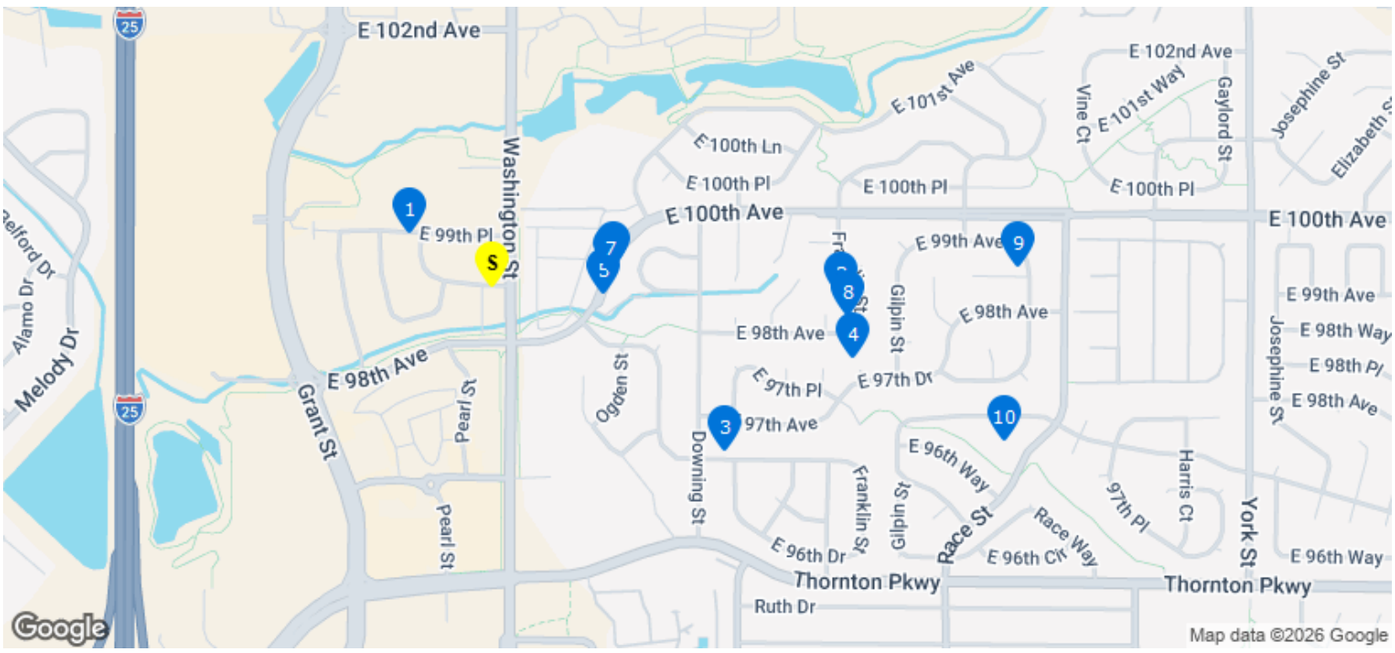
ICE SiteX Report

OrderID: 98809148

SiteX Property Information Report



Subject Property Location

641 BADDING DR, THORNTON, CO 80229-2108

County:	**ADAMS CO**	Census Tract:	0092.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0042467	Thomas Bros Pg-Grid:	

Valuation

Value:	**$457,000**	FSD:	5	Common Confidence Score:	93
Value Range:	$434,150 - $479,850	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	180
Assd Land Value:	$5,940	Market Land Value:	$95,000	Tax Year:	2025
Assd Improvement:	$20,500	Market Improvment Value:	$328,000	Total Taxable Value:	$1,121
Total Assessed Value:	$26,440	Total Assessor Market Value:	$423,000	Delinquent Year:	
				Tax Account ID:	R0042467
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 1 Subdivision: LOMA LINDA PARK FIRST FILING AMENDED Sec/Twnship/Range: SEC 15 QTR 4 TWN 02S RNG 68W
Abbreviated Description: SUB:LOMA LINDA PARK FIRST FILING AMENDED BLK:1 LOT:3

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	3	Pool:	
Building Area:	1377 SF	Baths:	2	Fireplace:	
Year Built:	1962	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:	Ranch\Rambler	Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/20/2026	Sales Price:	N/A
Document #:	2026000042468 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	12/04/2024	Loan Amount:	N/A
Document #:	2024000067416 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/15/2024		
TD Due Date:	06/01/2052	Type Finance:	
Legal Description:			

Block: 1 Subdivision: LOMA LINDA PARK FIRST FILING Map Ref: 0

Prior Transfer

Recording Date:	06/15/2023	Sales Price:	N/A
Document #:	2023000033872 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			

Block: 1 Subdivision: LOMA LINDA PARK FIRST FILING AMENDED Sec/Twnship/Range: SEC 15 QTR 4 TWN 02S RNG 68W
Abbreviated Description: SUB:LOMA LINDA PARK FIRST FILING AMENDED BLK:1 LOT:3

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Prior Transfer

Recording Date:	07/06/2022	Sales Price:	$20,492
Document #:	2022000058131 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/17/2022	Loan Amount:	N/A
Document #:	2022000043364 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	05/12/2022		
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Block: 1 Subdivision: LOMA LINDA PARK FIRST FILING Map Ref: 0

Mortgage Record

Recording Date:	05/17/2022	Loan Amount:	N/A
Document #:	2022000043363 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/12/2022		
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Block: 1 Subdivision: LOMA LINDA PARK FIRST FILING AMENDED
City/Muni/Twp: THORNTON

Prior Transfer

Recording Date:	05/17/2022	Sales Price:	$542,000
Document #:	2022000043362 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	05/12/2022		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: LOMA LINDA PARK FIRST FILING AMENDED
City/Muni/Twp: THORNTON

Prior Transfer

Recording Date:	01/21/2022	Sales Price:	$223,155
Document #:	2022000006436 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	12/23/2021	Sales Price:	$445,200
Document #:	2021000149404 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	12/22/2021		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: LOMA LINDA PARK
City/Muni/Twp: THORNTON

Mortgage Record

Recording Date:	12/23/2021	Loan Amount:	N/A
Document #:	2021000148894 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/22/2021		
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Block: 1 Subdivision: LOMA LINDA PARK
City/Muni/Twp: THORNTON

Prior Transfer

Recording Date:	01/11/2018	Sales Price:	$223,155
Document #:	2018000003536 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	05/10/2017	Sales Price:	$223,155
Document #:	2017000040448 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	03/30/2005	Sales Price:	$30,000
Document #:	20050330000328610 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/27/2004	Loan Amount:	N/A
Document #:	20041227001311820 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	12/20/2004		
TD Due Date:	12/20/2024	Type Finance:	

Legal Description:
Block: 1 Subdivision: LOMA LINDA PARK FIRST FILING AMENDED Map Ref: 0

Mortgage Record

Recording Date:	03/17/2003	Loan Amount:	N/A
Document #:	C1112277 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	02/06/2003		
TD Due Date:	02/06/2010	Type Finance:	VAR

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Legal Description:
Block: 1 Subdivision: LOMA LINDA PARK FILING #1 Map Ref: 0

Mortgage Record

Recording Date:	11/03/1997	Loan Amount:	N/A
Document #:	00332718 BK-PG 5144-896	Loan Type:	Unknown Loan Type
TD Due Date:	10/24/2012	Type Finance:	

Legal Description:
Block: 1 Subdivision: LOMALINDA PARK FIRST FILING AMENDED Map Ref: 0

Area Sales Analysis

Total Area Sales	$4,446,677	Median # of Bedrooms	3
Median Lot Size	7,841 SF	Median # of Baths	3
Median Living Area	1,387 SF	Median Year Built	1982
Price Range - 2 Yrs	$365,677 to $550,000	Age Range	8 years to 63 years
Median Value	$422,500	Median Age	44.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**811 E 98TH AVE** **THORNTON, CO 80229-2425**	04/03/2026	$425,000	$239	1779	5/3/3	2020	1,860 SF	
		APN: R0193276 Document #: 2026000018794 Document Type: Special Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 95 Subdivision: LAMBERTSON LAKES 5TH AMENDMENT Abbreviated Description: Lot:95 Subdivision:LAMBERTSON LAKES 5TH AMENDMENT								
2	.09Mi.	**815 E 98TH AVE** **THORNTON, CO 80229-2427**	03/27/2026	$406,000	$228	1779	5/3/3	2020	1,860 SF	
		APN: R0193285 Document #: 2026000016979 Document Type: Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 86A Subdivision: LAMBERTSON LAKES -5TH AMENDMENT Abbreviated Description: Lot:86A Subdivision:LAMBERTSON LAKES -5TH AMENDMENT								
3	.09Mi.	**837 E 98TH AVE** **THORNTON, CO 80229-2388**	09/10/2025	$295,000	$273	1080	5/2/2	2005	3,180 SF	
		APN: R0164874 Document #: 2025000052671 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: SUNDANCE AT LAMBERTSON LAKES Legal Unit: 405 MapRef: DOC 2005072700079239 Abbreviated Description: Subdivision:SUNDANCE AT LAMBERTSON LAKES Legal Unit:405 Map Ref:DOC 2005072700079239								
4	.12Mi.	**847 E 98TH AVE** **THORNTON, CO 80229-2389**	05/27/2026	$372,500	$254	1466	6/3/2	2004	2,757 SF	
		APN: R0162698 Document #: 2026000030326 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: SUNDANCE AT LAMBERTSON LAKES Legal Unit: 1602 Abbreviated Description: Subdivision:SUNDANCE AT LAMBERTSON LAKES Legal Unit:1602 Abbreviated Description:BUILDING 18 City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
5	.12Mi.	**845 E 98TH AVE** **THORNTON, CO 80229-2433**	02/11/2025	$399,900	$247	1622	5/3/2.5	2018	1,581 SF	
		APN: R0193373 Document #: 2025000007478 Document Type: Special Warranty Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 4A Subdivision: LAMBERTSON LAKES Abbreviated Description: Lot:4A Subdivision:LAMBERTSON LAKES Abbreviated Description:5TH AMENDMENT								
6	.13Mi.	**481 E 99TH PL** **THORNTON, CO 80229-2103**	01/12/2026	$400,000	$290	1377	8/5/2.5	1963	9,148 SF	
		APN: R0042386 Document #: 2026000001754 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: LOMA LINDA PARK Abbreviated Description: Lot:5 Block:5 Subdivision:LOMA LINDA PARK								
7	.13Mi.	**847 E 98TH AVE** **THORNTON, CO 80229-2389**	07/11/2025	$335,000	$310	1080	5/2/2	2004	2,757 SF	
		APN: R0162702 Document #: 2025000039984 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: SUNDANCE AT LAMBERTSON LAKES Legal Unit: 1806 MapRef: DOC 2005041500039616 Abbreviated Description: Subdivision:SUNDANCE AT LAMBERTSON LAKES Legal Unit:1806 Map Ref:DOC 2005041500039616City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
8	.15Mi.	**857 E 98TH AVE** **THORNTON, CO 80229-2438**	11/26/2025	$410,000	$253	1622	5/3/2.5	2018	1,694 SF	
		APN: R0193326 Document #: 2025000070133 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8A Subdivision: LAMBERTSON LAKES 5TH AMENDMENT Abbreviated Description: Lot:8A Subdivision:LAMBERTSON LAKES 5TH AMENDMENT								
9	.16Mi.	**871 E 98TH AVE** **THORNTON, CO 80229-2453**	05/22/2025	$403,000	$248	1622	5/3/2.5	2018	1,694 SF	
		APN: R0193319 Document #: 2025000029418 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15 Subdivision: LAMBERTSON LAKES 5TH AMENDMENT Abbreviated Description: Lot:15 Subdivision:LAMBERTSON LAKES 5TH AMENDMENT								
10	.19Mi.	**9792 OGDEN CT** **THORNTON, CO 80229-7820**	07/27/2026	$680,000	$330	2062	11/5/3.5	2003	10,890 SF	
		APN: R0144809 Document #: 2026000044226 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 43 Block: 1 Subdivision: LAMBERTSON LAKES Abbreviated Description: Lot:43 Block:1 Subdivision:LAMBERTSON LAKES City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
11	.22Mi.	**9778 OGDEN CT** **THORNTON, CO 80229-7820**	08/20/2026	$622,000	$338	1839	8/3/4.5	2003	6,970 SF	
		APN: R0144811 Document #: 2026000049845 Document Type: Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 45 Block: 1 Subdivision: LAMBERTSON LAKES Abbreviated Description: Lot:45 Block:1 Subdivision:LAMBERTSON LAKES

12	.22Mi.	**10105 WASHINGTON ST** **THORNTON, CO 80229-2001**	02/04/2026	$1,400,000	$173	8100	//	1992	32,670 SF

APN: R0041600 Document #: 2026000005756
Document Type: Special Warranty Deed Price Code:
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 1 Block: 1 Subdivision: HORIZON MEADOWS SUBDIVISION FILING NO 3 MapRef: DOC B9999513 Abbreviated Description: Lot:1 Block:1 Subdivision:HORIZON MEADOWS SUBDIVISION FILING NO 3 Map Ref:DOC B9999513

13	.26Mi.	**1142 E 100TH PL** **THORNTON, CO 80229-3955**	09/01/2026	$663,000	$237	2797	9/3/2.5	2003	13,068 SF

APN: R0144911 Document #: 2026000052560
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 6 Subdivision: LAMBERTSON LAKES Abbreviated Description: Lot:3 Block:6 Subdivision:LAMBERTSON LAKES City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON

14	.27Mi.	**9978 DOWNING CIR** **THORNTON, CO 80229-7826**	04/21/2026	$535,000	$350	1528	5/3/2	2004	6,970 SF

APN: R0144904 Document #: 2026000022449
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 4 Subdivision: LAMBERTSON LAKES Abbreviated Description: Lot:9 Block:4 Subdivision:LAMBERTSON LAKES

15	.27Mi.	**9735 OGDEN CT** **THORNTON, CO 80229-7821**	11/10/2025	$675,000	$280	2410	7/4/3.5	2003	6,534 SF

APN: R0144800 Document #: 2025000066481
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 Block: 1 Subdivision: LAMBERTSON LAKES Abbreviated Description: Lot:34 Block:1 Subdivision:LAMBERTSON LAKES

16	.3Mi.	**10140 GRANT ST** **THORNTON, CO 80229-2051**	02/06/2026	$2,100,000	$587	3576	//	2005	70,132 SF

APN: R0142638 Document #: 2026000006215
Document Type: Warranty Deed Price Code: A
Land Use: Fast Food Restaurant / Drive-thru
Legal: Lot: 3 Subdivision: HORIZON MEADOWS SUBDIVISION FILING NO 1 AMENDMENT MapRef: DOC C0969602 Abbreviated Description: Lot:3 Subdivision:HORIZON MEADOWS SUBDIVISION FILING NO 1 AMENDMENT Map Ref:DOC C0969602

17	.33Mi.	**10180 GRANT ST** **THORNTON, CO 80229-2051**	06/27/2025	$2,500,000	$452	5528	//	2008	76,666 SF

APN: R0142640 Document #: 2025000037189
Document Type: Warranty Deed Price Code: A
Land Use: Restaurant
Legal: Lot: 3 Subdivision: HORIZON MEADOWS SUBDIVISION FILING NO 1 Abbreviated Description: Lot:3 Subdivision:HORIZON MEADOWS SUBDIVISION FILING NO 1 City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON

18	.35Mi.	**1108 E 96TH PL** **THORNTON, CO 80229-7830**	04/30/2026	$580,000	$281	2062	8/3/3.5	2003	7,841 SF

APN: R0144857 Document #: 2026000024791
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: LAMBERTSON LAKES Abbreviated Description: Lot:1 Block:3 Subdivision:LAMBERTSON LAKES

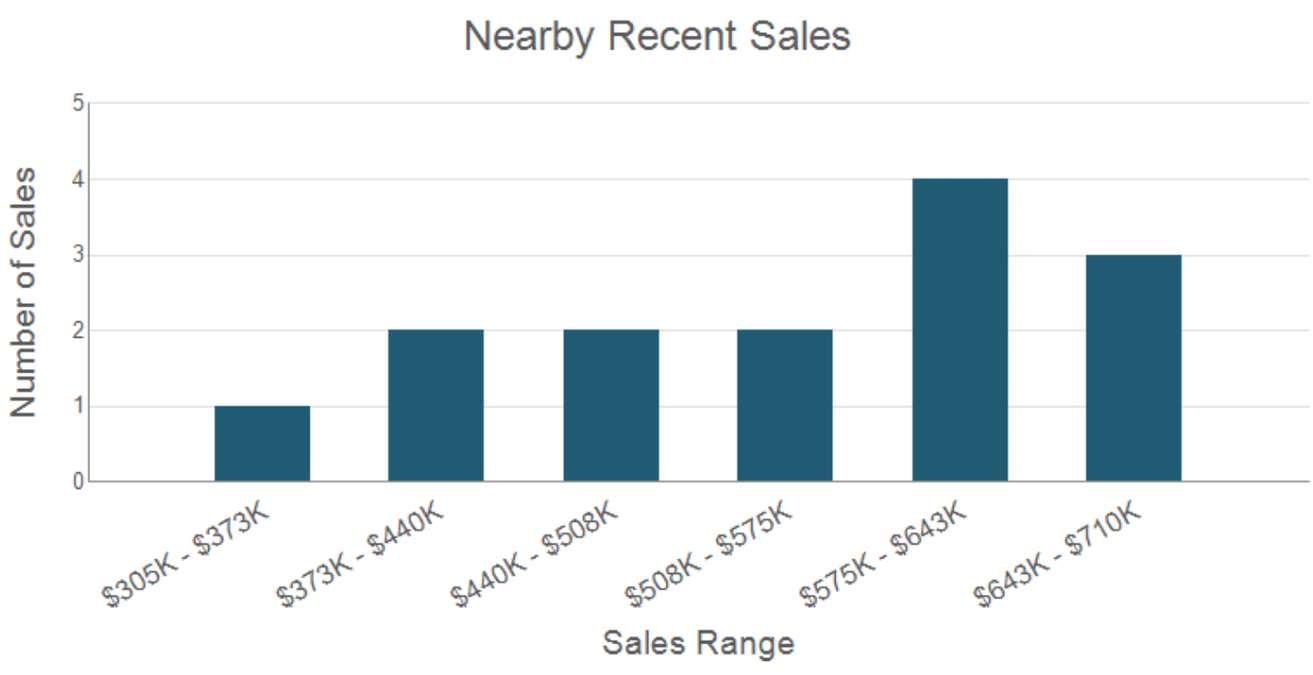
19	.37Mi.	**1254 E 100TH LN** **THORNTON, CO 80229-3964**	09/02/2026	$710,000	$222	3204	9/4/4	2003	7,841 SF

APN: R0144984 Document #: 2026000052906
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19 Block: 8 Subdivision: LAMBERTSON LAKES Abbreviated Description: Lot:19 Block:8 Subdivision:LAMBERTSON LAKES

20	.37Mi.	**10001 GRANT ST** **THORNTON, CO 80229-2034**	12/19/2025	$25,500,000	$141	181355	//	2004	1,036,772 SF

APN: R0157621 Document #: 2025000074668
Document Type: Special Warranty Deed Price Code: A
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 1 Subdivision: THORNTON TOWN CENTER SUBDIVISION THIRD AMENDMENT MapRef: MB 3219 PG 51712 Abbreviated Description: Lot:1 Subdivision:THORNTON TOWN CENTER SUBDIVISION THIRD AMENDMENT Map Ref:MB 3219 PG 51712

Comparable Sales Chart



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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.	**641 BADDING DR**	**06/15/2023**	$423,000	$26,440	1,377	5/3/2	1962	10,890 SF	
.01Mi.	**621 BADDING DR**	**12/16/2009**	$427,000	$26,690	1,377	5/4/2	1962	10,454 SF	
.01Mi.	**661 BADDING DR**	**04/03/2020**	$408,000	$25,500	1,377	5/3/2	1961	10,454 SF	
.03Mi.	**601 BADDING DR**	**12/22/2022**	$413,000	$25,820	1,377	5/3/2	1962	10,454 SF	
.03Mi.	**681 BADDING DR**	**12/14/2006**	$439,000	$27,440	1,428	5/4/2.5	1961	10,019 SF	
.03Mi.	**660 E 99TH PL**	**03/03/2023**	$402,000	$25,130	1,176	5/3/1	1959	11,326 SF	
.03Mi.	**640 E 99TH PL**	**12/09/1992**	$453,000	$22,070	1,716	7/4/1.5	1954	10,890 SF	
.03Mi.	**9913 PEARL ST**	**09/11/2015**	$513,000	$32,070	1,701	7/4/3	1963	9,148 SF	
.03Mi.	**638 E 99TH PL**		$436,000	$27,250	1,126	5/2/2	1975	10,890 SF	
.04Mi.	**9884 PEARL ST**	**04/23/2021**	$486,000	$30,380	1,176	7/4/3	1969	10,890 SF	
.04Mi.	**581 BADDING DR**	**08/27/2019**	$423,000	$20,180	1,377	5/3/2	1962	10,019 SF	
.04Mi.	**9831 PENNSYLVANIA DR**	**12/08/2000**	$415,000	$25,940	1,377	5/3/2	1963	8,276 SF	
.04Mi.	**580 E 99TH PL**		$390,000	$18,130	1,004	5/3/1	1960	10,890 SF	
.04Mi.	**680 E 99TH PL**	**05/05/2008**	$407,000	$19,190	1,148	5/3/1	1959	11,252 SF	
.05Mi.	**9883 PEARL ST**	**08/02/1999**	$510,000	$25,620	2,079	7/4/3	1963	10,454 SF	
.05Mi.	**560 E 99TH PL**	**06/29/2012**	$462,000	$28,880	2,044	6/3/2	1969	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	33.2 years old	Households:	19,746
Median Household Income:	$72,769	Households w/Family:	66%
Household Income Per Capita:	$31,890	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Northglenn-Thornton School District 12	Students:	34,466
Number of Schools:	54	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.64Mi.	**Thornton Middle School** Number of Students: 721 Student-Teacher Ratio: 16.39	D+	Public	6 - 8
0.85Mi.	**Thornton Elementary School** Number of Students: 387 Student-Teacher Ratio: 13.82	D	Public	PK - 5
0.69Mi.	**Thornton High School** Number of Students: 1,439 Student-Teacher Ratio: 16.35 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **641 BADDING DR, THORNTON, CO 80229-2108** 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	125%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	122%	HIGHER
OVERALL	114%	HIGHER

Disaster Alerts

No alerts noted

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Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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