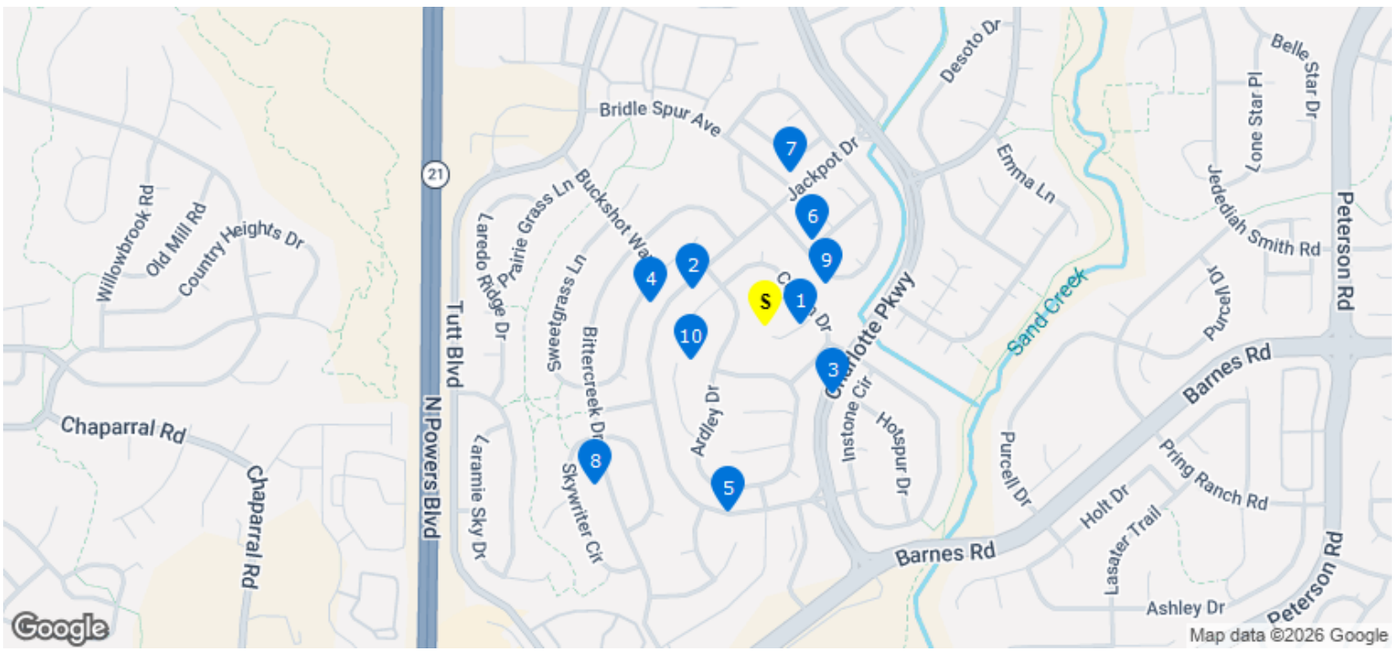
ICE SiteX Report

OrderID: 98768630

SiteX Property Information Report



Subject Property Location

5031 ARDLEY DR, COLORADO SPRINGS, CO 80922-2135

County:	**EL PASO CO**	Census Tract:	0051.12
Property Use:	Single Family Residential	Zoning:	R1-6 DF AO
Parcel Number:	5319301011	Thomas Bros Pg-Grid:	

Valuation

Value:	**$426,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$396,180 - $455,820	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:	$24,980	Market Improvment Value:	$354,289	Total Taxable Value:	$1,845
Total Assessed Value:	$30,320	Total Assessor Market Value:	$430,039	Delinquent Year:	
				Tax Account ID:	R5319301011
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 98 Subdivision: STETSON HILLS SUB FIL NO 18 Map Ref: MP: 3193
Abbreviated Description: LOT 98 STETSON HILLS SUB FIL NO 18 COLO SPGS

Property Characteristics

Lot Size:	5,398 SF	Bedrooms:	3	Pool:	
Building Area:	1449 SF	Baths:	3.5	Fireplace:	
Year Built:	1998	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (not specified)
Number of Units:		Garage Type:	Built-in	Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:	2	A/C:	
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	Yes, the building has an elevator(s)

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/05/2026	Sales Price:	$434,137
Document #:	226052844 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/17/2023	Sales Price:	N/A
Document #:	223087510 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/06/2023	Loan Amount:	N/A
Document #:	223084830 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/05/2023		
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING NO 18
City/Muni/Twp: COLORADO SPRINGS

ICE SiteX Report

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Prior Transfer

Recording Date:	10/06/2023	Sales Price:	$425,000
Document #:	223084829 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/05/2023		
Document Type:	Deed		

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING NO 18
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	03/13/2015	Sales Price:	N/A
Document #:	215023595 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/06/2015		
Document Type:	Deed		

Legal Description:
Subdivision: STETSON HILLS SUB FIL #18
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	01/08/2015	Loan Amount:	N/A
Document #:	215002201 BK-PG -	Loan Type:	Conventional
Contract Date:	01/02/2015		
TD Due Date:	01/01/2045	Type Finance:	

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	01/08/2015	Sales Price:	$200,000
Document #:	215002200 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/02/2015		
Document Type:	Deed		

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	07/23/2008	Loan Amount:	N/A
Document #:	208083012 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/22/2005		
TD Due Date:	08/01/2035	Type Finance:	

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18 Map Ref: 0
Abbreviated Description: PRIOR REF 205123358 08/10/2005
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	02/13/2007	Sales Price:	N/A
Document #:	207021065 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/06/2006		
Document Type:	Deed		

Legal Description:
Subdivision: STETSON HILLS SUB FIL #18

Mortgage Record

Recording Date:	08/10/2005	Loan Amount:	N/A
Document #:	205123358 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/22/2005		
TD Due Date:	08/01/2035	Type Finance:	

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	12/17/2004	Loan Amount:	N/A
Document #:	204206116 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/10/2004		
TD Due Date:	01/01/2035	Type Finance:	ADJ

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	12/17/2004	Sales Price:	$200,000
Document #:	204206115 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/10/2004		
Document Type:	Deed		

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	03/31/2004	Loan Amount:	N/A
Document #:	204050314 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	03/19/2004		
TD Due Date:	04/01/2024	Type Finance:	

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18 Map Ref: 0
City/Muni/Twp: COLORADO SPRINGS

ICE SiteX Report

OrderID: 98768630

Mortgage Record

Recording Date:	04/18/2003	Loan Amount:	N/A
Document #:	203080762 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18 Map Ref: 0
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	04/18/2003	Loan Amount:	N/A
Document #:	203080761 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	05/01/2028	Type Finance:	

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18 Map Ref: 0
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	06/21/1999	Sales Price:	N/A
Document #:	099098609 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/21/1999		
Document Type:	Deed		

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18
Abbreviated Description: LOT 98 STETSON HILLS SUB FIL NO 18 COLO SPGS

Mortgage Record

Recording Date:	10/29/1998	Loan Amount:	N/A
Document #:	098157304 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/26/1998		
TD Due Date:	11/01/2028	Type Finance:	

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	10/29/1998	Sales Price:	$128,500
Document #:	098157303 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/26/1998		
Document Type:	Deed		

Legal Description:
Subdivision: STETSON HILLS SUBDIVISION FILING #18
City/Muni/Twp: COLORADO SPRINGS

Area Sales Analysis

Total Area Sales	$4,428,900	Median # of Bedrooms	4
Median Lot Size	5,895 SF	Median # of Baths	4
Median Living Area	1,490 SF	Median Year Built	1997
Price Range - 2 Yrs	$338,000 to $480,000	Age Range	27 years to 30 years
Median Value	$450,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**6345 CORNWALLIS CT** **COLORADO SPRINGS, CO 80922-2132**	08/31/2026	$420,000	$303	1386	6/3/2.5	1998	6,791 SF	
		APN: 5319419001 Document #: 226082731 Document Type: Special Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 84 Subdivision: STETSON HILLS SUBDIVISION FILING NO 18 Abbreviated Description: Lot:84 Subdivision:STETSON HILLS SUBDIVISION FILING NO 18 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
2	.11Mi.	**5082 SWEETGRASS LN** **COLORADO SPRINGS, CO 80922-2111**	07/30/2026	$449,900	$294	1532	9/4/3.5	1997	5,922 SF	
		APN: 5319208001 Document #: 226072728 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 142 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22 Abbreviated Description: Lot:142 Subdivision:STETSON HILLS SUBDIVISION FILING NO 22								
3	.13Mi.	**4941 COPEN DR** **COLORADO SPRINGS, CO 80922-2124**	09/21/2026	$385,000	$382	1008	7/3/2	1997	7,390 SF	
		APN: 5319418001 Document #: 226089349 Document Type: Special Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 52 Subdivision: STETSON HILLS SUBDIVISION FILING NO 18 Abbreviated Description: Lot:52 Subdivision:STETSON HILLS SUBDIVISION FILING NO 18 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
4	.13Mi.	**5101 SWEETGRASS LN** **COLORADO SPRINGS, CO 80922-2112**	06/26/2026	$468,000	$216	2170	11/5/3.5	1997	5,267 SF	
		APN: 5319208020 Document #: 226060857 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 130 Subdivision: STETSON HILLS SUBDIVISION FILING NO 22 Abbreviated Description: Lot:130 Subdivision:STETSON HILLS SUBDIVISION FILING NO 22 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
5	.13Mi.	**4911 COPEN DR** **COLORADO SPRINGS, CO 80922-2124**	06/12/2026	$440,000	$437	1008	7/3/2	1998	7,257 SF	
		APN: 5319418006 Document #: 226055984 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 57 Subdivision: STETSON HILLS SUBDIVISION FILING NO 18 Abbreviated Description: Lot:57 Subdivision:STETSON HILLS SUBDIVISION FILING NO 18 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
6	.21Mi.	**6275 SILVERADO TRL** **COLORADO SPRINGS, CO 80922-2915**	08/18/2026	$450,000	$294	1532	8/4/3.5	1997	5,070 SF	
		APN: 5319205007 Document #: 226078667								

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Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: STETSON HILLS SUBDIVISION FILING NO 20 Abbreviated Description: Lot:33 Subdivision:STETSON HILLS SUBDIVISION FILING NO 20 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

7	.23Mi.	**6019 INSTONE CIR** **COLORADO SPRINGS, CO 80922-1827**	07/16/2026	$363,800	$161	2262	7/3/2.5	1997	8,521 SF

APN: 5319415026 Document #: 226067653
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 108 Subdivision: STETSON HILLS SUBDIVISION FILING NO 12 Abbreviated Description: Lot:108 Subdivision:STETSON HILLS SUBDIVISION FILING NO 12 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

8	.24Mi.	**4830 BITTERCREEK DR** **COLORADO SPRINGS, CO 80922-2919**	06/05/2026	$465,000	$304	1532	9/5/3.5	1998	5,384 SF

APN: 5319307017 Document #: 226052982
Document Type: Special Warranty Deed Price Code:
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

9	.25Mi.	**6385 SILVERADO TRL** **COLORADO SPRINGS, CO 80922-2916**	07/01/2026	$485,000	$280	1732	9/4/3.8	1997	6,000 SF

APN: 5319114001 Document #: 226062861
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: STETSON HILLS SUBDIVISION FILING NO 20 Abbreviated Description: Lot:42 Subdivision:STETSON HILLS SUBDIVISION FILING NO 20 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

10	.29Mi.	**5159 PRAIRIE GRASS LN** **COLORADO SPRINGS, CO 80922-2220**	09/30/2026	$407,500	$404	1008	8/4/3	2000	5,079 SF

APN: 5319211013 Document #: 226092482
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: STETSON HILLS SUBDIVISION FILING NO 25 Abbreviated Description: Lot:10 Subdivision:STETSON HILLS SUBDIVISION FILING NO 25

11	.3Mi.	**6230 DRY GULCH CT** **COLORADO SPRINGS, CO 80922-1700**	06/18/2026	$381,000	$424	898	8/3/2.5	1995	3,373 SF

APN: 5319410033 Document #: 226057814
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 54 Block: 1 Subdivision: STETSON HILLS SUBDIVISION FILING NO 7 Abbreviated Description: Lot:54 Block:1 Subdivision:STETSON HILLS SUBDIVISION FILING NO 7 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

12	.3Mi.	**4655 STARGAZER DR** **COLORADO SPRINGS, CO 80922-2928**	06/10/2026	$444,000	$342	1298	6/3/1.5	2000	6,334 SF

APN: 5319315002 Document #: 226054751
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: STETSON HILLS SUBDIVISION FILING NO 24 Abbreviated Description: Lot:24 Subdivision:STETSON HILLS SUBDIVISION FILING NO 24

13	.31Mi.	**4655 BITTERCREEK DR** **COLORADO SPRINGS, CO 80922-2921**	08/31/2026	$475,000	$359	1323	8/4/3	1999	9,933 SF

APN: 5319314013 Document #: 226082494
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: STETSON HILLS SUBDIVISION FILING NO 23 Abbreviated Description: Lot:42 Subdivision:STETSON HILLS SUBDIVISION FILING NO 23

14	.31Mi.	**5353 DANVILLE CT** **COLORADO SPRINGS, CO 80922-2987**	07/10/2026	$415,000	$432	960	7/4/2	2007	5,708 SF

APN: 5319203019 Document #: 226065722
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: THE WINFIELD NO 3 Abbreviated Description: Lot:6 Subdivision:THE WINFIELD NO 3 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

15	.32Mi.	**4987 LAREDO RIDGE DR** **COLORADO SPRINGS, CO 80922-2224**	08/07/2026	$455,900	$340	1342	6/3/2	2001	5,122 SF

APN: 5319308026 Document #: 226075622
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: STETSON HILLS SUBDIVISION FILING NO 25 Abbreviated Description: Lot:31 Subdivision:STETSON HILLS SUBDIVISION FILING NO 25 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

16	.32Mi.	**6220 FLAT IRON CT** **COLORADO SPRINGS, CO 80922-1709**	07/29/2026	$435,000	$360	1209	8/3/2	1995	4,593 SF

APN: 5319410018 Document #: 226071859
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 61 Block: 1 Subdivision: STETSON HILLS SUBDIVISION FILING NO 7 Abbreviated Description: Lot:61 Block:1 Subdivision:STETSON HILLS SUBDIVISION FILING NO 7

17	.34Mi.	**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: Warranty Deed Price Code:
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

18	.36Mi.	**5353 PALOMINO RANCH PT** **COLORADO SPRINGS, CO 80922-6117**	07/31/2026	$290,000	$231	1255	6/2/1	2007	SF

APN: 5319203088 Document #: 226073160
Document Type: Warranty Deed Price Code: Q
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS Legal Unit: 307 MapRef: DOC 207059885 Abbreviated Description: Subdivision:PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS Legal Unit:307 Map Ref:DOC 207059885Abbreviated Description:BUILDING 3

19	.38Mi.	**5028 LAREDO RIDGE DR** **COLORADO SPRINGS, CO 80922-2223**	06/17/2026	$345,000	$249	1386	6/3/1.5	2000	9,168 SF

APN: 5319316001 Document #: 226057494
Document Type: Warranty Deed Price Code: Q
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

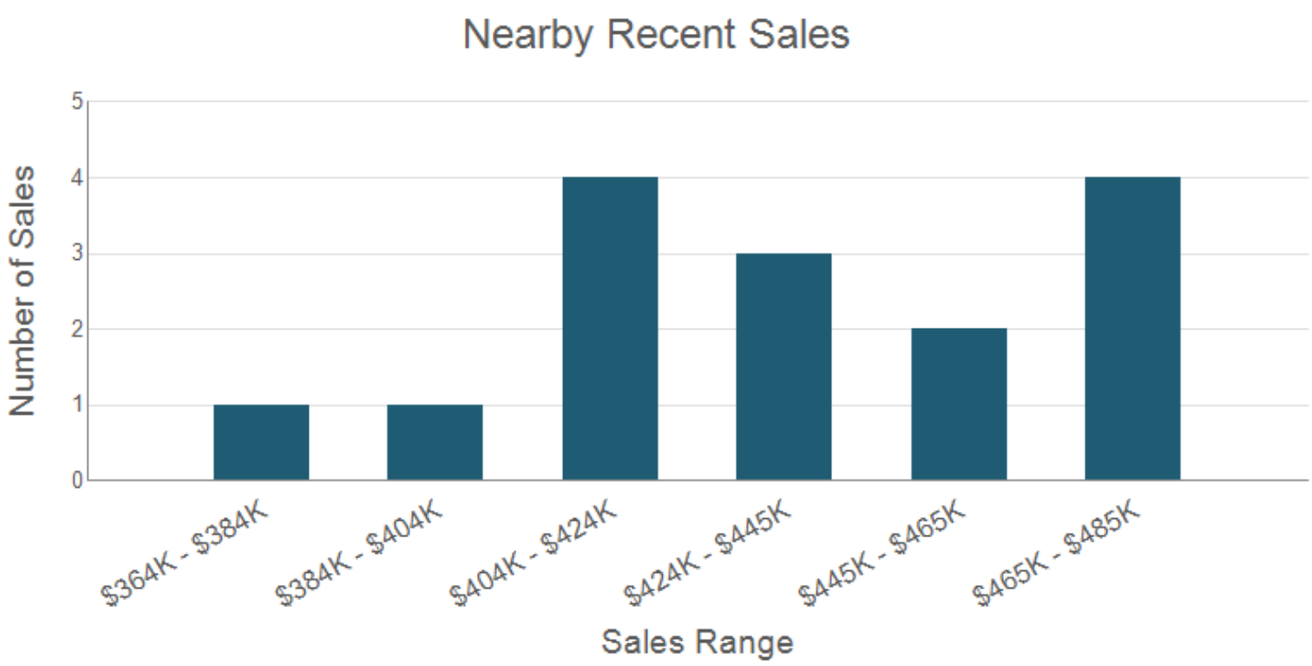
20	.39Mi.	**4731 SADDLE RIDGE DR**	09/29/2026	$405,000	$218	1855	6/3/2.5	2002	5,537 SF

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COLORADO SPRINGS, CO 80922-2238
APN: 5319308048 Document #: 226091973
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 81 Subdivision: STETSON HILLS SUBDIVISION FILING 26 MapRef: DOC 200136171 Abbreviated Description: Lot:81 Subdivision:STETSON HILLS SUBDIVISION FILING 26 Map Ref:DOC 200136171City/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.	**5031 ARDLEY DR**	**10/05/2023**	$430,039	$30,320	1,449	7/3/3.5	1998	5,398 SF	
.01Mi.	**5025 ARDLEY DR**	**10/19/2020**	$411,976	$29,040	1,008	7/3/2	1998	5,746 SF	
.01Mi.	**5037 ARDLEY DR**	**01/29/2021**	$413,094	$29,120	1,386	6/3/2.5	1998	5,114 SF	
.02Mi.	**6315 CORNWALLIS CT**	**08/24/2020**	$412,122	$29,050	1,342	6/3/2	1997	8,673 SF	
.02Mi.	**5019 ARDLEY DR**	**09/11/2018**	$418,744	$29,520	1,008	7/3/1.8	1998	5,186 SF	
.02Mi.	**5043 ARDLEY DR**	**12/09/1998**	$397,927	$28,050	1,291	5/2/1.5	1998	4,971 SF	
.02Mi.	**6310 CORNWALLIS CT**	**03/10/2023**	$451,319	$31,820	1,624	7/4/3.5	1998	8,980 SF	
.03Mi.	**6260 CORDING CT**	**11/20/2017**	$376,419	$26,540	1,008	5/2/1	1997	9,127 SF	
.03Mi.	**6325 CORNWALLIS CT**	**01/03/2020**	$417,930	$29,460	1,386	7/4/1.5	1998	5,850 SF	
.03Mi.	**5026 ARDLEY DR**	**02/28/2014**	$371,365	$26,180	1,008	5/2/1	1998	8,651 SF	
.03Mi.	**5049 ARDLEY DR**	**12/06/2007**	$388,789	$27,410	1,008	5/2/1	1998	5,051 SF	
.03Mi.	**5013 ARDLEY DR**	**07/28/2025**	$411,741	$29,030	1,449	6/3/2.5	1998	5,326 SF	
.03Mi.	**6270 CORDING CT**	**04/24/2018**	$432,472	$30,490	1,432	6/3/2.5	1997	6,940 SF	
.03Mi.	**5016 ARDLEY DR**	**11/03/2017**	$420,481	$29,640	1,342	8/4/2.8	1998	7,497 SF	
.04Mi.	**6320 CORNWALLIS CT**	**08/22/2023**	$432,320	$30,480	1,278	8/4/3	1998	7,639 SF	
.04Mi.	**6335 CORNWALLIS CT**	**06/02/2021**	$410,066	$28,910	1,342	6/3/2	1997	5,568 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:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.18Mi. **Skyview Middle School** Number of Students: 862 Student-Teacher Ratio: 16.23		B	Public	6 - 8
2.02Mi. **Vista Ridge High School** Number of Students: 1,473 Student-Teacher Ratio: 19.87 Advanced Placement: Yes		C+	Public	9 - 12
0.19Mi. **Odyssey Elementary School** Number of Students: 378 Student-Teacher Ratio: 14.24		B-	Public	PK - 5

Flood Report

The Subject Property of **5031 ARDLEY DR, COLORADO SPRINGS, CO 80922-2135** 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

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