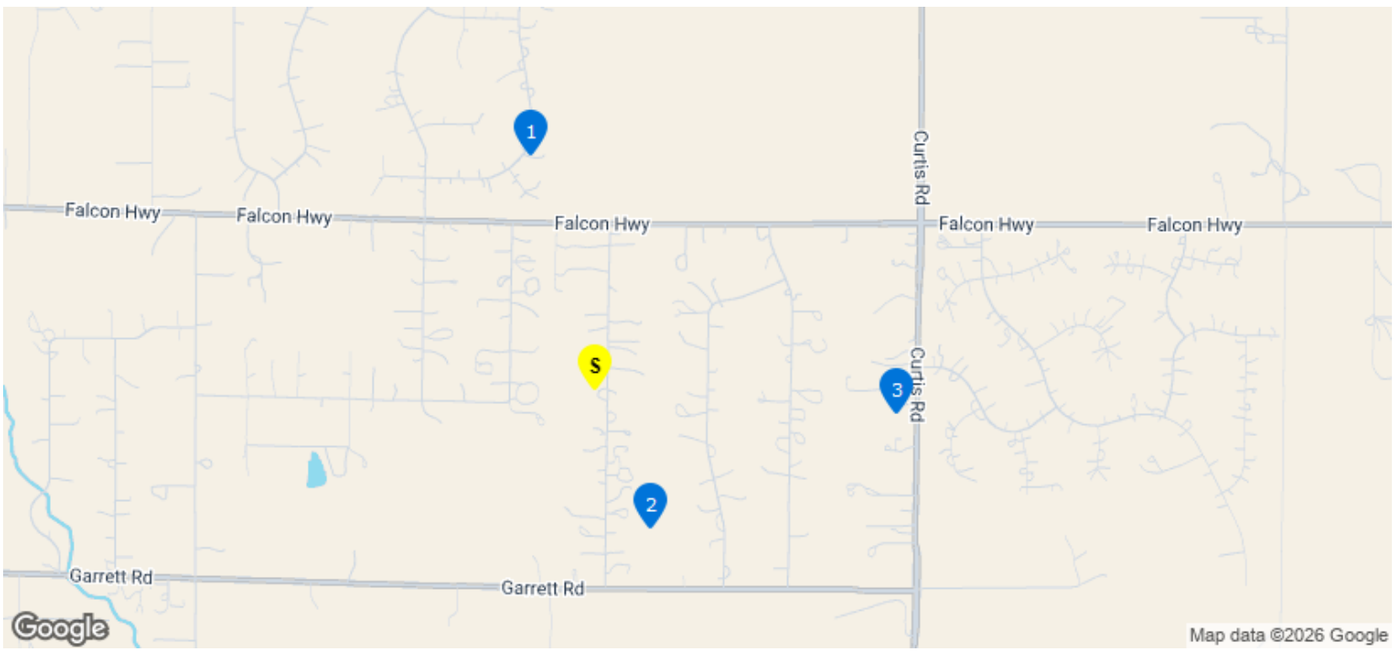
ICE SiteX Report

OrderID: 98809198

SiteX Property Information Report



Subject Property Location

6070 GOOD FORTUNE RD, PEYTON, CO 80831-7689

County:	**EL PASO CO**	Census Tract:	0051.23
Property Use:	Single Family Residential	Zoning:	RR-5
Parcel Number:	4316003008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$573,000**	FSD:	19	Common Confidence Score:	42
Value Range:	$464,130 - $681,870	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SDC
Assd Land Value:	$10,860	Market Land Value:	$154,000	Tax Year:	2025
Assd Improvement:	$28,570	Market Improvment Value:	$405,220	Total Taxable Value:	$2,208
Total Assessed Value:	$39,430	Total Assessor Market Value:	$559,220	Delinquent Year:	
				Tax Account ID:	R4316003008
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 1 Subdivision: LUCKY ACRES Map Ref: MP: 3160
Abbreviated Description: LOT 8 BLK 1 LUCKY ACRES

Property Characteristics

Lot Size:	5.000 AC	Bedrooms:	4	Pool:	
Building Area:	2237 SF	Baths:	3	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:	Built-in	Heating:	Forced air unit
Number of Stories:	2	Number of Cars:	9	A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Concrete	Elevator:	Yes, the building has an elevator(s)

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/04/2026	Sales Price:	N/A
Document #:	226020181 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/04/2023	Sales Price:	$513,000
Document #:	223000575 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	12/15/2022	Loan Amount:	N/A
Document #:	222150197 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/09/2022		
TD Due Date:	01/01/2053	Type Finance:	
Legal Description:			

Block: 1 Subdivision: LUCKY ACRES SUBDIVISION Map Ref: 0

ICE SiteX Report

OrderID: 98809198

Mortgage Record

Recording Date:	03/18/2022	Loan Amount:	N/A
Document #:	222039083 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/11/2022		
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	07/12/2021	Loan Amount:	N/A
Document #:	221132634 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/30/2021		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	01/31/2020	Loan Amount:	N/A
Document #:	220014278 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/26/2020		
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION Map Ref: 0
City/Muni/Twp: PEYTON

Prior Transfer

Recording Date:	08/02/2016	Sales Price:	N/A
Document #:	216086005 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/26/2016	Loan Amount:	N/A
Document #:	216082575 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/18/2016		
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Block: 1 Subdivision: LUCKEY ACRES SUBDIVISION Map Ref: 0

Prior Transfer

Recording Date:	05/06/2014	Sales Price:	$294,193
Document #:	214037512 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	04/26/2012	Sales Price:	$292,916
Document #:	212047664 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/28/2012	Loan Amount:	N/A
Document #:	212021355 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	02/18/2012		
TD Due Date:	03/01/2042	Type Finance:	Fixed Rate

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION

Prior Transfer

Recording Date:	02/28/2012	Sales Price:	N/A
Document #:	212021354 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/18/2012		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION

Prior Transfer

Recording Date:	08/24/2009	Sales Price:	$285,000
Document #:	209099720 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/20/2009	Loan Amount:	N/A
Document #:	209083437 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/18/2009		
TD Due Date:	07/01/2039	Type Finance:	

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	07/18/2008	Loan Amount:	N/A
Document #:	208081921 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/14/2008		
TD Due Date:	08/01/2038	Type Finance:	

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION

ICE SiteX Report

OrderID: 98809198

Prior Transfer

Recording Date:	07/18/2008	Sales Price:	$285,000
Document #:	208081919 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/14/2008		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION

Prior Transfer

Recording Date:	05/06/2008	Sales Price:	$50,000
Document #:	208052392 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	04/28/2008	Sales Price:	$75,000
Document #:	208048164 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/29/2006	Loan Amount:	N/A
Document #:	206127402 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	08/17/2006		
TD Due Date:	08/20/2026	Type Finance:	VAR

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	12/03/2004	Loan Amount:	N/A
Document #:	204197973 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	11/22/2004		
TD Due Date:	12/01/2019	Type Finance:	

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	05/21/2003	Loan Amount:	N/A
Document #:	203110207 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	05/19/2003		
TD Due Date:	05/19/2006	Type Finance:	

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION

Prior Transfer

Recording Date:	05/21/2003	Sales Price:	$77,000
Document #:	203110206 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/19/2003		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: LUCKY ACRES SUBDIVISION

Mortgage Record

Recording Date:	12/02/1998	Loan Amount:	N/A
Document #:	098176250 BK-PG -	Loan Type:	
Contract Date:	11/25/1998		
TD Due Date:	11/25/2018	Type Finance:	VAR

Legal Description:
Subdivision: LUCKY ACRES SUBDIVISION
Abbreviated Description: LOT 8 BLK 1 LUCKY ACRES

Prior Transfer

Recording Date:	12/02/1998	Sales Price:	$38,000
Document #:	098176249 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/25/1998		
Document Type:	Deed		

Legal Description:
Subdivision: LUCKY ACRES SUBDIVISION
Abbreviated Description: LOT 8 BLK 1 LUCKY ACRES

Area Sales Analysis

Total Area Sales	$1,558,000	Median # of Bedrooms	3
Median Lot Size	5 SF	Median # of Baths	2
Median Living Area	1,532 SF	Median Year Built	1978
Price Range - 2 Yrs	$480,000 to $590,000	Age Range	31 years to 58 years
Median Value	$488,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	4.49Mi.	**6646 BACKCOUNTRY LOOP COLORADO SPRINGS, CO 80927-4201**	11/04/2026	$535,000	$267	2001	10/5/3.8	2018	7,813 SF	
		APN: 5310402017 Document #: 226102963 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 137 Subdivision: BANNING LEWIS RANCH FILING NO 19A Abbreviated Description: Lot:137 Subdivision:BANNING LEWIS RANCH FILING NO 19A								
2	4.86Mi.	**9270 COAL CART LN**	11/03/2026	$404,750			//		4,113 SF	

ICE SiteX Report

OrderID: 98809198

COLORADO SPRINGS, CO 80908-5767
APN: 5303402005 Document #: 226102391
Document Type: Special Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 2 Subdivision: ELEVATE AT PERCHERON FILING NO 1 MapRef: DOC 224715447 Abbreviated Description: Lot:2 Subdivision:ELEVATE AT PERCHERON FILING NO 1 Map Ref:DOC 224715447

3	4.97Mi.	**9216 SIMMENTIAL WAY**	11/03/2026	$490,000			//		6,000 SF
		COLORADO SPRINGS, CO 80908-5757							

APN: 5303303010 Document #: 226102367
Document Type: Special Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 55 Subdivision: PERCH ERON FILING NO 2 MapRef: DOC 224715449 Abbreviated Description: Lot:55 Subdivision:PERCH ERON FILING NO 2 Map Ref:DOC 224715449

4	4.98Mi.	**9192 SIMMENTIAL WAY**	11/03/2026	$566,900			//		6,000 SF
		COLORADO SPRINGS, CO 80908-5756							

APN: 5303303008 Document #: 226102379
Document Type: Special Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 53 Subdivision: PERCHERON FILING NO 2 MapRef: DOC 224715449 Abbreviated Description: Lot:53 Subdivision:PERCHERON FILING NO 2 Map Ref:DOC 224715449

5	5.43Mi.	**8772 BRIAR BRUSH LN**	11/09/2026	$535,000	$235	2274	8/3/2.3	2017	4,725 SF
		COLORADO SPRINGS, CO 80927-4140							

APN: 5309413041 Document #: 226103702
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 71 Subdivision: BANNING LEWIS RANCH FILING NO 148 Abbreviated Description: Lot:71 Subdivision:BANNING LEWIS RANCH FILING NO 148 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

6	6.18Mi.	**7730 CONDESSA DR**	11/04/2026	$420,000	$246	1708	7/3/2.5	2005	3,510 SF
		COLORADO SPRINGS, CO 80923-5425							

APN: 5317428002 Document #: 226102817
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: CHAPARRAL POINT AT INDIGO RANCH FILING NO 1 Abbreviated Description: Lot:109 Subdivision:CHAPARRAL POINT AT INDIGO RANCH FILING NO 1 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

7	6.35Mi.	**4922 DUNECREST DR**	11/09/2026	$475,000	$229	2078	6/3/2.5	2004	6,795 SF
		COLORADO SPRINGS, CO 80922-3564							

APN: 5320403066 Document #: 226104302
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: WILLOWIND AT STETSON HILLS FILING NO 3 Abbreviated Description: Lot:3 Subdivision:WILLOWIND AT STETSON HILLS FILING NO 3 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

8	6.35Mi.	**4379 GRAY FOX HTS**	11/04/2026	$205,000	$156	1310	6/3/2	2007	SF
		COLORADO SPRINGS, CO 80922-2721							

APN: 5329111073 Document #: 226102827
Document Type: Special Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: CHATEAU AT ANTELOPE RIDGE FILING NO 1 Abbreviated Description: Lot:1 Subdivision:CHATEAU AT ANTELOPE RIDGE FILING NO 1

9	6.39Mi.	**7894 TUSCAN SUN CT**	11/04/2026	$549,900			//		4,725 SF
		COLORADO SPRINGS, CO 80908-							

APN: 5305418018 Document #: 226102941
Document Type: Special Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 20 Subdivision: ASPEN MEADOWS SUBDIVISION FILING NO 4 Abbreviated Description: Lot:20 Subdivision:ASPEN MEADOWS SUBDIVISION FILING NO 4

10	6.61Mi.	**7994 HARDWOOD CIR**	11/09/2026	$486,000	$231	2103	7/3/2.3	2019	6,900 SF
		COLORADO SPRINGS, CO 80908-1016							

APN: 5305401041 Document #: 226104069
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: FOREST MEADOWS FILING NO 9 Abbreviated Description: Lot:15 Subdivision:FOREST MEADOWS FILING NO 9 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

11	6.67Mi.	**8762 BLUE FEATHER LOOP**	11/03/2026	$454,350			//		3,590 SF
		COLORADO SPRINGS, CO 80908-5102							

APN: 5232410034 Document #: 226102395
Document Type: Special Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 40 Subdivision: COPPER CHASE AT STERLING RANCH FILING NO 1 MapRef: DOC 224715342 Abbreviated Description: Lot:40 Subdivision:COPPER CHASE AT STERLING RANCH FILING NO 1 Map Ref:DOC 224715342

12	7.08Mi.	**7816 GUINNESS WAY**	11/04/2026	$459,900	$204	2258	7/3/2.5	2008	6,214 SF
		COLORADO SPRINGS, CO 80951-9713							

APN: 5404211025 Document #: 226102711
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 171 Subdivision: CLAREMONT RANCH FILING NO 8 Abbreviated Description: Lot:171 Subdivision:CLAREMONT RANCH FILING NO 8

13	7.54Mi.	**3378 MACGREGOR DR**	11/09/2026	$439,900	$211	2086	10/5/3.5	1998	6,232 SF
		COLORADO SPRINGS, CO 80922-3104							

APN: 5332204017 Document #: 226103969
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 15 Block: 9 Subdivision: THE HIGHLANDS AT SPRINGS RANCH FILING NO 1 Abbreviated Description: Lot:15 Block:9 Subdivision:THE HIGHLANDS AT SPRINGS RANCH FILING NO 1 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

14	7.62Mi.	**6153 MIRAMONT ST**	11/03/2026	$370,000	$321	1152	6/3/2	2001	5,527 SF
		COLORADO SPRINGS, CO 80923-3480							

APN: 5318204009 Document #: 226102688
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: RIDGEVEW AT STETSON HILLS FILING NO 10 Abbreviated Description: Lot:57 Subdivision:RIDGEVEW AT STETSON HILLS FILING NO 10 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

15	7.76Mi.	**4010 IVY HILL DR**	11/04/2026	$660,000	$330	1998	9/4/2.8	2022	7,198 SF
		COLORADO SPRINGS, CO 80922-3084							

APN: 5330102028 Document #: 226102955
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: GREEN WAYS AT SAND CREEK FILING NO 1 Abbreviated Description: Lot:22 Subdivision:GREEN WAYS AT SAND CREEK FILING NO 1 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

16	8.02Mi.	**3370 ASPIRE DR**	11/04/2026	$368,700			//		2,775 SF

ICE SiteX Report

OrderID: 98809198

COLORADO SPRINGS, CO 80922-3528
APN: 5331206013 Document #: 226102885
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 43 Subdivision: GREENWAYS AT SAND CREEK FILING NO 5 Abbreviated Description: Lot:43 Subdivision:GREENWAYS AT SAND CREEK FILING NO 5 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

17	8.04Mi.	**6007 WENDY STREAM WAY**	11/03/2026	$619,900	$228	2723	7/3/2.5	2022	13,046 SF

COLORADO SPRINGS, CO 80924-5246
APN: 5306213009 Document #: 226102363
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: WESTCREEKAT WOLF RANCH FILING NO 13 Abbreviated Description: Lot:9 Subdivision:WESTCREEKAT WOLF RANCH FILING NO 13

18	8.37Mi.	**6081 ROWDY DR**	11/09/2026	$765,000	$243	3154	11/5/3.5	2016	6,785 SF

COLORADO SPRINGS, CO 80924-2069
APN: 5231215054 Document #: 226103817
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: VILLAGES AT WOLF RANCH SUBDIVISION FILING NO 22 Abbreviated Description: Lot:7 Subdivision:VILLAGES AT WOLF RANCH SUBDIVISION FILING NO 22

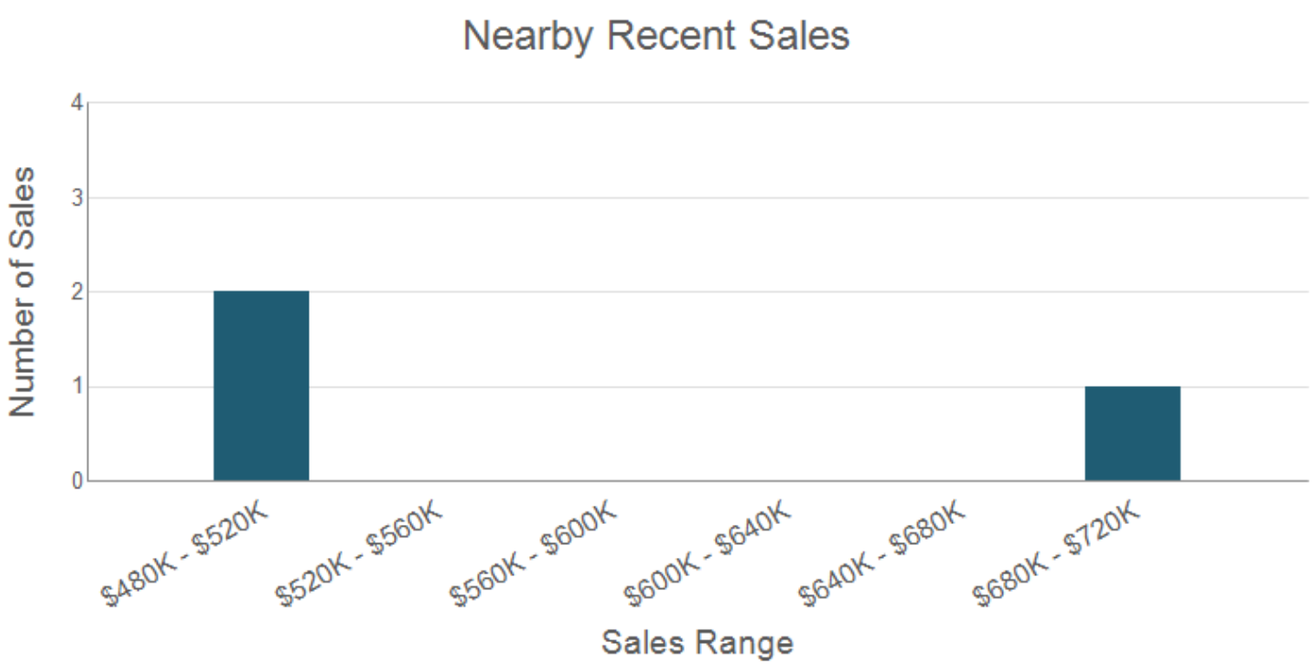
19	8.52Mi.	**6620 OAKWOOD BLVD**	11/04/2026	$340,000	$377	902	7/3/2	1999	4,688 SF

COLORADO SPRINGS, CO 80923-5169
APN: 6312402018 Document #: 226102837
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: SUNDOWN NORTH SUBDIVISION FILING NO 6 Abbreviated Description: Lot:22 Subdivision:SUNDOWN NORTH SUBDIVISION FILING NO 6

20	8.7Mi.	**7108 KNAPP DR**	11/03/2026	$475,000			//		3,027 SF

COLORADO SPRINGS, CO 80924-5436
APN: 5230202031 Document #: 226102590
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 77 Subdivision: TAPESTRY AT WOLF RANCH FILING NO 1 Abbreviated Description: Lot:77 Subdivision:TAPESTRY AT WOLF RANCH FILING NO 1 City/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.

ICE SiteX Report

OrderID: 98809198

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.	**6070 GOOD FORTUNE RD**	**02/28/2012**	$559,220	$39,430	2,237	7/4/3	2003	5 SF	
.05Mi.	**6130 GOOD FORTUNE RD**	**07/18/2012**	$475,532	$33,530	2,184	4/3/1	2015	5 SF	
.11Mi.	**6180 GOOD FORTUNE RD**	**06/08/2005**	$453,858	$32,000	1,680	4/3/2	1986	5 SF	
.16Mi.	**5930 GOOD FORTUNE RD**	**08/31/1995**	$457,988	$32,290	972	5/2/1.5	1983	5 SF	
.16Mi.	**6125 GOOD FORTUNE RD**	**12/12/2023**	$715,021	$50,410	2,368	10/5/3	2015	5 SF	
.22Mi.	**5870 GOOD FORTUNE RD**	**04/19/2024**	$702,235	$49,510	2,399	11/4/4	2002	5 SF	
.23Mi.	**6245 GOOD FORTUNE RD**	**01/02/1992**	$477,593	$33,670	1,380	5/3/2	1987	5 SF	
.27Mi.	**5865 GOOD FORTUNE RD**	**01/01/1979**	$467,060	$32,930	1,000	4/2/2	1979	5 SF	
.27Mi.	**6220 CARRIAGE DR**		$577,518	$40,710	1,176	6/3/1.5	1989	10 SF	
.3Mi.	**5990 RENNEBERGER RD**	**08/14/1991**	$504,807	$35,590	1,557	1/3/1	1999	5 SF	
.33Mi.	**6375 CARRIAGE DR**	**11/01/1981**	$189,871	$13,390				5 SF	
.35Mi.	**6320 CARRIAGE DR**	**09/22/2020**	$456,745	$32,200	1,300	6/3/1.5	1979	5 SF	
.36Mi.	**5755 GOOD FORTUNE RD**	**11/03/2025**	$1,004,051	$70,790	2,473	11/5/3.3	2012	5 SF	
.39Mi.	**6280 RENNEBERGER RD**	**11/23/1993**	$388,181	$27,370	931	/3/1.5	1983	6 SF	
.4Mi.	**6350 CARRIAGE DR**	**04/18/2018**	$609,348	$42,960	2,400	11/5/2.5	1977	5 SF	
.41Mi.	**5705 GOOD FORTUNE RD**	**03/18/2020**	$487,764	$34,390	1,456	6/3/1.8	1995	5 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	91%

Demographics & Income

Median Age:	38.0 years old	Households:	11,150
Median Household Income:	$122,864	Households w/Family:	87%
Household Income Per Capita:	$47,354	Households w/Family Married:	74%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

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
1.81Mi.	**Falcon Elementary School** Number of Students: 318 Student-Teacher Ratio: 13.42	C-	Public	PK - 5
4.61Mi.	**Falcon Middle School** Number of Students: 866 Student-Teacher Ratio: 16.89	B-	Public	6 - 8
4.17Mi.	**Falcon High School** Number of Students: 1,172 Student-Teacher Ratio: 19.84 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **6070 GOOD FORTUNE RD, PEYTON, CO 80831-7689** 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	21%	SIGNIFICANTLY LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	29%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	50%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	28%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	82%	LOWER
MURDER	47%	SIGNIFICANTLY LOWER
OVERALL	40%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98809198

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.