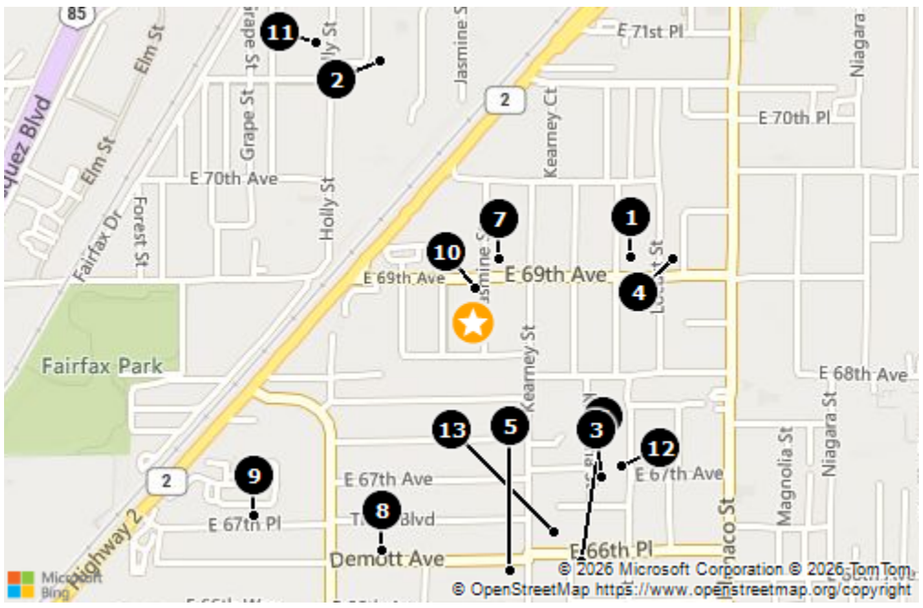
ICE SiteX Report

OrderID: 98230897

SiteX Property Information Report



Subject Property Location

6861 JASMINE ST, COMMERCE CITY, CO 80022-2541

County:	**ADAMS CO**	Census Tract:	080010087.054010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0088499	Thomas Bros Pg-Grid:	

Valuation

Value:	**$361,000**	FSD:	23	Common Confidence Score:	30
Value Range:	$277,970 - $444,030	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	250
Assd Land Value:	$5,310	Market Land Value:	$85,000	Tax Year:	2025
Assd Improvement:	$21,130	Market Improvment Value:	$338,000	Total Taxable Value:	$1,370
Total Assessed Value:	$26,440	Total Assessor Market Value:	$423,000	Delinquent Year:	
				Tax Account ID:	R0088499
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS NO 2 Sec/Twnship/Range: SEC 05 QTR 2 TWN 03S RNG 67W
Abbreviated Description: SUB:HOLLY HEIGHTS NO 2 BLK:7 LOT:9

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	4	Pool:	
Building Area:	945 SF	Baths:	2	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:	Ranch	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/28/2026	Sales Price:	N/A
Document #:	2026000004453 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/15/2025	Loan Amount:	N/A
Document #:	2025000020641 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2065	Type Finance:	
Legal Description:			

Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS NO 2

Prior Transfer

Recording Date:	04/05/2022	Sales Price:	$163,975
Document #:	2022000029756 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/30/2022	Loan Amount:	N/A
Document #:	2022000027939 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

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Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS NO 2

Prior Transfer

Recording Date:	03/30/2022	Sales Price:	$460,000
Document #:	2022000027938 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/22/2022		
Document Type:			

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS NO 2

Prior Transfer

Recording Date:	03/22/2022	Sales Price:	$460,000
Document #:	2022000027938 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS NO 2 Sec/Twnship/Range: SEC 05 QTR 2 TWN 03S RNG 67W
Abbreviated Description: SUB:HOLLY HEIGHTS NO 2 BLK:7 LOT:9

Mortgage Record

Recording Date:	09/02/2016	Loan Amount:	N/A
Document #:	2016000073181 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS FILING NO 2

Prior Transfer

Recording Date:	10/06/2014	Sales Price:	$25,000
Document #:	2014000068696 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/06/2014	Sales Price:	$167,000
Document #:	2014000068521 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/19/2014		
Document Type:			

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS FILING #2

Prior Transfer

Recording Date:	09/19/2014	Sales Price:	$167,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/15/2012	Sales Price:	$128,900
Document #:	2012000060316 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/02/2007	Loan Amount:	N/A
Document #:	2007000022349 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	02/01/2022	Type Finance:	

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS #2

Prior Transfer

Recording Date:	05/16/2005	Sales Price:	$116,000
Document #:	20050516000520610 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/09/2005	Loan Amount:	N/A
Document #:	20050209000139300 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2035	Type Finance:	

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS FILING #2

Mortgage Record

Recording Date:	09/25/2002	Loan Amount:	N/A
Document #:	C1028458 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2017	Type Finance:	

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS FILING #2

Mortgage Record

Recording Date:	08/28/2000	Loan Amount:	N/A
Document #:	00704755 BK-PG 6235-413	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2015	Type Finance:	

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS FILING #2

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Mortgage Record

Recording Date:	12/18/1998	Loan Amount:	N/A
Document #:	00482325 BK-PG 5583-532	Loan Type:	Unknown
TD Due Date:	12/01/2028	Type Finance:	

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS FILING #2

Mortgage Record

Recording Date:	11/25/1997	Loan Amount:	N/A
Document #:	00339884 BK-PG 5166-344	Loan Type:	Stand Alone Second
TD Due Date:	11/14/2012	Type Finance:	

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS FILING #2

Prior Transfer

Recording Date:	03/12/1997	Sales Price:	N/A
Document #:	00261521 BK-PG 4957-424	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/20/1997		
Document Type:			

Legal Description:
Abbreviated Description: LOT 9 BLK 7 HOLLY HEIGHTS NO 2

Prior Transfer

Recording Date:	01/04/1996	Sales Price:	N/A
Document #:	00136229 BK-PG 4657-843	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/07/1995		
Document Type:			

Legal Description:
Lot: 9 Block: 7 Subdivision: HOLLY HEIGHTS FILING #2

Area Sales Analysis

Total Area Sales	$4,726,684	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	1
Median Living Area	945 SF	Median Year Built	1957
Price Range - 2 Yrs	$170,000 to $455,712	Age Range	15 years to 77 years
Median Value	$390,000	Median Age	69 years

Comparable Sales Data

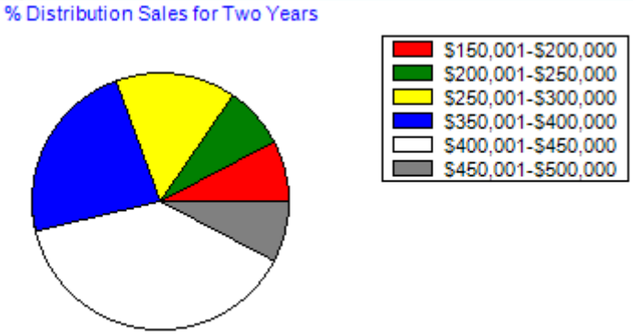
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**6910 LEYDEN ST** **COMMERCE CITY, CO 80022-2642**	08/13/2026	$383,000	$330	1160	5/3/1	1957	13,504 SF	
		APN: R0088431 Document #: 2026000048268 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9&10 Block: 2 Subdivision: HOLLY HEIGHTS Abbreviated Description: Lot:9&10 Block:2 Subdivision:HOLLY HEIGHTS City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
2	.34Mi.	**7134 IVANHOE ST** **COMMERCE CITY, CO 80022-1500**	07/24/2026	$420,000	$323	1300	6/4/1.5	2011	10,023 SF	
		APN: R0168597 Document #: 2026000043826 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: APPROVED BUILDERS III Abbreviated Description: Lot:7 Subdivision:APPROVED BUILDERS III City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
3	.25Mi.	**6700 KRAMERIA ST** **COMMERCE CITY, CO 80022-2730**	07/21/2026	$291,000	$307	945	5/3/1	1958	6,970 SF	
		APN: R0088716 Document #: 2026000042719 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: RESUBDIVISION OF LABCO SUBDIVISION Abbreviated Description: Lot:11 Block:2 Subdivision:RESUBDIVISION OF LABCO SUBDIVISION								
4	.26Mi.	**6910 LOCUST ST** **COMMERCE CITY, CO 80022-2615**	07/02/2026	$437,000	$376	1160	5/3/2	1957	6,534 SF	
		APN: R0088450 Document #: 2026000038993 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10&11 Block: 1 Subdivision: HOLLY HEIGHTS Abbreviated Description: Lot:10&11 Block:1 Subdivision:HOLLY HEIGHTS City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
5	.31Mi.	**6060 DEMOTT AVE** **COMMERCE CITY, CO 80022-2569**	06/22/2026	$450,000	$520	864	5/2/1	1959	7,405 SF	
		APN: R0088917 Document #: 2026000036230 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 6 Subdivision: TICHY SUBDIVISION NO 2 Abbreviated Description: Lot:8 Block:6 Subdivision:TICHY SUBDIVISION NO 2								
6	.33Mi.	**6200 E 66TH PL** **COMMERCE CITY, CO 80022-2716**	06/03/2026	$170,000	$299	567	3/1/1	1951	6,098 SF	
		APN: R0132010 Document #: 2026000032367 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: HENEBRY GARDENS AMENDED Abbreviated Description: Lot:2 Subdivision:HENEBRY GARDENS AMENDED City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
7	.08Mi.	**6910 JASMINE ST** **COMMERCE CITY, CO 80022-2504**	05/04/2026	$283,222	$244	1160	5/3/1.5	1957	8,276 SF	
		APN: R0088377 Document #: 2026000025538 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9&10 Block: 5 Subdivision: HOLLY HEIGHTS Abbreviated Description: Lot:9&10 Block:5 Subdivision:HOLLY HEIGHTS								
8	.3Mi.	**5681 DEMOTT AVE** **COMMERCE CITY, CO 80022-2590**	05/04/2026	$455,712	$431	1056	5/3/1	1959	6,970 SF	
		APN: R0088858 Document #: 2026000025361 Document Type: Price Code: D Land Use: Single Family Residential								

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	Legal: Lot: 34 Block: 5 Subdivision: TICHY SUBDIVISION NO 2 Abbreviated Description: Lot:34 Block:5 Subdivision:TICHY SUBDIVISION NO 2								
9	.36Mi.	**5441 E 67TH PL** **COMMERCE CITY, CO 80022-2437**	04/30/2026	$384,000	$436	880	5/3/1	1955	5,663 SF
	APN: R0090510 Document #: 2026000024996 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 3 Block: 1 Subdivision: TICHY SUBDIVISION NO 1 Abbreviated Description: Lot:3 Block:1 Subdivision:TICHY SUBDIVISION NO 1								
10	.04Mi.	**6891 JASMINE ST** **COMMERCE CITY, CO 80022-2541**	04/28/2026	$250,000	$264	945	5/3/1	1958	8,712 SF
	APN: R0088502 Document #: 2026000024052 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 12 Block: 7 Subdivision: HOLLY HEIGHTS NO 2 Abbreviated Description: Lot:12 Block:7 Subdivision:HOLLY HEIGHTS NO 2								
11	.4Mi.	**7131 HOLLY ST** **COMMERCE CITY, CO 80022-1920**	04/10/2026	$390,000	$529	736	4/2/1	1953	11,326 SF
	APN: R0089625 Document #: 2026000020258 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 8 Subdivision: WAGNER SUBDIVISION Abbreviated Description: Lot:8 Subdivision:WAGNER SUBDIVISION								
12	.25Mi.	**6711 LEYDEN ST** **COMMERCE CITY, CO 80022-2735**	03/11/2026	$411,500	$435	945	5/3/1	1959	6,534 SF
	APN: R0088722 Document #: 2026000013175 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 17 Block: 2 Subdivision: RESUBDIVISION OF LABCO SUBDIVISION Abbreviated Description: Lot:17 Block:2 Subdivision:RESUBDIVISION OF LABCO SUBDIVISION								
13	.29Mi.	**6151 E 66TH PL** **COMMERCE CITY, CO 80022-2713**	03/11/2026	$401,250	$289	1388	6/3/1	1949	13,504 SF
	APN: R0088792 Document #: 2026000013101 Document Type: Price Code: D Land Use: Single Family Residential Legal:								

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.	**6861 JASMINE ST**	**03/22/2022**	$423,000	$26,440	945	7/4/2	1959	8,276 SF	
.01Mi.	**6851 JASMINE ST**	**11/16/2021**	$471,000	$29,440	1,696	5/3/2.5	1959	8,712 SF	
.01Mi.	**6871 JASMINE ST**	**08/08/2023**	$357,000	$16,060	945	5/3/1	1959	8,712 SF	
.02Mi.	**6860 IVY ST**	**02/07/2025**	$393,000	$24,560	1,120	5/3/2	1959	8,712 SF	
.03Mi.	**6850 IVY ST**	**10/14/2024**	$344,000	$21,500	945	5/3/1	1959	8,712 SF	
.03Mi.	**6870 IVY ST**	**10/07/1993**	$352,000	$15,750	945	5/3/1	1959	8,712 SF	
.03Mi.	**6841 JASMINE ST**	**07/29/2005**	$387,000	$24,190	1,120	5/3/2	1959	8,712 SF	
.03Mi.	**6881 JASMINE ST**	**06/26/2008**	$337,000	$21,060	1,188	5/2/1	1959	8,712 SF	
.03Mi.	**6860 JASMINE ST**	**12/19/2018**	$378,000	$23,620	1,120	5/3/1.5	1959	9,148 SF	
.03Mi.	**6850 JASMINE ST**	**04/08/2021**	$353,000	$22,060	945	5/3/1	1959	9,148 SF	
.03Mi.	**6870 JASMINE ST**	**01/01/2016**	$353,000	$22,060	945	5/3/1	1959	9,148 SF	
.04Mi.	**6840 IVY ST**	**10/25/2013**	$391,000	$24,440	945	5/3/2	1959	8,276 SF	
.04Mi.	**6880 IVY ST**	**07/03/2018**	$424,000	$26,500	945	7/4/2	1959	8,712 SF	
.04Mi.	**6840 JASMINE ST**	**11/14/2018**	$402,000	$25,120	945	5/3/1	1959	9,148 SF	
.04Mi.	**6880 JASMINE ST**	**04/29/2010**	$372,000	$23,250	945	6/4/2	1959	9,148 SF	
.04Mi.	**6891 JASMINE ST**	**12/27/2004**	$373,000	$17,060	945	5/3/1	1958	8,712 SF	

Rent vs. Own

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

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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
0.52Mi.	**Central Elementary School** Number of Students: 421 Student-Teacher Ratio: 16.88	D+	Public	PK - 5
0.88Mi.	**Kearney Middle School** Number of Students: 397 Student-Teacher Ratio: 13.36	D-	Public	6 - 8
1.09Mi.	**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 **6861 JASMINE ST, COMMERCE CITY, CO 80022-2541** 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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