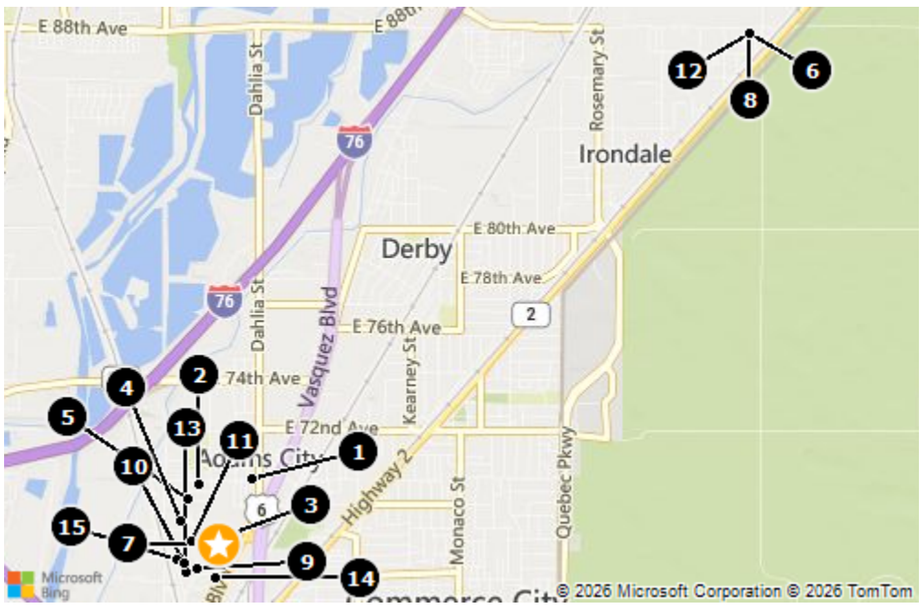
ICE SiteX Report

OrderID: 97702183

SiteX Property Information Report



Subject Property Location

6750 CLERMONT ST, COMMERCE CITY, CO 80022-2328

County:	**ADAMS CO**	Census Tract:	080010089.012009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0090188	Thomas Bros Pg-Grid:	

Valuation

Value:	**$247,000**	FSD:	8	Common Confidence Score:	83
Value Range:	$227,240 - $266,760	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	250
Assd Land Value:	$4,380	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$15,750	Market Improvment Value:	$252,000	Total Taxable Value:	$1,043
Total Assessed Value:	$20,130	Total Assessor Market Value:	$322,000	Delinquent Year:	
				Tax Account ID:	R0090188
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Block: 1 Subdivision: ADAMS HEIGHTS AMENDED Sec/Twnship/Range: SEC 06 QTR 3 TWN 03S RNG 67W
Abbreviated Description: SUB:ADAMS HEIGHTS AMENDED BLK:1 LOT:16

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	2	Pool:	
Building Area:	952 SF	Baths:	1	Fireplace:	1
Year Built:	1954	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/28/2026	Sales Price:	N/A
Document #:	2026000004454 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/03/2022	Loan Amount:	N/A
Document #:	2022000039800 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 16&17 Block: 1 Subdivision: ADAMS HEIGHTS
Abbreviated Description: NORTHERLY 2 FT OF LOT 17

Prior Transfer

Recording Date:	05/03/2022	Sales Price:	$391,000
Document #:	2022000039798 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/02/2022		
Document Type:			

Legal Description:
Lot: 16&17 Block: 1 Subdivision: ADAMS HEIGHTS
Abbreviated Description: NORTHERLY 2 FT OF LOT 17

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Prior Transfer

Recording Date:	05/02/2022	Sales Price:	$391,000
Document #:	2022000039798 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: 1 Subdivision: ADAMS HEIGHTS AMENDED Sec/Twnship/Range: SEC 06 QTR 3 TWN 03S RNG 67W
Abbreviated Description: SUB:ADAMS HEIGHTS AMENDED BLK:1 LOT:16

Area Sales Analysis

Total Area Sales	$5,655,000	Median # of Bedrooms	3
Median Lot Size	6,098 SF	Median # of Baths	2
Median Living Area	1,014 SF	Median Year Built	1955
Price Range - 2 Yrs	$300,000 to $430,000	Age Range	53 years to 73 years
Median Value	$385,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**4741 E 70TH AVE** **COMMERCE CITY, CO 80022-1819**	05/26/2026	$330,000	$188	1748	7/3/2	1956	6,970 SF	
		APN: R0089856 Document #: 2026000030087 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: DAHLIA HEIGHTS Abbreviated Description: Lot:6 Block:2 Subdivision:DAHLIA HEIGHTS								
2	.31Mi.	**4256 E 70TH AVE** **COMMERCE CITY, CO 80022-2354**	05/04/2026	$399,000	$415	960	5/3/1	1955	6,098 SF	
		APN: R0090058 Document #: 2026000025594 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: COLORADO MANOR Abbreviated Description: Lot:7 Block:1 Subdivision:COLORADO MANOR City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
3	.06Mi.	**6760 BIRCH ST** **COMMERCE CITY, CO 80022-2389**	04/27/2026	$407,000	$401	1014	6/3/2	1955	6,098 SF	
		APN: R0090219 Document #: 2026000023963 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: ADAMS HEIGHTS AMENDED Abbreviated Description: Lot:6 Block:2 Subdivision:ADAMS HEIGHTS AMENDED								
4	.23Mi.	**6831 ASH ST** **COMMERCE CITY, CO 80022-2311**	04/07/2026	$420,000	$205	2040	8/4/2	1973	14,810 SF	
		APN: R0089839 Document #: 2026000019408 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.27Mi.	**4211 E 69TH AVE** **COMMERCE CITY, CO 80022-2302**	03/11/2026	$375,000	$390	960	5/3/1	1955	6,098 SF	
		APN: R0090066 Document #: 2026000013047 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 2 Subdivision: COLORADO MANOR Abbreviated Description: Lot:21 Block:2 Subdivision:COLORADO MANOR								
6	.32Mi.	**4250 E 70TH AVE** **COMMERCE CITY, CO 80022-2354**	03/02/2026	$335,000	$348	960	5/3/1	1955	6,098 SF	
		APN: R0090059 Document #: 2026000010697 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: COLORADO MANOR Abbreviated Description: Lot:6 Block:1 Subdivision:COLORADO MANOR								
7	.08Mi.	**6755 BIRCH ST** **COMMERCE CITY, CO 80022-2390**	03/02/2026	$330,000	$325	1014	6/3/2	1955	6,098 SF	
		APN: R0090295 Document #: 2026000010701 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37&38 Block: 3 Subdivision: ADAMS HEIGHTS Abbreviated Description: Lot:37&38 Block:3 Subdivision:ADAMS HEIGHTS								
8	.27Mi.	**6601 ALBION ST** **COMMERCE CITY, CO 80022-2307**	12/12/2025	$359,000	$410	875	5/3/1	1957	6,098 SF	
		APN: R0090431 Document #: 2025000072990 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: 6 Subdivision: ADAMS HEIGHTS Abbreviated Description: Lot:26 Block:6 Subdivision:ADAMS HEIGHTS								
9	.16Mi.	**6661 BELLAIRE ST** **COMMERCE CITY, CO 80022-2314**	10/23/2025	$418,000	$423	986	6/4/2	1955	6,098 SF	
		APN: R0090329 Document #: 2025000062339 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28&27 Block: 4 Subdivision: OF ADAMS HEIGHTS Abbreviated Description: Lot:28&27 Block:4 Subdivision:OF ADAMS HEIGHTS								
10	.19Mi.	**6675 ASH ST** **COMMERCE CITY, CO 80022-2309**	10/10/2025	$409,000	$284	1440	6/3/2	1953	6,098 SF	
		APN: R0090389 Document #: 2025000059781 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Block: 5 Subdivision: ADAMS HEIGHTS Abbreviated Description: Lot:42 Block:5 Subdivision:ADAMS HEIGHTS								
11	.14Mi.	**6771 BELLAIRE ST** **COMMERCE CITY, CO 80022-2388**	08/21/2025	$430,000	$542	792	5/3/2	1955	6,098 SF	
		APN: R0090343 Document #: 2025000048583 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Block: 4 Subdivision: AMENDED PLAT OF ADAMS HEIGHTS Abbreviated Description: Lot:42 Block:4 Subdivision:AMENDED PLAT OF ADAMS HEIGHTS								
12	.24Mi.	**6930 BIRCH ST** **COMMERCE CITY, CO 80022-2318**	08/14/2025	$350,000	$455	768	4/2/1	1955	6,098 SF	
		APN: R0090100 Document #: 2025000047035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: COLORADO MANOR Abbreviated Description: Lot:7 Block:3 Subdivision:COLORADO MANOR								
13	.21Mi.	**6641 ASH ST** **COMMERCE CITY, CO 80022-2309**	08/14/2025	$408,000	$402	1014	6/3/2	1955	6,098 SF	

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APN: R0090384 Document #: 2025000046950
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Block: 5 Subdivision: ADAMS HEIGHTS Abbreviated Description: Lot:37 Block:5 Subdivision:ADAMS HEIGHTS

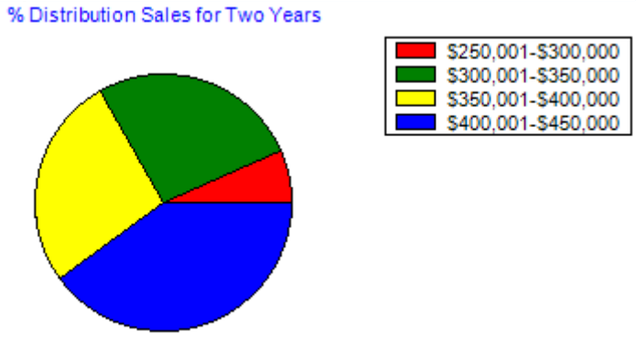
14	.16Mi.	**4400 SAURINI BLVD COMMERCE CITY, CO 80022-2339**	07/01/2025	$300,000	$295	1014	7/3/2	1954	6,534 SF	

APN: R0090474 Document #: 2025000037805
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 7 Subdivision: ADAMS HEIGHTS Abbreviated Description: Lot:6 Block:7 Subdivision:ADAMS HEIGHTS

15	.21Mi.	**6690 ALBION ST COMMERCE CITY, CO 80022-2308**	06/26/2025	$385,000	$340	1132	6/3/2	1955	6,098 SF	

APN: R0090362 Document #: 2025000037009
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 5 Subdivision: ADAMS HEIGHTS Abbreviated Description: Lot:15 Block:5 Subdivision:ADAMS HEIGHTS City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY

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.	**6750 CLERMONT ST**	**05/02/2022**	$322,000	$20,130	952	5/2/1	1954	6,098 SF	
.01Mi.	**6740 CLERMONT ST**	**09/30/2020**	$380,000	$23,760	1,014	6/3/2	1954	6,098 SF	
.02Mi.	**6760 CLERMONT ST**	**01/01/2006**	$311,000	$19,440	800	5/3/1	1954	6,098 SF	
.02Mi.	**6730 CLERMONT ST**	**08/15/2019**	$329,000	$20,570	696	4/3/1	1954	6,098 SF	
.02Mi.	**4460 RIGGI PL**	**05/13/2019**	$353,000	$22,070	1,070	4/2/1	1954	5,227 SF	
.03Mi.	**4451 RIGGI PL**	**09/30/2004**	$342,000	$21,380	1,410	7/4/1	1954	6,098 SF	
.03Mi.	**6720 CLERMONT ST**	**05/31/2017**	$319,000	$19,940	696	4/2/1	1954	6,098 SF	
.03Mi.	**6751 CLERMONT ST**	**07/15/2019**	$394,000	$24,630	1,702	7/4/2	1954	6,098 SF	
.03Mi.	**4480 RIGGI PL**	**04/30/2021**	$356,000	$22,260	1,404	7/4/1.5	1954	6,970 SF	
.03Mi.	**6770 CLERMONT ST**	**09/22/2020**	$356,000	$22,260	696	4/2/1	1954	6,098 SF	
.03Mi.	**4461 RIGGI PL**		$299,000	$12,440	756	5/3/1	1954	6,098 SF	
.03Mi.	**6755 CLERMONT ST**	**09/26/2002**	$333,000	$20,820	1,014	6/3/2	1955	6,098 SF	
.03Mi.	**6741 CLERMONT ST**	**04/22/2024**	$358,000	$22,380	1,014	6/3/2	1955	6,098 SF	
.03Mi.	**6761 CLERMONT ST**	**03/03/2017**	$318,000	$13,630	864	5/2/1	1954	6,534 SF	
.04Mi.	**6731 CLERMONT ST**	**12/23/2015**	$391,000	$24,440	1,026	7/3/1	1956	6,098 SF	
.04Mi.	**4481 RIGGI PL**	**09/15/2014**	$324,000	$20,260	1,014	6/3/1.5	1954	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	34.8 years old	Households:	19,282
Median Household Income:	$92,234	Households w/Family:	77%
Household Income Per Capita:	$36,531	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Adams County School District 14	Students:	5,221
Number of Schools:	12	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.63Mi.	**Adams City Middle School**	D	Public	6 - 8

Number of Students: 296
Student-Teacher Ratio: 11.95

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0.14Mi. **Alsup Elementary School** Number of Students: 492 Student-Teacher Ratio: 16.17		F	Public	KG - 5
1.96Mi. **Adams City High School** Number of Students: 1,500 Student-Teacher Ratio: 20.01 Advanced Placement: Yes		D+	Public	9 - 12

Flood Report

The Subject Property of **6750 CLERMONT ST, COMMERCE CITY, CO 80022-2328** 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	65%	NOTABLY LOWER
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	66%	NOTABLY LOWER
OVERALL	73%	NOTABLY 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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