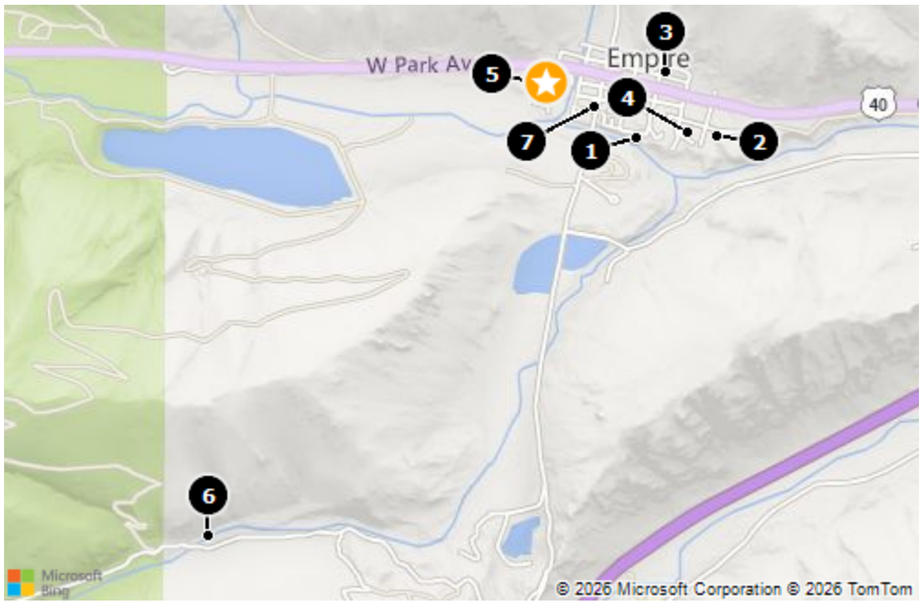
ICE SiteX Report

OrderID: 98738615

SiteX Property Information Report



Subject Property Location

55 S GUANELLA ST, EMPIRE, CO 80438-5084

County:	**CLEAR CREEK CO**	Census Tract:	080190149.002078
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1837-282-14-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$387,000**	FSD:	21	Common Confidence Score:	36
Value Range:	$305,730 - $468,270	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	50
Assd Land Value:	$2,440	Market Land Value:	$39,080	Tax Year:	2025
Assd Improvement:	$22,990	Market Improvment Value:	$367,760	Total Taxable Value:	$1,896
Total Assessed Value:	$25,430	Total Assessor Market Value:	$406,840	Delinquent Year:	
				Tax Account ID:	R007211
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14-16 Block: 16 Subdivision: EMPIRE
Abbreviated Description: SUBDIVISION: EMPIRE BLOCK: 16 LOT: 14 THRU:- LOT: 16 & IMPS

Property Characteristics

Lot Size:	14,400 SF	Bedrooms:	2	Pool:	
Building Area:	832 SF	Baths:	1	Fireplace:	
Year Built:	1934	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Floor/Wall
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:	Traditional	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/02/2026	Sales Price:	N/A
Document #:	318175 BK-PG 1083 -40	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/28/2026		
Document Type:			

Legal Description:
Lot: 14-16 Block: 16 Subdivision: EMPIRE
City/Muni/Twp: CITY OF EMPIRE

Prior Transfer

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

Legal Description:
Lot: 14-16 Block: 16 Subdivision: EMPIRE
Abbreviated Description: SUBDIVISION: EMPIRE BLOCK: 16 LOT: 14 THRU:- LOT: 16 & IMPS

Area Sales Analysis

Total Area Sales	$3,329,000	Median # of Bedrooms	3
Median Lot Size	9,600 SF	Median # of Baths	1
Median Living Area	1,022 SF	Median Year Built	1962
Price Range - 2 Yrs	$148,000 to $890,000	Age Range	24 years to 77 years
Median Value	$511,000	Median Age	64 years

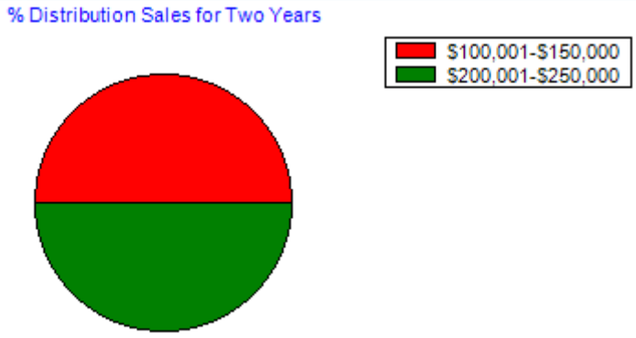
ICE SiteX Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**188 E CLEAR CREEK DR** **EMPIRE, CO 80438-5034**	09/21/2026	$890,000	$574	1550	/4/4	2002	11,776 SF	
		APN: 1837-283-09-001 Document #: 320027 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: JURNEY DIVISION OF LAND Abbreviated Description: Lot:1 Subdivision:JURNEY DIVISION OF LAND								
2	.44Mi.	**436 E MOUNTAIN AVE** **EMPIRE, CO 80438-5078**	08/05/2026	$585,000	$580	1008	/3/2	1976	9,600 SF	
		APN: 1837-283-26-003 Document #: 319555 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6,7 Block: 41 Abbreviated Description: Lot:6,7 Block:41 City/Muni/Twp:TOWN OF EMPIRE City/Muni/Twp: TOWN OF EMPIRE								
3	.3Mi.	**62 N COWLES ST** **EMPIRE, CO 80438-5091**	08/05/2026	$511,000	$500	1022	/2/1	1958	9,600 SF	
		APN: 1837-282-10-001 Document #: 319525 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7,8 Block: 8 Abbreviated Description: Lot:7,8 Block:8 City/Muni/Twp:TOWN OF EMPIRE City/Muni/Twp: TOWN OF EMPIRE								
4	.37Mi.	**336 E MOUNTAIN AVE** **EMPIRE, CO 80438-5073**	07/22/2026	$550,000	$616	892	/3/2	1977	9,600 SF	
		APN: 1837-283-25-006 Document #: 319405 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5,6 Block: 23 Abbreviated Description: Lot:5,6 Block:23 City/Muni/Twp:TOWN OF EMPIRE City/Muni/Twp: TOWN OF EMPIRE								
5	.02Mi.	**238 W HANCHETT RD** **EMPIRE, CO 80438-5058**	12/08/2025	$148,000	$119	1237	/2/1	1962	9,600 SF	
		APN: 1837-282-14-006 Document #: 317501 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12,13 Block: 16 Abbreviated Description: Lot:12,13 Block:16 City/Muni/Twp:TOWN OF EMPIRE City/Muni/Twp: TOWN OF EMPIRE								
6	1.41Mi.	**2145 BARD CREEK RD** **EMPIRE, CO 80438-5114**	08/11/2025	$250,000	$1,225	204	//	1949	217,278 SF	
		APN: 1837-323-00-007 Document #: 316320 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 315 PG 137 Abbreviated Description: Map Ref:MB 315 PG 137								
7	.13Mi.	**143 S MAIN ST** **EMPIRE, CO 80438-5098**	06/30/2025	$395,000	$228	1728	/3/1	1950	9,600 SF	
		APN: 1837-282-21-003 Document #: 315929 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1,2 Block: 27 Abbreviated Description: Lot:1,2 Block:27 City/Muni/Twp:TOWN OF EMPIRE City/Muni/Twp: TOWN OF EMPIRE								

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.	**55 S GUANELLA ST**		$406,840	$25,430	832	/2/1	1934	14,400 SF	
.02Mi.	**238 W HANCHETT RD**		$441,870	$27,610	1,237	/2/1	1962	9,600 SF	
.03Mi.	**228 W PARK AVE**	**05/26/2022**	$415,220	$25,950	1,068	/2/1	1895	5,700 SF	
.03Mi.	**240 W PARK AVE**	**11/25/2024**	$436,650	$27,290	1,192	/2/1	1940	10,125 SF	
.03Mi.	**204 W PARK AVE**		$402,590	$25,160	960	/2/1	1890	6,875 SF	
.04Mi.	**290 W HANCHETT RD**		$388,110	$24,260	960	/1/1	2006	14,976 SF	
.04Mi.	**276 W PARK AVE**		$589,740	$36,860	1,934	/3/2	1880	14,400 SF	
.06Mi.	**231 W PARK AVE**		$347,140	$21,690	612	/1/1	1929	18,536 SF	
.07Mi.	**145 S FREEMAN ST**	**11/16/2023**	$650,200	$40,640	1,984	/4/2	1887	39,204 SF	
.07Mi.	**195 W PARK AVE**	**12/07/2023**	$542,000	$33,870	1,634	/4/2	1890	9,600 SF	
.08Mi.	**167 W PARK AVE**		$591,990	$68,300	1,840	/5/5	1890	9,600 SF	
.09Mi.	**233 S FREEMAN ST**		$325,170	$20,330	943	/1/1	1990	3 SF	
.09Mi.	**217 W PIONEER RD**		$337,750	$21,110	954	/2/1	1890	19,200 SF	
.09Mi.	**139 W PARK AVE**		$430,930	$26,930	1,536	/3/1.5	1890	7,200 SF	
.1Mi.	**154 W SUNNY AVE**	**09/09/2020**	$453,280	$28,330	1,050	/3/1	1968	19,200 SF	
.11Mi.	**182 S FREEMAN ST**		$380,360	$23,770	1,358	/2/1	1993	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	47.9 years old	Households:	241
Median Household Income:	$64,874	Households w/Family:	58%
Household Income Per Capita:	$39,665	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Clear Creek School District Re-1	Students:	634
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
15.30Mi.	**Clear Creek Middle School** Number of Students: 79 Student-Teacher Ratio: 15.16	D+	Public	7 - 8
8.75Mi.	**Carlson Elementary School** Number of Students: 144 Student-Teacher Ratio: 11.55	D-	Public	PK - 6
15.30Mi.	**Clear Creek High School** Number of Students: 182 Student-Teacher Ratio: 13.69 Advanced Placement: Yes	B-	Public	9 - 12
3.90Mi.	**Georgetown Community School** Number of Students: 78 Student-Teacher Ratio: 9.4	F	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	27%	SIGNIFICANTLY LOWER
BURGLARY	190%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	9%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	96%	SIMILAR
MURDER	82%	LOWER
OVERALL	146%	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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ICE SiteX Report

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