORA CIR** **THORNTON, CO 80233-5439**	06/02/2026	$460,000	$244	1885	7/4/2	1977	7,841 SF	
		APN: R0073632 Document #: 2026000031679 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Subdivision: GRANGE CREEK PHASE I Abbreviated Description: Lot:25 Subdivision:GRANGE CREEK PHASE I Abbreviated Description:FILING NO 3								
4	.09Mi.	**5152 E 108TH PL** **THORNTON, CO 80233-3861**	05/18/2026	$430,000	$228	1885	7/4/2	1978	6,970 SF	
		APN: R0073717 Document #: 2026000028353 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 137 Subdivision: GRANGE CREEK FILING NO 5 PUD Abbreviated Description: Lot:137 Subdivision:GRANGE CREEK FILING NO 5 PUD								
5	.33Mi.	**10715 CLERMONT ST** **THORNTON, CO 80233-4535**	05/14/2026	$455,000	$294	1544	6/3/2	1985	7,841 SF	
		APN: R0074573 Document #: 2026000027964 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Subdivision: WYNDEMERE SUBDIVISION FILING NO 2 Abbreviated Description: Lot:19 Block:1 Subdivision:WYNDEMERE SUBDIVISION FILING NO 2								
6	.05Mi.	**4792 E 108TH PL** **THORNTON, CO 80233-3853**	05/13/2026	$415,000	$220	1885	7/4/1	1978	6,970 SF	
		APN: R0073706 Document #: 2026000027509 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 126 Subdivision: GRANGE CREEK FILING NO 5 Abbreviated Description: Lot:126 Subdivision:GRANGE CREEK FILING NO 5 City/Muni/Twp:ADAMS City/Muni/Twp: ADAMS								
7	.28Mi.	**10625 DEXTER DR** **THORNTON, CO 80233-4550**	05/01/2026	$458,000	$368	1244	6/3/2.5	1986	6,534 SF	
		APN: R0074884 Document #: 2026000025204 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 6 Subdivision: WYNDEMERE SUBDIVISION FILING NO 4 Abbreviated Description: Lot:25 Block:6 Subdivision:WYNDEMERE SUBDIVISION FILING NO 4 City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
8	.38Mi.	**11117 EUDORA CIR** **THORNTON, CO 80233-5438**	04/07/2026	$260,000	$152	1704	5/3/1	1977	7,841 SF	
		APN: R0073538 Document #: 2026000019356 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 75 Subdivision: GRANGE CREEK PHASE I PUD Abbreviated Description: Lot:75 Subdivision:GRANGE CREEK PHASE I PUD								
9	.24Mi.	**10979 GRANGE CREEK DR** **THORNTON, CO 80233-3842**	04/07/2026	$480,000	$363	1320	5/3/2	1978	6,970 SF	
		APN: R0073837 Document #: 2026000019695 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 78 Subdivision: GRANGE CREEK FILING NO 5 Abbreviated Description: Lot:78 Subdivision:GRANGE CREEK FILING NO 5								
10	.36Mi.	**5333 E 111TH PL** **THORNTON, CO 80233-3877**	04/03/2026	$394,000	$226	1736	6/4/2	1979	6,098 SF	
		APN: R0074023 Document #: 2026000018927 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 86 Subdivision: GRANGE CREEK FILING NO 7 PUD Abbreviated Description: Lot:86 Subdivision:GRANGE CREEK FILING NO 7 PUD								
11	.01Mi.	**4892 E 108TH PL** **THORNTON, CO 80233-3855**	03/30/2026	$400,000	$303	1320	5/3/1.5	1978	6,970 SF	
		APN: R0073709 Document #: 2026000017161 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 129 Subdivision: GRANGE CREEK FILING NO 5 PUD Abbreviated Description: Lot:129 Subdivision:GRANGE CREEK FILING NO 5 PUD								
12	.39Mi.	**11030 DAHLIA DR** **THORNTON, CO 80233-5425**	03/19/2026	$515,000	$296	1736	7/4/2	1977	9,148 SF	
		APN: R0074114 Document #: 2026000014911 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Subdivision: GRANGE CREEK PHASE 1 PUD Abbreviated Description: Lot:60 Subdivision:GRANGE CREEK PHASE 1 PUD								

ICE SiteX Report

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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.	**4902 E 108TH PL**	**07/26/2012**	$455,000	$28,440	1,344	6/3/1.5	1978	6,970 SF	
.01Mi.	**4952 E 108TH PL**	**09/19/2016**	$484,000	$30,250	1,034	7/2/2	1978	6,970 SF	
.01Mi.	**4892 E 108TH PL**	**10/02/2015**	$426,000	$26,630	1,320	5/3/1.5	1978	6,970 SF	
.03Mi.	**4992 E 108TH PL**	**12/04/2023**	$426,000	$26,630	1,320	5/3/1.5	1978	6,970 SF	
.03Mi.	**4852 E 108TH PL**	**09/18/2020**	$430,000	$26,880	1,307	6/3/1	1978	6,970 SF	
.03Mi.	**10856 GRANGE CREEK DR**	**12/26/2006**	$431,000	$26,940	1,320	5/3/1.5	1978	7,841 SF	
.03Mi.	**10855 GRANGE CREEK DR**	**03/28/2019**	$444,000	$21,500	1,034	5/2/1	1978	7,841 SF	
.04Mi.	**4955 E 108TH PL**	**07/27/2021**	$445,000	$27,820	1,885	7/4/1	1978	6,970 SF	
.04Mi.	**5002 E 108TH PL**	**04/27/2016**	$482,000	$30,130	1,704	6/3/2	1978	6,970 SF	
.04Mi.	**4802 E 108TH PL**	**07/14/2021**	$495,000	$30,940	1,704	7/4/2	1978	6,970 SF	
.04Mi.	**10858 GRANGE CREEK DR**	**05/22/2008**	$465,000	$22,810	1,704	6/3/2	1978	6,970 SF	
.04Mi.	**4995 E 108TH PL**	**12/07/2022**	$438,000	$27,380	1,548	7/3/1.5	1978	6,970 SF	
.05Mi.	**10857 GRANGE CREEK DR**	**06/16/2010**	$472,000	$29,500	1,885	7/4/2	1978	6,970 SF	
.05Mi.	**10854 FAIRFAX WAY**	**05/12/2004**	$467,000	$22,940	1,885	7/4/2	1978	8,276 SF	
.05Mi.	**5052 E 108TH PL**	**05/27/2010**	$474,000	$23,370	1,885	7/4/2	1978	6,970 SF	
.05Mi.	**4792 E 108TH PL**		$449,000	$28,070	1,885	7/4/1	1978	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	34.9 years old	Households:	18,836
Median Household Income:	$81,788	Households w/Family:	67%
Household Income Per Capita:	$37,282	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Northglenn-Thornton School District 12	Students:	34,466
Number of Schools:	54	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.06Mi.	**Riverdale Elementary School** Number of Students: 372 Student-Teacher Ratio: 16.15	C-	Public	PK - 5
2.06Mi.	**Shadow Ridge Middle School** Number of Students: 632 Student-Teacher Ratio: 16.31	D	Public	6 - 8
3.30Mi.	**Thornton High School** Number of Students: 1,439 Student-Teacher Ratio: 16.35 Advanced Placement: Yes	D-	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **4902 E 108TH PL, THORNTON, CO 80233-3857** 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	115%	HIGHER
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	116%	HIGHER
MURDER	102%	SIMILAR
OVERALL	93%	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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