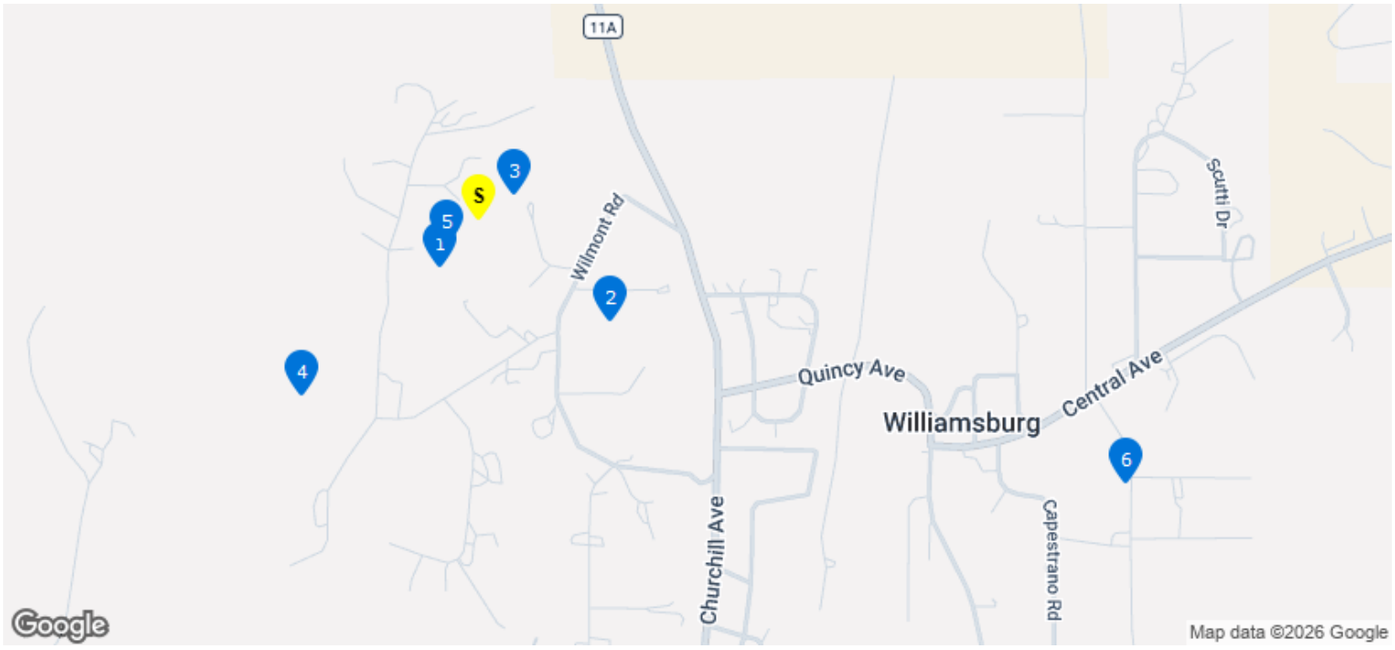
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

5 SAGE CT, FLORENCE, CO 81226-9471

County:	**FREMONT CO**	Census Tract:	9794.00
Property Use:	Modular/Pre-Fabricated Homes	Zoning:	
Parcel Number:	99504542	Thomas Bros Pg-Grid:	

Valuation

Value:	**$348,000**	FSD:	21	Common Confidence Score:	33
Value Range:	$274,920 - $421,080	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	25A
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,151
Total Assessed Value:	$17,681	Total Assessor Market Value:	$282,892	Delinquent Year:	
				Tax Account ID:	R034093
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Subdivision: TWO-DUCK SUB
Abbreviated Description: LOT 16 TWO-DUCK SUBREF MANUF #93000-05-356

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2102 SF	Baths:	2	Fireplace:	
Year Built:	1998	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Composition/Composite
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:	Prefab, Modular	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/04/2026	Sales Price:	N/A
Document #:	1060261 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	11/04/2026	Sales Price:	$976,700
Document #:	1060260 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	07/23/2026	Sales Price:	N/A
Document #:	1057495 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	02/25/2020	Loan Amount:	N/A
Document #:	983171 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	02/24/2020		

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TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Subdivision: TWO DUCK Map Ref: 0

Mortgage Record

Recording Date:	02/25/2020	Loan Amount:	N/A
Document #:	983170 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/24/2020		
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Subdivision: TWO DUCK

Prior Transfer

Recording Date:	02/25/2020	Sales Price:	$234,000
Document #:	983169 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/24/2020		
Document Type:	Deed		

Legal Description:
Subdivision: TWO DUCK

Mortgage Record

Recording Date:	01/23/2020	Loan Amount:	N/A
Document #:	982138 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	01/15/2020		
TD Due Date:	01/29/2031	Type Finance:	VAR

Legal Description:
Subdivision: TWO DUCK Map Ref: 0

Mortgage Record

Recording Date:	08/19/2019	Loan Amount:	N/A
Document #:	976700 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	08/09/2019		
TD Due Date:	08/30/2030	Type Finance:	VAR

Legal Description:
Subdivision: TWO DUCK Map Ref: 0
City/Muni/Twp: CANON

Area Sales Analysis

Total Area Sales	$1,822,400	Median # of Bedrooms	3
Median Lot Size	10 SF	Median # of Baths	2
Median Living Area	1,551 SF	Median Year Built	1998
Price Range - 2 Yrs	$232,000 to $427,000	Age Range	15 years to 33 years
Median Value	$282,750	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**1 BEAR GULCH RD** **FLORENCE, CO 81226-9473**	03/25/2025	$248,000	$204	1216	/3/2	1993	SF	
		APN: 99504544 Document #: 1044408 Document Type: Warranty Deed Price Code: A Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 18 Subdivision: TWO DUCK SUBDIVISION Abbreviated Description: Lot:18 Subdivision:TWO DUCK SUBDIVISION City/Muni/Twp:WILLIAMS BURG City/Muni/Twp: WILLIAMS BURG								
2	.06Mi.	**4 SAGE CT** **FLORENCE, CO 81226-9471**	03/03/2026	$232,000	$191	1216	/3/2	1994	SF	
		APN: 99504541 Document #: 1053499 Document Type: Special Warranty Deed Price Code: A Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 15 Subdivision: TWO DUCK SUBDIVISION Abbreviated Description: Lot:15 Subdivision:TWO DUCK SUBDIVISION City/Muni/Twp:WILLIAMSBURG City/Muni/Twp: WILLIAMSBURG								
3	.08Mi.	**2 BEAR GULCH RD** **FLORENCE, CO 81226-9473**	06/04/2026	$305,500	$199	1534	/3/2	1998	SF	
		APN: 99504545 Document #: 1056098 Document Type: Warranty Deed Price Code: Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 19 Subdivision: TWO DUCK SUBDIVISION Abbreviated Description: Lot:19 Subdivision:TWO DUCK SUBDIVISION								
4	.23Mi.	**10 RIDGEWAY DR** **FLORENCE, CO 81226-9469**	11/04/2025	$260,000	$166	1568	/3/2	1998	SF	
		APN: 99504561 Document #: 1050384 Document Type: Warranty Deed Price Code: A Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 35 Subdivision: TWO DUCK Abbreviated Description: Lot:35 Subdivision:TWO DUCK								
5	.23Mi.	**1 LUCIANA LN** **FLORENCE, CO 81226-**	06/02/2025	$322,500	$240	1344	/3/2	2024	SF	
		APN: 3939192010001 Document #: 1046344 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Subdivision: JAMES SUBDIVISION Abbreviated Description: Lot:1 Subdivision:JAMES SUBDIVISION								
6	.26Mi.	**2 LUCIANA LN** **FLORENCE, CO 81226-8967**	04/28/2025	$287,000	$214	1344	/3/2	2022	SF	
		APN: 3939192010010 Document #: 1045382 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: JAMES SUBDIVISION MapRef: DOC 988167 Abbreviated Description: Lot:10 Subdivision:JAMES SUBDIVISION Map Ref:DOC 988167								
7	.27Mi.	**8 RIDGEWAY DR** **FLORENCE, CO 81226-9469**	11/24/2025	$114,000	$94	1216	/3/2	1996	SF	
		APN: 99504559 Document #: 1051010 Document Type: Warranty Deed Price Code: A Land Use: Modular/Pre-Fabricated Homes								

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Legal: Lot: 33 Subdivision: TWO DUCK SUBDIVISION Abbreviated Description: Lot:33 Subdivision:TWO DUCK SUBDIVISION

8	.28Mi.	**5 LUCIANA LN** **FLORENCE, CO 81226-8967**	05/13/2026	$299,000	$222	1344	/3/2	2022	SF

APN: 3939192010003 Document #: 1055442
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: JAMES SUBDIVISION Abbreviated Description: Lot:3 Subdivision:JAMES SUBDIVISION

9	.31Mi.	**3 SAWYER LN** **FLORENCE, CO 81226-**	02/11/2026	$324,500	$241	1344	/3/2	2024	SF

APN: 3939192010012 Document #: 1053022
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: JAMES SUBDIVISION Abbreviated Description: Lot:12 Subdivision:JAMES SUBDIVISION

10	.45Mi.	**1605 CHURCHILL AVE** **FLORENCE, CO 81226-9592**	09/24/2026	$225,000	$231	975	4/3/1	1950	22,000 SF

APN: 99704038 Document #: 1059122
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 121&123 Subdivision: ROCKY MOUNTAIN FUEL COMPANYS SECOND ADDITION Abbreviated Description: Lot:121&123 Subdivision:ROCKY MOUNTAIN FUEL COMPANYS SECOND ADDITION City/Muni/Twp:WILLIAMSBURG City/Muni/Twp: WILLIAMSBURG

11	.46Mi.	**1 COBBLE CT** **FLORENCE, CO 81226-8909**	05/11/2026	$50,000			//	1980	SF

APN: 98704314 Document #: 1055363
Document Type: Special Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: ROCKRIMMON Abbreviated Description: Lot:1 Subdivision:ROCKRIMMON

12	.47Mi.	**20 WILMONT CIR N** **FLORENCE, CO 81226-8900**	03/05/2026	$216,499	$120	1800	/2/2	1982	SF

APN: 98704211 Document #: 1053622
Document Type: Special Warranty Deed Price Code: A
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 20 Subdivision: WILMONT PARK FILING II Abbreviated Description: Lot:20 Subdivision:WILMONT PARK FILING II

13	.52Mi.	**2 WILMONT CIR S** **FLORENCE, CO 81226-8901**	04/29/2025	$170,000	$167	1020	/2/1	1975	SF

APN: 98604595 Document #: 1045426
Document Type: Special Warranty Deed Price Code: A
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 2 Subdivision: WILMONT PARK FILLING Abbreviated Description: Lot:2 Subdivision:WILMONT PARK FILLING

14	.66Mi.	**21 W ROCKRIMMON RD** **FLORENCE, CO 81226-8904**	04/15/2025	$312,000	$187	1668	/3/2.3	1995	SF

APN: 98704334 Document #: 1045028
Document Type: Personal Representatives Deed Price Code: A
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 21 Subdivision: ROCKRIMMON Abbreviated Description: Lot:21 Subdivision:ROCKRIMMON

15	.73Mi.	**14 QUINCY ST** **FLORENCE, CO 81226-8931**	07/14/2025	$110,000	$96	1151	6/3/.8	1910	7,280 SF

APN: 64000290 Document #: 1047438
Document Type: Warranty Deed Price Code: A
Land Use: Bungalow (Residential)
Legal: Lot: 2 Block: 2 Subdivision: COLORADO PARK & IRON COS ADDITION TO WILLIAMSBURG Abbreviated Description: Lot:2 Block:2 Subdivision:COLORADO PARK & IRON COS ADDITION TO WILLIAMSBURG

16	.79Mi.	**11 CAPISTRANO DR** **FLORENCE, CO 81226-9598**	09/08/2026	$410,000	$256	1600	/3/2	2018	SF

APN: 99204300 Document #: 1058735
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: THE SEUTTI ADDITION Abbreviated Description: Lot:11 Subdivision:THE SEUTTI ADDITION City/Muni/Twp:WILLIAMSBURG City/Muni/Twp: WILLIAMSBURG

17	.8Mi.	**7 CORY LN** **FLORENCE, CO 81226-9585**	03/09/2026	$374,000	$215	1743	6/3/2	1995	SF

APN: 98804145 Document #: 1053642
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: OAK CREEK ESTATES NO 3 Abbreviated Description: Lot:7 Subdivision:OAK CREEK ESTATES NO 3

18	.8Mi.	**6 CORY LN** **FLORENCE, CO 81226-**	03/09/2026	$15,000			//		SF

APN: 98804144 Document #: 1053643
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 6 Subdivision: OAK CREEK ESTATES NO 3 Abbreviated Description: Lot:6 Subdivision:OAK CREEK ESTATES NO 3

19	.8Mi.	**5 CORY LN** **FLORENCE, CO 81226-9585**	02/19/2026	$562,500	$298	1890	6/3/2	1995	SF

APN: 98804143 Document #: 1053192
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: OAK CREEK ESTATES NO 3 Abbreviated Description: Lot:5 Subdivision:OAK CREEK ESTATES NO 3

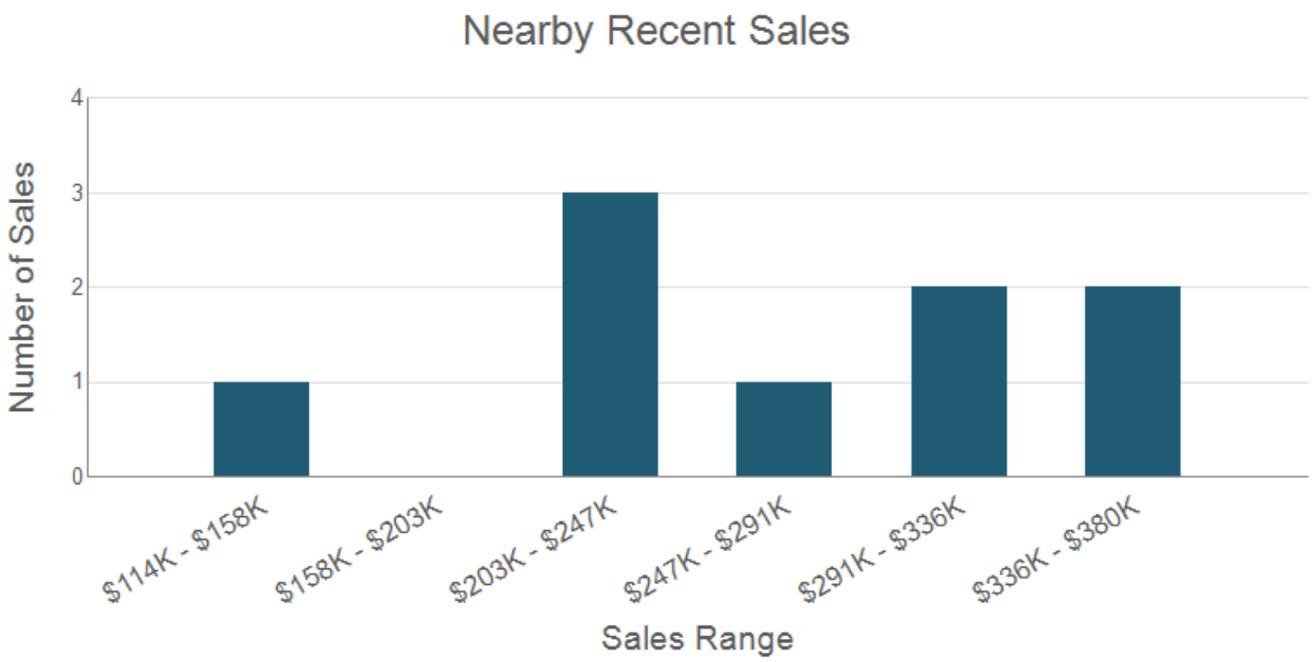
20	.82Mi.	**7 BLUFF RD** **FLORENCE, CO 81226-8905**	04/01/2025	$325,000	$229	1419	5/2/2	1987	SF

APN: 99204341 Document #: 1044600
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: A Subdivision: BLUFFS SUBDIVISION Abbreviated Description: Lot:A Subdivision:BLUFFS SUBDIVISION City/Muni/Twp:WILLIAMSBURG City/Muni/Twp: WILLIAMSBURG

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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.	**5 SAGE CT**	**02/24/2020**	$282,892	$17,681	2,102	/4/2	1998		
.05Mi.	**6 SAGE CT**		$152,014	$9,501	1,216	/3/2	1996		
.05Mi.	**1 BEAR GULCH RD**	**03/14/2025**	$182,798	$11,425	1,216	/3/2	1993		
.06Mi.	**4 LINDA VISTA DR**	**11/25/2020**	$192,223	$12,014	1,512	/3/2	2001		
.06Mi.	**4 SAGE CT**	**01/15/2025**	$126,170	$7,886	1,216	/3/2	1994		
.07Mi.	**2 SAGE CT**	**09/24/2024**	$195,633	$12,227	1,152	/3/2	1996		
.07Mi.	**5 LINDA VISTA DR**		$218,718	$13,670	1,728	/3/2	1995		
.07Mi.	**1 SAGE CT**		$212,232	$13,265	1,280	/3/2	1999		
.08Mi.	**3 SAGE CT**	**08/22/2024**	$228,377	$14,274	1,904	/4/2	1998		
.08Mi.	**2 BEAR GULCH RD**		$257,434	$16,090	1,534	/3/2	1998		
.11Mi.	**15 BEAR GULCH RD**		$169,854	$10,616	1,216	/3/2	1997		
.12Mi.	**22 BEAR GULCH RD**		$220,891	$13,806	1,568	/3/2	1996		
.12Mi.	**6 LINDA VISTA DR**		$212,477	$13,280	1,216	/3/2	1994		
.12Mi.	**7 LINDA VISTA DR**		$269,687	$16,855	1,848	/3/2	1995		
.13Mi.	**20 BEAR GULCH RD**	**08/06/2021**	$264,697	$16,544	2,170	/4/2	1998		
.13Mi.	**16 BEAR GULCH RD**		$146,871	$9,179	1,216	/3/2	1997		

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	45.1 years old	Households:	2,466
Median Household Income:	$55,489	Households w/Family:	60%
Household Income Per Capita:	$28,056	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Florence School District Re-2	Students:	1,294
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.35Mi.	**Fremont Elementary School** Number of Students: 441 Student-Teacher Ratio: 18.38	C-	Public	KG - 5
3.24Mi.	**Fremont High School** Number of Students: 572 Student-Teacher Ratio: 14.47	C	Public	9 - 12

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5.20Mi.	**Fremont Middle School**	NA	Public	6 - 8

Number of Students: NA
Student-Teacher Ratio: NA

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	91%	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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