ICE SiteX Report

OrderID: 97523545

SiteX Property Information Report



Subject Property Location

510 LINCOLN ST, BRUSH, CO 80723-1929

County:	**MORGAN CO**	Census Tract:	080870007.003017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R001815	Thomas Bros Pg-Grid:	

Valuation

Value:	**$300,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$276,000 - $324,000	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001
Assd Land Value:	$1,900	Market Land Value:	$30,400	Tax Year:	2025
Assd Improvement:	$14,270	Market Improvment Value:	$228,280	Total Taxable Value:	$1,753
Total Assessed Value:	$16,170	Total Assessor Market Value:	$258,680	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 3 Subdivision: RAY SECOND ADD
Abbreviated Description: SUBD RAY SECOND ADD BR BLOCK 03 LOT 03

Property Characteristics

Lot Size:	6,600 SF	Bedrooms:	3	Pool:	
Building Area:	2411 SF	Baths:	2	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Other
Number of Units:	1	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Central
Style:	Ranch	Basement:	Yes	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/03/2024	Loan Amount:	N/A
Document #:	950654 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2064	Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND RAY ADDITION
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	02/05/2024	Sales Price:	N/A
Document #:	949855 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/30/2022	Sales Price:	N/A
Document #:	941495 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/14/2022	Sales Price:	$300,000
Document #:	941192 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 3 Block: 3 Subdivision: RAY SECOND ADD
Abbreviated Description: SUBD RAY SECOND ADD BR BLOCK 03 LOT 03

Prior Transfer

Recording Date:	06/14/2022	Sales Price:	$300,000
Document #:	941192 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/13/2022		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND RAY ADDITION
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	N/A
Document #:	933526 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2021	Sales Price:	N/A
Document #:	933504 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/27/2021	Loan Amount:	N/A
Document #:	933138 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND RAY ADDITION
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	05/24/2019	Sales Price:	N/A
Document #:	918538 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/15/2019	Sales Price:	$213,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/15/2019	Loan Amount:	N/A
Document #:	918387 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND RAY ADDITION TO THE CITY OF BRUSH
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	05/15/2019	Sales Price:	$213,900
Document #:	918385 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/13/2019		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND RAY ADDITION
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	02/16/2018	Sales Price:	N/A
Document #:	910359 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/31/2018	Loan Amount:	N/A
Document #:	910141 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2048	Type Finance:	

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND RAY ADDITION
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	07/31/2012	Sales Price:	N/A
Document #:	877118 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/28/2012	Loan Amount:	N/A
Document #:	876604 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2042	Type Finance:	

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Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND RAY ADDITION
City/Muni/Twp: BRUSH

Prior Transfer

Recording Date:	05/02/2011	Sales Price:	$107,500
Document #:	868445 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2011		
Document Type:			

Legal Description:
Lot: 3 Block: 3 Subdivision: SECOND RAY ADDITION
City/Muni/Twp: BRUSH

Area Sales Analysis

Total Area Sales	$4,217,400	Median # of Bedrooms	3
Median Lot Size	7,000 SF	Median # of Baths	2
Median Living Area	2,817 SF	Median Year Built	1952
Price Range - 2 Yrs	$207,000 to $505,000	Age Range	52 years to 123 years
Median Value	$320,000	Median Age	74 years

Comparable Sales Data

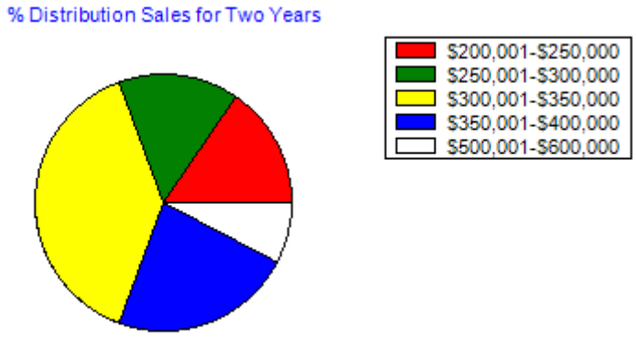
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**719 EMERSON ST** **BRUSH, CO 80723-1912**	05/18/2026	$300,000	$106	2817	9/4/2	1951	8,750 SF	
		APN: R002481 Document #: 962218 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4-6 MapRef: MB 596 PG 39 Abbreviated Description: Lot:4-6 Map Ref:MB 596 PG 39Abbreviated Description:THIRD ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
2	.04Mi.	**507 LINCOLN ST** **BRUSH, CO 80723-1928**	03/11/2026	$241,000	$208	1158	5/2/1	1953	6,600 SF	
		APN: R002625 Document #: 961111 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 3 Subdivision: RAYOXFORD ADDITION MapRef: MB 3 PG 17 Abbreviated Description: Lot:8 Block:3 Subdivision:RAYOXFORD ADDITION Map Ref:MB 3 PG 17City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
3	.17Mi.	**718 LINCOLN ST** **BRUSH, CO 80723-1933**	02/06/2026	$309,900	$147	2096	10/3/2	1973	6,930 SF	
		APN: R001720 Document #: 960585 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: SCHOOL ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:SCHOOL ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
4	.16Mi.	**406 CUSTER ST** **BRUSH, CO 80723-2051**	12/12/2025	$207,000	$166	1246	4/2/1	1918	7,000 SF	
		APN: R001976 Document #: 959773 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 7 Subdivision: THIRD ADDITION Abbreviated Description: Lot:5 Block:7 Subdivision:THIRD ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
5	.07Mi.	**412 LINCOLN ST** **BRUSH, CO 80723-1927**	11/14/2025	$365,000	$92	3966	10/4/1.5	1956	6,600 SF	
		APN: R001049 Document #: 959410 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: SECOND RAY ADDITION Abbreviated Description: Lot:3 Block:2 Subdivision:SECOND RAY ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
6	.02Mi.	**520 LINCOLN ST** **BRUSH, CO 80723-1929**	10/31/2025	$325,000	$102	3168	5/4/2	1954	6,600 SF	
		APN: R002533 Document #: 959035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: SECOND RAY ADDITION TO THE TOWN NOW CITY OF BRUSH Abbreviated Description: Lot:1 Block:3 Subdivision:SECOND RAY ADDITION TO THE TOWN NOW CITY OF BRUSH								
7	.14Mi.	**504 CUSTER ST** **BRUSH, CO 80723-2006**	10/14/2025	$375,000	$95	3913	10/3/2	1903	10,500 SF	
		APN: R001915 Document #: 958753 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&6 Block: 6 Subdivision: THIRD ADDITION Abbreviated Description: Lot:5&6 Block:6 Subdivision:THIRD ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
8	.17Mi.	**306 TURNER ST** **BRUSH, CO 80723-1938**	10/03/2025	$348,000	$142	2449	5/3/1	1919	7,000 SF	
		APN: R001280 Document #: 958560 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: RAYOXFORD ADDITION TO BRUSH Abbreviated Description: Lot:5 Block:5 Subdivision:RAYOXFORD ADDITION TO BRUSH								
9	.06Mi.	**506 TURNER ST** **BRUSH, CO 80723-1942**	06/25/2025	$505,000	$121	4148	/3/2	1948	21,000 SF	
		APN: R000934 Document #: 957017 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4-6 Block: 3 Subdivision: RAYOXFORD ADDITION MapRef: MB 1 PG 17 Abbreviated Description: Lot:4-6 Block:3 Subdivision:RAYOXFORD ADDITION Map Ref:MB 1 PG 17								
10	.11Mi.	**406 TURNER ST** **BRUSH, CO 80723-1940**	05/21/2025	$307,500	$122	2517	5/3/2	1952	7,000 SF	
		APN: R002605 Document #: 956508 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: RAY OXFORD ADDITION Abbreviated Description: Lot:5 Block:4 Subdivision:RAY OXFORD ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH								
11	.15Mi.	**614 CUSTER ST**	05/13/2025	$320,000	$97	3282	5/3/1.75	1924	7,000 SF	

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		BRUSH, CO 80723-2008								
	APN: R001724 Document #: 956377 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: DESKY ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:DESKY ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH									
12	.12Mi.	**702 RAY ST**	05/12/2025	$261,000	$119	2184	10/5/2	1974	8,770 SF	
		BRUSH, CO 80723-1806								
	APN: R002500 Document #: 956369 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: SCHOOL ADDITION Abbreviated Description: Lot:8 Block:2 Subdivision:SCHOOL ADDITION City/Muni/Twp:BRUSH City/Muni/Twp: BRUSH									
13	.11Mi.	**720 EMERSON ST**	05/08/2025	$353,000	$99	3534	9/3/2	1954	7,000 SF	
		BRUSH, CO 80723-1913								
	APN: R001419 Document #: 956328 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: ECHOLS ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:ECHOLS ADDITION									

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.	**510 LINCOLN ST**	**06/14/2022**	$258,680	$16,170	2,411	8/3/2	1954	6,600 SF	
.01Mi.	**516 LINCOLN ST**	**05/21/1998**	$287,050	$17,940	2,396	5/2/1	1955	6,600 SF	
.01Mi.	**508 LINCOLN ST**	**08/26/2022**	$354,290	$22,140	2,888	9/3/2	1954	6,600 SF	
.02Mi.	**520 LINCOLN ST**	**10/31/2025**	$352,880	$22,060	3,168	5/4/2	1954	6,600 SF	
.02Mi.	**504 LINCOLN ST**	**11/30/2023**	$234,930	$14,680	2,924	7/3/1.5	1953	6,600 SF	
.04Mi.	**511 LINCOLN ST**	**03/26/1993**	$265,720	$16,610	2,190	/4/2	1954	6,600 SF	
.04Mi.	**515 LINCOLN ST**	**05/01/2024**	$285,240	$17,830	2,145	8/3/2	1956	6,600 SF	
.04Mi.	**507 LINCOLN ST**	**04/23/2007**	$166,440	$10,400	1,158	5/2/1	1953	6,600 SF	
.04Mi.	**519 LINCOLN ST**	**11/27/2007**	$313,630	$19,600	2,180	/4/1	1952	6,600 SF	
.04Mi.	**819 EMERSON ST**	**06/08/2018**	$309,300	$19,330	2,714	8/3/1.5	1955	6,600 SF	
.05Mi.	**907 EVERETT ST**	**11/17/2014**	$169,750	$10,610	1,758	5/2/1	1953	6,600 SF	
.05Mi.	**601 RAY ST**	**07/03/2023**	$240,480	$15,030	1,414	/3/2	1972	6,600 SF	
.06Mi.	**417 RAY ST**	**07/12/2021**	$431,290	$26,950	7,026	12/4/3.5	1959	13,200 SF	V
.06Mi.	**416 LINCOLN ST**	**07/10/2015**	$296,150	$18,510	3,030	10/5/2	1954	6,600 SF	
.06Mi.	**608 LINCOLN ST**	**02/26/2020**	$236,140	$14,760	2,352	7/3/2	1955	6,600 SF	
.06Mi.	**823 EVERETT ST**	**04/17/2020**	$372,920	$23,310	3,208	7/4/2	1952	6,600 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	38.2 years old	Households:	2,921
Median Household Income:	$72,770	Households w/Family:	70%
Household Income Per Capita:	$36,532	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Brush School District Re-2j	Students:	1,420
Number of Schools:	4	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.39Mi.	**Brush Middle School**	NA	Public	6 - 8

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Number of Students: 328
Student-Teacher Ratio: 15.22

0.14Mi. **Thomson Primary School** Number of Students: 452 Student-Teacher Ratio: 20.11		NA	Public	PK - 2
1.21Mi. **Beaver Valley Elementary School** Number of Students: 290 Student-Teacher Ratio: 20.35		NA	Public	3 - 5
0.39Mi. **Brush High School** Number of Students: 350 Student-Teacher Ratio: 14.1 Advanced Placement: Yes		B-	Public	9 - 12

Flood Report

The Subject Property of **510 LINCOLN ST, BRUSH, CO 80723-1929** 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	139%	NOTABLY HIGHER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	152%	NOTABLY HIGHER
MURDER	138%	NOTABLY HIGHER
OVERALL	137%	NOTABLY 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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