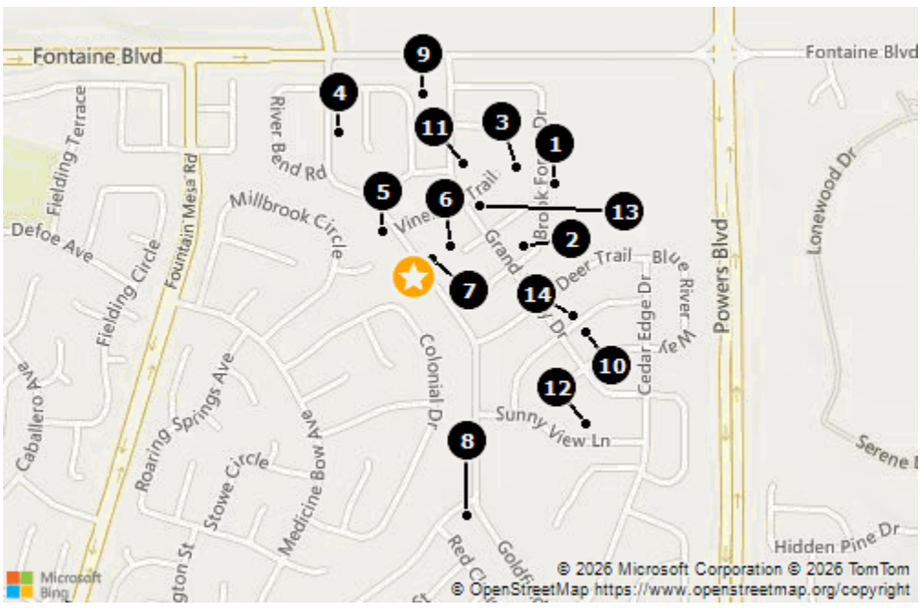
ICE SiteX Report

OrderID: 98665677

SiteX Property Information Report



Subject Property Location

6780 GOLDFIELD DR, COLORADO SPRINGS, CO 80911-9644

County:	**EL PASO CO**	Census Tract:	080410045.201000
Property Use:	Single Family Residential	Zoning:	RS-6000 CAD-O
Parcel Number:	5520101052	Thomas Bros Pg-Grid:	

Valuation

Value:	**$360,000**	FSD:	10	Common Confidence Score:	68
Value Range:	$324,000 - $396,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DBF
Assd Land Value:	$5,360	Market Land Value:	$76,000	Tax Year:	2025
Assd Improvement:	$18,870	Market Improvment Value:	$267,616	Total Taxable Value:	$1,904
Total Assessed Value:	$24,230	Total Assessor Market Value:	$343,616	Delinquent Year:	
				Tax Account ID:	R5520101052
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUB FIL NO 1 Map Ref: MP: 5201
Abbreviated Description: LOT 30 BLK 1 SUNRISE RIDGE SUB FIL NO 1

Property Characteristics

Lot Size:	8,050 SF	Bedrooms:	4	Pool:	
Building Area:	968 SF	Baths:	2	Fireplace:	2
Year Built:	1980	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	2
Number of Units:		Garage Type:	Built-in	Heating:	Forced Air
Number of Stories:	S/L+B	Number of Cars:	1	A/C:	
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	Y

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/04/2026	Sales Price:	N/A
Document #:	226052532 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/15/2024	Sales Price:	N/A
Document #:	27195 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/22/2024	Loan Amount:	N/A
Document #:	224021308 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2054	Type Finance:	
Legal Description:			

Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE FILING NO 1

Prior Transfer

Recording Date:	03/22/2024	Sales Price:	$375,000
Document #:	224021306 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

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Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUB FIL NO 1 Map Ref: MP: 5201
Abbreviated Description: LOT 30 BLK 1 SUNRISE RIDGE SUB FIL NO 1

Prior Transfer

Recording Date:	03/22/2024	Sales Price:	$375,000
Document #:	224021306 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/21/2024		
Document Type:			

Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE FILING NO 1

Mortgage Record

Recording Date:	02/28/2020	Loan Amount:	N/A
Document #:	220028879 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	02/21/2018	Sales Price:	$225,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/21/2018	Sales Price:	$225,000
Document #:	218020148 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/15/2018		
Document Type:			

Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	06/11/2012	Sales Price:	$117,000
Document #:	212066929 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/16/2012	Loan Amount:	N/A
Document #:	212056137 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2027	Type Finance:	

Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUBDIVISION FILING #1

Prior Transfer

Recording Date:	07/27/2010	Sales Price:	$120,000
Document #:	210071267 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/12/2010	Loan Amount:	N/A
Document #:	210065834 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2025	Type Finance:	

Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUBDIVISION FILING #1

Mortgage Record

Recording Date:	07/13/2006	Loan Amount:	N/A
Document #:	206102811 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2036	Type Finance:	

Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUBDIVISION FILING #1

Mortgage Record

Recording Date:	12/02/2002	Loan Amount:	N/A
Document #:	202211428 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2032	Type Finance:	FIX

Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUBDIVISION FILING #1

Mortgage Record

Recording Date:	10/29/2001	Loan Amount:	N/A
Document #:	201156364 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2016	Type Finance:	

Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUBDIVISION FILING #1

Mortgage Record

Recording Date:	07/07/1998	Loan Amount:	N/A
Document #:	098093730 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2028	Type Finance:	

Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUBDIVISION FILING #1

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Prior Transfer

Recording Date:	11/05/1993	Sales Price:	$72,900
Document #:	02382579 BK-PG 0000006303-0000000735	Type of Sale:	Price Unconfirmed
Contract Date:	10/29/1993		
Document Type:			

Legal Description:
Lot: 30 Block: 1 Subdivision: SUNRISE RIDGE SUBDIVISION FIRST FILING

Area Sales Analysis

Total Area Sales	$4,957,559	Median # of Bedrooms	3
Median Lot Size	7,775 SF	Median # of Baths	2
Median Living Area	906 SF	Median Year Built	1982
Price Range - 2 Yrs	$192,659 to $429,000	Age Range	42 years to 46 years
Median Value	$368,500	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**6695 BROOK FOREST DR** **COLORADO SPRINGS, CO 80911-9640**	10/01/2026	$255,000	$279	912	6/4/2	1982	7,600 SF	
		APN: 5520105035 Document #: 226092544 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 9 Subdivision: SUNRISE RIDGE SUB FIL NO 2 Abbreviated Description: Lot:13 Block:9 Subdivision:SUNRISE RIDGE SUB FIL NO 2								
2	.14Mi.	**6760 BROOK FOREST DR** **COLORADO SPRINGS, CO 80911-9641**	09/25/2026	$192,659	$233	824	7/3/2	1982	6,669 SF	
		APN: 5520108035 Document #: 226090973 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 Block: 10 Subdivision: SUNRISE RIDGE SUBDIVISION Abbreviated Description: Lot:39 Block:10 Subdivision:SUNRISE RIDGE SUBDIVISION Abbreviated Description:FILING NO 2								
3	.19Mi.	**7565 VINELAND TRL** **COLORADO SPRINGS, CO 80911-9008**	09/21/2026	$380,000	$405	936	5/2/2	1982	7,681 SF	
		APN: 5520107074 Document #: 226089363 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Block: 11 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 2 Abbreviated Description: Lot:47 Block:11 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 2								
4	.2Mi.	**6605 GOLDFIELD DR** **COLORADO SPRINGS, CO 80911-9616**	07/31/2026	$370,000	$405	912	6/3/2	1980	7,600 SF	
		APN: 5520106015 Document #: 226073048 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 1 Abbreviated Description: Lot:4 Block:3 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 1 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
5	.07Mi.	**6730 GOLDFIELD DR** **COLORADO SPRINGS, CO 80911-9644**	07/23/2026	$375,000	$443	845	6/3/2	1980	8,050 SF	
		APN: 5520101057 Document #: 226069900 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Block: 1 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 1 Abbreviated Description: Lot:25 Block:1 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 1								
6	.06Mi.	**7470 DOVE CREEK CIR** **COLORADO SPRINGS, CO 80911-9643**	07/15/2026	$415,000	$312	1328	6/3/2	1981	15,790 SF	
		APN: 5520110031 Document #: 226067214 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 6 Subdivision: SUNRISE RIDGE SUBDIVISION Abbreviated Description: Lot:18 Block:6 Subdivision:SUNRISE RIDGE SUBDIVISION Abbreviated Description:FILING NO 1								
7	.03Mi.	**6775 GOLDFIELD DR** **COLORADO SPRINGS, CO 80911-9001**	07/01/2026	$324,900	$394	824	7/3/2	1980	7,595 SF	
		APN: 5520110007 Document #: 226063010 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 6 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 1 Abbreviated Description: Lot:9 Block:6 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 1								
8	.31Mi.	**7110 GOLDFIELD DR** **COLORADO SPRINGS, CO 80911-9320**	07/01/2026	$397,000	$441	900	7/4/2	1983	9,965 SF	
		APN: 5520404013 Document #: 226062880 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: 12 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 4 Abbreviated Description: Lot:26 Block:12 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 4								
9	.23Mi.	**7418 RIVER BEND RD** **COLORADO SPRINGS, CO 80911-9653**	05/26/2026	$350,000	$424	824	4/3/2	1981	7,874 SF	
		APN: 5520104016 Document #: 226048781 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 1 Abbreviated Description: Lot:9 Block:4 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 1								
10	.23Mi.	**6865 CORN TASSLE DR** **COLORADO SPRINGS, CO 80911-9668**	05/26/2026	$355,000	$430	824	6/2/1	1984	6,800 SF	
		APN: 5520115006 Document #: 226048911 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 244 Block: 14 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 5 Abbreviated Description: Lot:244 Block:14 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 5								
11	.15Mi.	**6635 GRAND VALLEY DR** **COLORADO SPRINGS, CO 80911-9631**	05/11/2026	$357,000	$433	824	6/3/2	1982	7,869 SF	
		APN: 5520107082 Document #: 226044280 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Block: 11 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 2 Abbreviated Description: Lot:55 Block:11 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 2								

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12	.29Mi.	**7620 SUNNY VIEW LN** **COLORADO SPRINGS, CO 80911-9662**	04/20/2026	$429,000	$236	1812	8/4/2	1984	10,342 SF

APN: 5520118025 Document #: 226036334
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 188 Block: 10 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 5 Abbreviated Description: Lot:188 Block:10 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 5

13	.12Mi.	**7515 VINELAND TRL** **COLORADO SPRINGS, CO 80911-9008**	04/08/2026	$390,000	$416	936	6/4/1.75	1982	9,423 SF

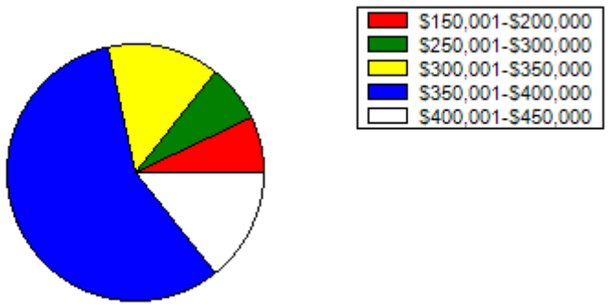
APN: 5520107069 Document #: 226032412
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 42 Block: 11 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 2 Abbreviated Description: Lot:42 Block:11 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 2

14	.21Mi.	**6880 CORN TASSLE DR** **COLORADO SPRINGS, CO 80911-9666**	03/13/2026	$367,000	$402	912	6/3/1.75	1984	6,400 SF

APN: 5520111032 Document #: 226023079
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 221 Block: 12 Subdivision: SUNRISE RIDGE SUBDIVISION FILING NO 5 Abbreviated Description: Lot:221 Block:12 Subdivision:SUNRISE RIDGE SUBDIVISION FILING NO 5

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**6780 GOLDFIELD DR**	**03/22/2024**	$343,616	$24,230	968	7/4/2	1980	8,050 SF	
.01Mi.	**6790 GOLDFIELD DR**	**02/14/2025**	$319,973	$22,560	688	4/2/1.5	1980	8,050 SF	
.01Mi.	**6770 GOLDFIELD DR**	**04/22/2024**	$303,767	$21,420	864	4/2/1	1980	8,750 SF	
.02Mi.	**7348 COLONIAL DR**	**07/23/2020**	$411,798	$29,030	1,322	6/4/2.5	1978	11,917 SF	
.03Mi.	**7352 COLONIAL DR**	**08/01/2014**	$399,881	$28,190	1,161	6/3/1.5	1978	8,967 SF	
.03Mi.	**6810 GOLDFIELD DR**	**02/24/1987**	$364,612	$25,710	912	7/4/2	1980	8,740 SF	
.03Mi.	**6760 GOLDFIELD DR**	**07/21/2025**	$355,435	$25,060	912	7/4/2	1980	8,050 SF	
.03Mi.	**6775 GOLDFIELD DR**	**12/17/2020**	$322,597	$22,750	824	7/3/2	1980	7,595 SF	
.03Mi.	**6919 MILLBROOK LN**	**03/07/2017**	$396,040	$27,920	1,130	5/3/1.5	1978	13,201 SF	
.03Mi.	**6785 GOLDFIELD DR**	**10/26/2017**	$335,055	$23,620	968	6/3/2	1980	7,195 SF	
.04Mi.	**7356 COLONIAL DR**	**08/30/2023**	$348,522	$24,570	931	6/3/1.75	1978	7,363 SF	
.04Mi.	**6795 GOLDFIELD DR**	**02/15/2023**	$314,099	$22,150	897	5/2/1	1980	7,400 SF	
.04Mi.	**7344 COLONIAL DR**	**08/20/2019**	$365,776	$25,790	1,150	5/3/3	1978	7,719 SF	
.04Mi.	**6765 GOLDFIELD DR**	**11/10/2022**	$357,470	$25,200	1,347	6/3/1.75	1980	8,848 SF	
.04Mi.	**6820 GOLDFIELD DR**	**03/26/2014**	$351,499	$24,780	1,220	2/2/2	1980	8,050 SF	
.04Mi.	**6750 GOLDFIELD DR**	**07/08/2014**	$320,258	$22,580	824	6/3/2	1980	8,750 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	36.0 years old	Households:	12,436
Median Household Income:	$80,842	Households w/Family:	74%
Household Income Per Capita:	$35,378	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Widefield School District 3	Students:	9,290
Number of Schools:	18	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.35Mi. **Mesa Ridge High School** Number of Students: 1,304 Student-Teacher Ratio: 18.85 Advanced Placement: Yes		A-	Public	9 - 12
3.53Mi. **Widefield District 3 Preschool** Number of Students: 379 Student-Teacher Ratio: 21.02		NA	Public	PK - PK
0.96Mi. **Janitell Junior High School** Number of Students: 658 Student-Teacher Ratio: 15.48		B-	Public	6 - 8
0.37Mi. **Sunrise Elementary Capturing Kids' Hearts School** Number of Students: 506 Student-Teacher Ratio: 16.87		C	Public	KG - 5

Flood Report

The Subject Property of **6780 GOLDFIELD DR, COLORADO SPRINGS, CO 80911-9644** 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	73%	NOTABLY LOWER
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	0%	NA
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	55%	NOTABLY LOWER
MURDER	70%	NOTABLY LOWER
OVERALL	60%	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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