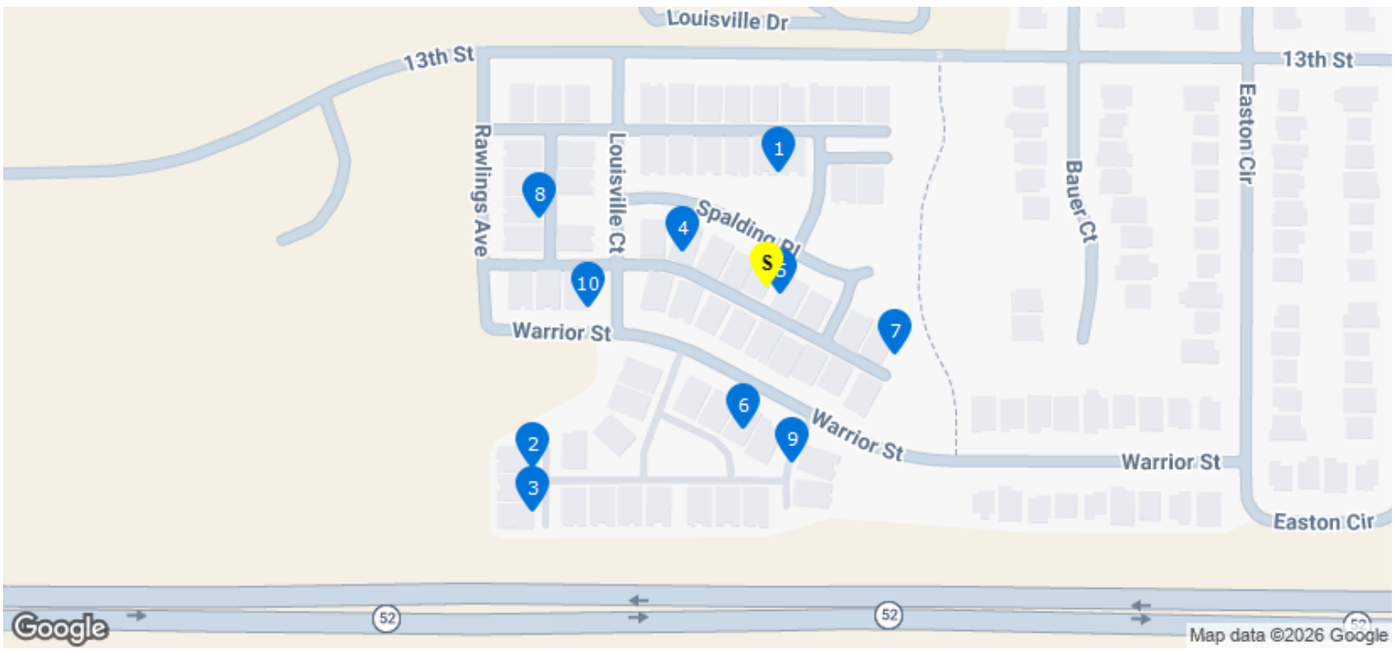
ICE SiteX Report

OrderID: 98809145

SiteX Property Information Report



Subject Property Location

5328 SPALDING PL, FREDERICK, CO 80504-5973

County:	**WELD CO**	Census Tract:	0020.13
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	R8958959	Thomas Bros Pg-Grid:	

Valuation

Value:	**$381,000**	FSD:	6	Common Confidence Score:	88
Value Range:	$358,140 - $403,860	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4887
Assd Land Value:	$5,310	Market Land Value:	$85,000	Tax Year:	2025
Assd Improvement:	$19,890	Market Improvment Value:	$318,221	Total Taxable Value:	$4,504
Total Assessed Value:	$25,200	Total Assessor Market Value:	$403,221	Delinquent Year:	
				Tax Account ID:	R8958959
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 3 Subdivision: SILVERSTONE FG #3
Abbreviated Description: LOT 8 BLOCK 3 SILVERSTONE FG #3

Property Characteristics

Lot Size:	2,004 SF	Bedrooms:	3	Pool:	
Building Area:	1577 SF	Baths:	3	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/16/2026	Sales Price:	N/A
Document #:	5095693 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	10/28/2024	Loan Amount:	N/A
Document #:	4990752 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/20/2024		
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Block: 3 Subdivision: SILVERSTONE FILING 3 FINAL PLAT Map Ref: 0

Mortgage Record

Recording Date:	08/24/2023	Loan Amount:	N/A
Document #:	4917121 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/11/2023		
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Block: 3 Subdivision: SILVERSTONE FILING 3 Map Ref: 0

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Mortgage Record

Recording Date:	10/04/2021	Loan Amount:	N/A
Document #:	4762672 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/15/2021		
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Block: 3 Subdivision: SILVERSTONE FILING 3 Map Ref: DOC 4459017

Prior Transfer

Recording Date:	10/04/2021	Sales Price:	$375,000
Document #:	4762671 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/15/2021		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: SILVERSTONE FILING 3 Map Ref: DOC 4459017

Prior Transfer

Recording Date:	03/28/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: SILVERSTONE FG #3
Abbreviated Description: LOT 8 BLOCK 3 SILVERSTONE FG #3

Area Sales Analysis

Total Area Sales	$4,292,000	Median # of Bedrooms	3
Median Lot Size	2,004 SF	Median # of Baths	3
Median Living Area	1,577 SF	Median Year Built	2021
Price Range - 2 Yrs	$370,000 to $465,000	Age Range	3 years to 6 years
Median Value	$432,500	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	0Mi.	**5330 SPALDING PL** **FREDERICK, CO 80504-5973**	06/09/2026	$417,000	$269	1551	/3/3	2021	2,004 SF	
		APN: R8958960 Document #: 5107175 Document Type: Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 9 Block: 3 Subdivision: SILVERSTONE FILING 3 FINAL PLAT MapRef: DOC 4476768 Abbreviated Description: Lot:9 Block:3 Subdivision:SILVERSTONE FILING 3 FINAL PLAT Map Ref:DOC 4476768								
2	.04Mi.	**5317 WARRIOR ST** **FREDERICK, CO 80504-5969**	03/30/2026	$412,500	$262	1577	/3/3	2020	3,528 SF	
		APN: R8958970 Document #: 5091765 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 19 Block: 3 Subdivision: SILVERSTONE FILING NO 3 MapRef: DOC 4476768 Abbreviated Description: Lot:19 Block:3 Subdivision:SILVERSTONE FILING NO 3 Map Ref:DOC 4476768								
3	.04Mi.	**5341 WARRIOR ST** **FREDERICK, CO 80504-5969**	09/25/2025	$400,000	$293	1364	/2/3	2020	2,004 SF	
		APN: R8958982 Document #: 5055470 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 31 Block: 3 Subdivision: SILVERSTONE FILING 3 FINAL PLAT MapRef: DOC 4476768 Abbreviated Description: Lot:31 Block:3 Subdivision:SILVERSTONE FILING 3 FINAL PLAT Map Ref:DOC 4476768								
4	.05Mi.	**5346 SPALDING PL** **FREDERICK, CO 80504-5973**	06/01/2026	$415,000	$268	1551	/3/3	2020	2,004 SF	
		APN: R8958968 Document #: 5105337 Document Type: Special Warranty Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 17 Block: 3 Subdivision: SILVERSTONE FILING NO 3 MapRef: DOC 4476768 Abbreviated Description: Lot:17 Block:3 Subdivision:SILVERSTONE FILING NO 3 Map Ref:DOC 4476768								
5	.06Mi.	**5342 WARRIOR ST** **FREDERICK, CO 80504-5969**	04/02/2026	$430,000	$273	1577	/3/3	2022	3,703 SF	
		APN: R8959009 Document #: 5092829 Document Type: Special Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 22 Block: 4 Subdivision: SILVERSTONE FILING PLAT MapRef: DPC 4476768 Abbreviated Description: Lot:22 Block:4 Subdivision:SILVERSTONE FILING PLAT Map Ref:DPC 4476768								
6	.1Mi.	**5230 WARRIOR ST** **FREDERICK, CO 80504-5970**	07/15/2026	$435,000	$276	1577	/3/3	2021	2,004 SF	
		APN: R8958988 Document #: 5114357 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 1 Block: 4 Subdivision: SILVERSTONE FILING 3 FINAL PLAT MapRef: DOC 4468109 Abbreviated Description: Lot:1 Block:4 Subdivision:SILVERSTONE FILING 3 FINAL PLAT Map Ref:DOC 4468109								
7	.11Mi.	**5236 WARRIOR ST** **FREDERICK, CO 80504-5970**	10/01/2026	$370,000	$239	1551	/3/3	2021	2,004 SF	
		APN: R8958991 Document #: 5130207 Document Type: Special Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 4 Block: 4 Subdivision: SILVERSTONE FILING 3 FINAL PLAT Abbreviated Description: Lot:4 Block:4 Subdivision:SILVERSTONE FILING 3 FINAL PLAT								
8	.13Mi.	**6190 BAUER CT** **FREDERICK, CO 80504-5965**	09/10/2026	$485,000	$342	1419	/2/2	2022	7,013 SF	
		APN: R8970661 Document #: 5126056 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 3B Subdivision: SILVERSTONE FILING 1 REPLAT B Abbreviated Description: Lot:6 Block:3B Subdivision:SILVERSTONE FILING 1 REPLAT B City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
9	.13Mi.	**6186 BAUER CT** **FREDERICK, CO 80504-5965**	11/19/2025	$553,500	$268	2064	/3/3	2022	6,926 SF	
		APN: R8970660 Document #: 5066177								

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Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3B Subdivision: SILVERSTONE SUBDIVISION FILING 1 Abbreviated Description: Lot:5 Block:3B Subdivision:SILVERSTONE SUBDIVISION FILING 1

10	.14Mi.	**6198 BAUER CT** **FREDERICK, CO 80504-5965**	06/30/2026	$544,999	$264	2064	/4/3	2023	8,276 SF

APN: R8966439 Document #: 5111367
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: SILVERSTONE FILING NO 1 Abbreviated Description: Lot:1 Block:2 Subdivision:SILVERSTONE FILING NO 1

11	.15Mi.	**6131 EASTON CIR** **FREDERICK, CO 80504-5968**	01/22/2026	$500,000	$269	1856	/3/3	2021	5,489 SF

APN: R8966449 Document #: 5078735
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 2 Subdivision: SILVERSTONE FILING 1 REPLAT A MapRef: DOC 4573389 Abbreviated Description: Lot:11 Block:2 Subdivision:SILVERSTONE FILING 1 REPLAT A Map Ref:DOC 4573389

12	.16Mi.	**6219 BAUER DR** **FREDERICK, CO 80504-5963**	05/26/2026	$562,000	$242	2320	/3/3	2021	5,489 SF

APN: R8966337 Document #: 5103762
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: SILVERSTONE FILING NO 2 Abbreviated Description: Lot:5 Block:1 Subdivision:SILVERSTONE FILING NO 2

13	.21Mi.	**6221 EASTON AVE** **FREDERICK, CO 80504-3563**	05/08/2026	$491,000	$295	1663	/3/2	2021	6,621 SF

APN: R8966368 Document #: 5100760
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 13 Block: 3 Subdivision: SILVERSTONE FILING NO 2 Abbreviated Description: Lot:13 Block:3 Subdivision:SILVERSTONE FILING NO 2

14	.21Mi.	**6180 EASTON CIR** **FREDERICK, CO 80504-5968**	02/26/2026	$449,500	$317	1419	/2/2	2021	5,489 SF

APN: R8966483 Document #: 5084982
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Subdivision: SILVERSTONE FILING NO 1 REPLAT A Abbreviated Description: Lot:1 Block:5 Subdivision:SILVERSTONE FILING NO 1 REPLAT A

15	.22Mi.	**6205 SHERWOOD AVE** **FREDERICK, CO 80504-5966**	09/23/2026	$540,000	$218	2473	/4/3	2021	6,490 SF

APN: R8966380 Document #: 5128497
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 4 Subdivision: SILVERSTONE FILING NO 2 REPLAT A Abbreviated Description: Lot:9 Block:4 Subdivision:SILVERSTONE FILING NO 2 REPLAT A City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK

16	.22Mi.	**6216 EASTON AVE** **FREDERICK, CO 80504-3563**	04/02/2026	$475,000	$291	1635	/3/3	2021	6,142 SF

APN: R8966376 Document #: 5092635
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 4 Subdivision: SILVERSTONE FILING NO 2 Abbreviated Description: Lot:5 Block:4 Subdivision:SILVERSTONE FILING NO 2

17	.23Mi.	**6213 SHERWOOD AVE** **FREDERICK, CO 80504-5966**	07/06/2026	$534,900	$231	2320	/3/3	2021	6,621 SF

APN: R8966382 Document #: 5112505
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 4 Subdivision: SILVERSTONE FILING NO 2 REPLAT A Abbreviated Description: Lot:11 Block:4 Subdivision:SILVERSTONE FILING NO 2 REPLAT A

18	.23Mi.	**6220 EASTON AVE** **FREDERICK, CO 80504-3563**	05/18/2026	$518,000	$272	1903	/3/3	2021	6,055 SF

APN: R8966375 Document #: 5102520
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: SILVERSTONE FILING NO 2 Abbreviated Description: Lot:4 Block:4 Subdivision:SILVERSTONE FILING NO 2

19	.24Mi.	**6207 EASTON CIR** **FREDERICK, CO 80504-5962**	12/08/2025	$520,000	$229	2274	/3/3	2021	6,665 SF

APN: R8966497 Document #: 5071072
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 Subdivision: SILVERSTONE FILING NO 1 REPLAT A Abbreviated Description: Lot:1 Block:6 Subdivision:SILVERSTONE FILING NO 1 REPLAT A

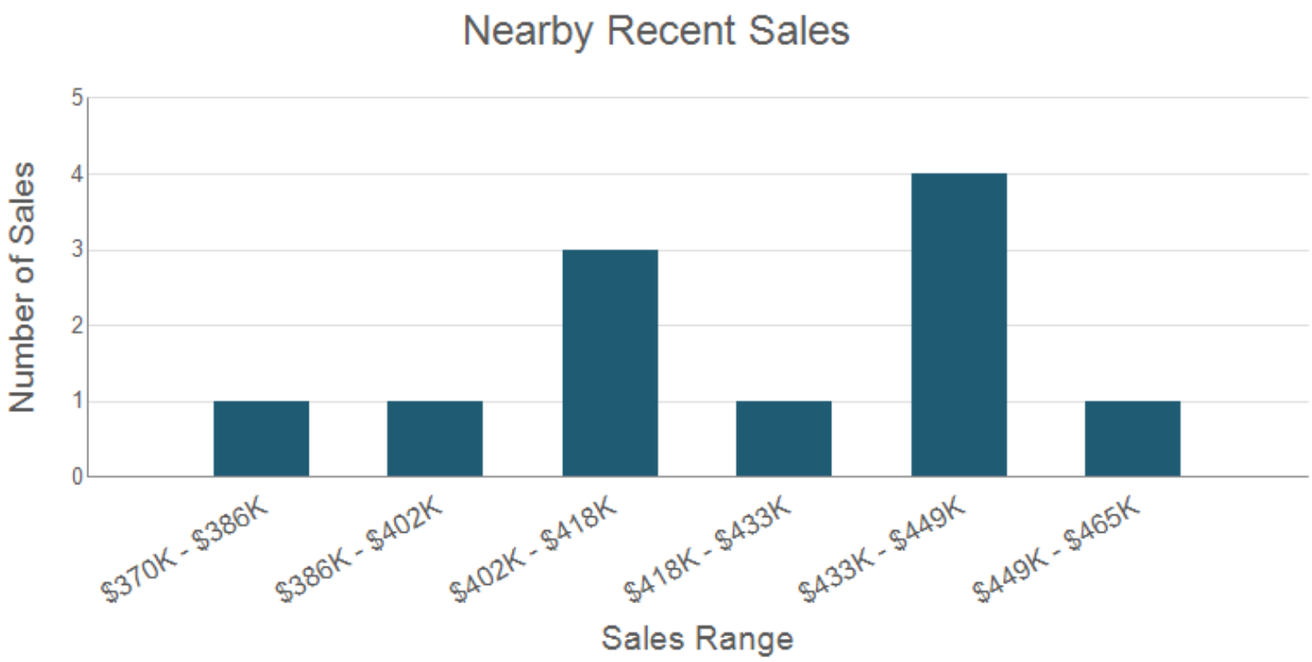
20	.26Mi.	**6225 SHERWOOD AVE** **FREDERICK, CO 80504-5966**	05/01/2026	$487,000	$298	1635	/3/3	2020	6,534 SF

APN: R8966385 Document #: 5099207
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 4 Subdivision: SILVERSTONE FILING NO 2 Abbreviated Description: Lot:14 Block:4 Subdivision:SILVERSTONE FILING NO 2

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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.	**5328 SPALDING PL**	**10/04/2021**	$403,221	$25,200	1,577	/3/3	2021	2,004 SF	
0Mi.	**5326 SPALDING PL**	**10/12/2021**	$401,301	$25,080	1,551	/3/3	2021	2,004 SF	
0Mi.	**5330 SPALDING PL**	**08/05/2021**	$401,203	$25,070	1,551	/3/3	2021	2,004 SF	
.01Mi.	**5324 SPALDING PL**	**09/30/2021**	$404,355	$25,270	1,577	/2/3	2021	2,004 SF	
.01Mi.	**5332 SPALDING PL**	**08/04/2021**	$403,186	$25,200	1,577	/3/3	2021	2,004 SF	
.01Mi.	**5334 SPALDING PL**	**06/29/2021**	$401,203	$25,070	1,551	/3/3	2021	2,004 SF	
.01Mi.	**5322 SPALDING PL**	**10/04/2021**	$401,301	$25,080	1,551	/3/3	2021	2,178 SF	
.02Mi.	**5327 WARRIOR ST**	**08/31/2021**	$401,301	$25,080	1,551	/3/3	2021	2,134 SF	
.02Mi.	**5336 SPALDING PL**	**07/01/2021**	$404,355	$25,270	1,577	/3/3	2021	2,004 SF	
.02Mi.	**5329 WARRIOR ST**	**08/05/2021**	$403,221	$25,200	1,577	/3/3	2021	2,004 SF	
.02Mi.	**5325 WARRIOR ST**	**08/18/2021**	$404,355	$25,270	1,577	/3/3	2021	2,178 SF	
.02Mi.	**5320 SPALDING PL**	**10/01/2021**	$403,221	$25,200	1,577	/3/3	2021	2,439 SF	
.02Mi.	**5331 WARRIOR ST**	**01/10/2023**	$401,301	$25,080	1,551	/3/3	2021	2,004 SF	
.02Mi.	**5323 WARRIOR ST**	**10/27/2021**	$401,203	$25,070	1,551	/3/3	2021	2,265 SF	
.02Mi.	**5333 WARRIOR ST**	**08/21/2023**	$404,355	$25,270	1,577	/3/3	2021	2,004 SF	
.02Mi.	**5338 SPALDING PL**	**06/16/2021**	$397,934	$24,870	1,551	/3/3	2020	2,004 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	34.1 years old	Households:	2,304
Median Household Income:	$78,611	Households w/Family:	77%
Household Income Per Capita:	$35,261	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	St. Vrain Valley School District Re 1j	Students:	31,607
Number of Schools:	54	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.79Mi.	**Legacy Elementary School** Number of Students: 430 Student-Teacher Ratio: 17.03	B	Public	PK - 5
0.94Mi.	**Frederick Senior High School** Number of Students: 1,491 Student-Teacher Ratio: 22.41	B-	Public	9 - 12

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4.69Mi.	**Coal Ridge Middle School**	B	Public	6 - 8

Number of Students: 727
Student-Teacher Ratio: 19.65

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	95%	SIMILAR
BURGLARY	61%	NOTABLY LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	55%	NOTABLY LOWER
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	43%	SIGNIFICANTLY LOWER
MURDER	96%	SIMILAR
OVERALL	83%	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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