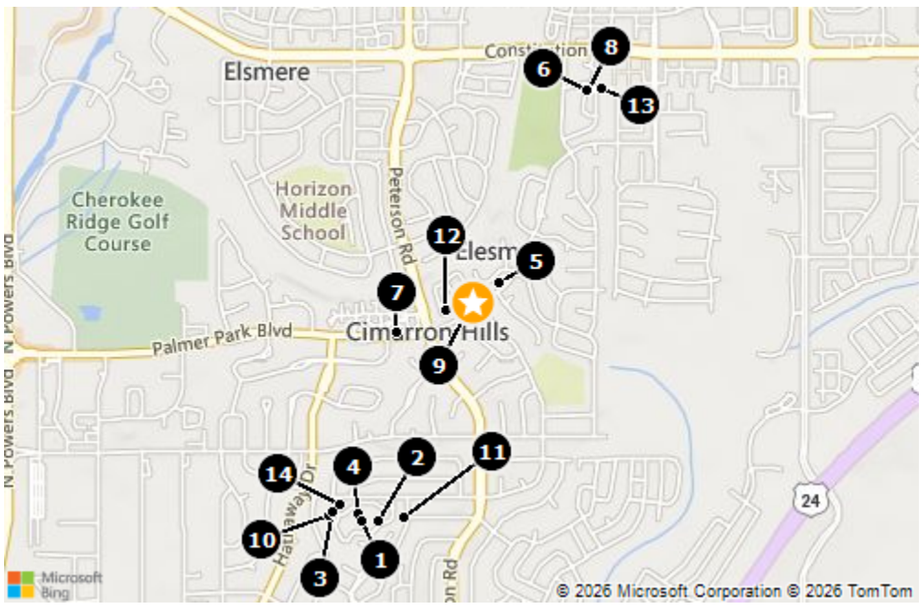
ICE SiteX Report

OrderID: 97944832

SiteX Property Information Report



Subject Property Location

6964 PALMER PARK BLVD, COLORADO SPRINGS, CO 80915-1868

County:	**EL PASO CO**	Census Tract:	080410051.103005
Property Use:	Townhouse (Residential)	Zoning:	RM-30 CAD-O
Parcel Number:	5405303052	Thomas Bros Pg-Grid:	

Valuation

Value:	**$232,000**	FSD:	7	Common Confidence Score:	80
Value Range:	$215,760 - $248,240	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SCG
Assd Land Value:	$3,810	Market Land Value:	$54,000	Tax Year:	2025
Assd Improvement:	$15,290	Market Improvment Value:	$216,877	Total Taxable Value:	$1,306
Total Assessed Value:	$19,100	Total Assessor Market Value:	$270,877	Delinquent Year:	
				Tax Account ID:	R5405303052
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Subdivision: EASTRIDGE SUB NO 5 Map Ref: MP: 4053
Abbreviated Description: LOT 2 EASTRIDGE SUBDIVISION NO 5

Property Characteristics

Lot Size:	919 SF	Bedrooms:	3	Pool:	Spa Only
Building Area:	1280 SF	Baths:	1.5	Fireplace:	2
Year Built:	1985	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	2
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	Y

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/29/2015	Loan Amount:	N/A
Document #:	215080967 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2043	Type Finance:	

Legal Description:
Lot: 2 Subdivision: EASTRIDGE SUBDIVISION #5

Prior Transfer

Recording Date:	06/24/2015	Sales Price:	$6,008
Document #:	215066108 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 2 Subdivision: EASTRIDGE SUB NO 5 Map Ref: MP: 4053
Abbreviated Description: LOT 2 EASTRIDGE SUBDIVISION NO 5

Prior Transfer

Recording Date:	06/24/2015	Sales Price:	$6,007
Document #:	215066108 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/22/2015		
Document Type:			

Legal Description:
Lot: 2 Subdivision: EASTRIDGE SUBDIVISION #5

ICE SiteX Report

OrderID: 97944832

Prior Transfer

Recording Date:	11/17/2014	Sales Price:	N/A
Document #:	214105250 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/13/2014		
Document Type:			

Legal Description:
Lot: 2 Subdivision: EASTRIDGE SUBDIVISION #5

Prior Transfer

Recording Date:	06/01/2012	Sales Price:	$88,806
Document #:	212063202 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/15/2004	Sales Price:	$90,200
Document #:	204204450 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/01/2004		
Document Type:			

Legal Description:
Lot: 2 Subdivision: EASTRIDGE SUBDIVISION #5

Prior Transfer

Recording Date:	07/01/2004	Sales Price:	$89,300
Document #:	204110454 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/01/2004		
Document Type:			

Legal Description:
Lot: 2 Subdivision: EASTRIDGE SUBDIVISION #5

Mortgage Record

Recording Date:	08/07/1998	Loan Amount:	N/A
Document #:	098112476 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/27/2028	Type Finance:	

Legal Description:
Lot: 2 Subdivision: EASTRIDGE SUBDIVISION #5

Prior Transfer

Recording Date:	11/02/1994	Sales Price:	$53,500
Document #:	94150324 BK-PG 0000006556-0000000672	Type of Sale:	Price Unconfirmed
Contract Date:	09/20/1994		
Document Type:			

Legal Description:
Lot: 2 Subdivision: EASTRIDGE SUBDIVISION NO 5

Area Sales Analysis

Total Area Sales	$2,918,500	Median # of Bedrooms	2
Median Lot Size	855 SF	Median # of Baths	1.5
Median Living Area	960 SF	Median Year Built	1985
Price Range - 2 Yrs	$185,000 to $241,000	Age Range	40 years to 43 years
Median Value	$203,750	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.62Mi.	**6619 PROUD EAGLE CT** **COLORADO SPRINGS, CO 80915-3168**	07/02/2026	$197,000	$205	960	4/2/1.5	1985	720 SF	Spa Only
		APN: 5407114261 Document #: 226063305 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 70 Block: 18 Subdivision: EAGLECREST TOWNHOMES PHASE I AND II Abbreviated Description: Lot:70 Block:18 Subdivision:EAGLECREST TOWNHOMES PHASE I AND II City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
2	.6Mi.	**6679 PROUD EAGLE CT** **COLORADO SPRINGS, CO 80915-3188**	06/18/2026	$210,000	$218	960	4/2/1.5	1985	855 SF	Spa Only
		APN: 5407114243 Document #: 226058068 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 124 Block: 30 Subdivision: EAGLECREST TOWNHOMES PHASE I AND II Abbreviated Description: Lot:124 Block:30 Subdivision:EAGLECREST TOWNHOMES PHASE I AND II								
3	.64Mi.	**1203 SOARING EAGLE DR** **COLORADO SPRINGS, CO 80915-3108**	06/11/2026	$190,000	$197	960	4/2/1.5	1985	720 SF	Spa Only
		APN: 5407114210 Document #: 226055116 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 2 Block: 1 Subdivision: TOWNHOME PLAT OF EAGLECREST TOWNHOMES PHASE I AND MapRef: MB X-3 PG 129 Abbreviated Description: Lot:2 Block:1 Subdivision:TOWNHOME PLAT OF EAGLECREST TOWNHOMES PHASE I AND Map Ref:MB X-3 PG 129								
4	.61Mi.	**6633 PROUD EAGLE CT** **COLORADO SPRINGS, CO 80915-3169**	06/08/2026	$202,000	$210	960	4/2/1.5	1985	855 SF	Spa Only
		APN: 5407114268 Document #: 226053428 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 77 Block: 20 Subdivision: EAGLECREST TOWNHOMES PHASE I & II Abbreviated Description: Lot:77 Block:20 Subdivision:EAGLECREST TOWNHOMES PHASE I & II								
5	.08Mi.	**1964 MINEOLA ST** **COLORADO SPRINGS, CO 80915-4802**	06/01/2026	$235,000	$244	960	4/2/1.5	1983	1,307 SF	Spa Only

ICE SiteX Report

OrderID: 97944832

APN: 5405303034 Document #: 226051164
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 1 Subdivision: SUNSET TOWNHOMES II Abbreviated Description: Lot:1 Subdivision:SUNSET TOWNHOMES II City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

6	.61Mi.	**2478 WASHO CIR**	05/05/2026	$208,000	$180	1152	5/3/1.5	1984	726 SF	Spa Only
		COLORADO SPRINGS, CO 80915-1962								

APN: 5405206042 Document #: 226042344
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 22 Subdivision: CHEROKEE PARK TOWNHOMES FILING NO 2 Abbreviated Description: Lot:22 Subdivision:CHEROKEE PARK TOWNHOMES FILING NO 2

7	.21Mi.	**6755 PAHOKEE CT**	04/22/2026	$200,000	$208	960	5/2/1.5	1984	871 SF	Spa Only
		COLORADO SPRINGS, CO 80915-1794								

APN: 5406419080 Document #: 226037301
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 3 Subdivision: MOLLARD SUBDIVISION NO 1 Abbreviated Description: Lot:3 Subdivision:MOLLARD SUBDIVISION NO 1

8	.61Mi.	**2476 WASHO CIR**	02/19/2026	$185,000	$160	1152	5/3/1.5	1984	724 SF	Spa Only
		COLORADO SPRINGS, CO 80915-1962								

APN: 5405206041 Document #: 226015720
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 23 Subdivision: CHEROKEE PARK TOWNHOMES FILING NO 2 Abbreviated Description: Lot:23 Subdivision:CHEROKEE PARK TOWNHOMES FILING NO 2

9	.01Mi.	**6960 PALMER PARK BLVD**	02/11/2026	$240,000	$187	1280	5/3/1.5	1985	919 SF	Spa Only
		COLORADO SPRINGS, CO 80915-1868								

APN: 5405303054 Document #: 226013048
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 4 Subdivision: EASTRIDGE SUBDIVISION NO 5 Abbreviated Description: Lot:4 Subdivision:EASTRIDGE SUBDIVISION NO 5

10	.65Mi.	**1209 SOARING EAGLE DR**	01/27/2026	$190,000	$197	960	4/2/1.5	1985	855 SF	Spa Only
		COLORADO SPRINGS, CO 80915-3171								

APN: 5407114207 Document #: 226007744
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 5 Block: 2 Subdivision: EAGLECREST TOWNHOMES PHASE I & II Abbreviated Description: Lot:5 Block:2 Subdivision:EAGLECREST TOWNHOMES PHASE I & II

11	.57Mi.	**1347 SOARING EAGLE DR**	11/24/2025	$205,500	$214	960	4/2/1.5	1985	855 SF	Spa Only
		COLORADO SPRINGS, CO 80915-3183								

APN: 5407114119 Document #: 225102811
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 168 Block: 39 Subdivision: EAGLECREST TOWNHOMES PHASE I & II Abbreviated Description: Lot:168 Block:39 Subdivision:EAGLECREST TOWNHOMES PHASE I & II

12	.07Mi.	**1810 LANKA LN**	11/04/2025	$241,000	$188	1280	5/3/1.5	1986	919 SF	Spa Only
		COLORADO SPRINGS, CO 80915-1870								

APN: 5405303067 Document #: 225096043
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 17 Subdivision: EASTRIDGE SUBDIVISION NO 5 Abbreviated Description: Lot:17 Subdivision:EASTRIDGE SUBDIVISION NO 5

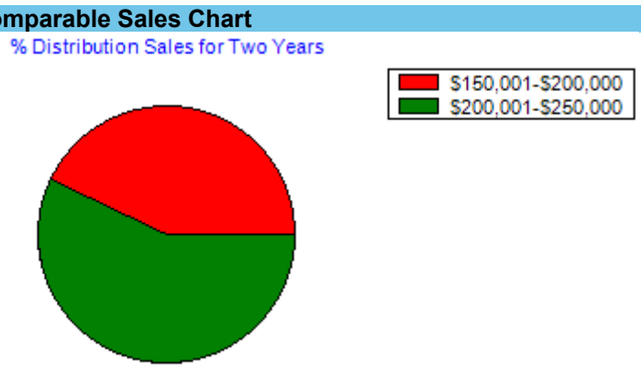
13	.63Mi.	**2405 WASHO CIR**	11/03/2025	$190,000	$197	960	4/2/1.5	1983	745 SF	Spa Only
		COLORADO SPRINGS, CO 80915-1954								

APN: 5405201050 Document #: 225095775
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 4 Subdivision: CHEROKEE PARK TOWNHOMES Abbreviated Description: Lot:4 Subdivision:CHEROKEE PARK TOWNHOMES

14	.61Mi.	**1202 SOARING EAGLE DR**	09/12/2025	$225,000	$234	960	4/2/1.5	1985	855 SF	Spa Only
		COLORADO SPRINGS, CO 80915-3108								

APN: 5407114212 Document #: 225078486
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 56 Block: 14 Subdivision: EAGLECREST TOWNHOMES PHASE I & II Abbreviated Description: Lot:56 Block:14 Subdivision:EAGLECREST TOWNHOMES PHASE I & II

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.

ICE SiteX Report

OrderID: 97944832

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.	**6964 PALMER PARK BLVD**	**06/24/2015**	$270,877	$19,100	1,280	5/3/1.5	1985	919 SF	Spa Only
0Mi.	**6966 PALMER PARK BLVD**	**09/02/2021**	$270,877	$19,100	1,280	5/3/1.5	1985	919 SF	
0Mi.	**6962 PALMER PARK BLVD**	**04/24/1996**	$270,877	$19,100	1,280	5/3/1.5	1985	919 SF	Spa Only
.01Mi.	**6960 PALMER PARK BLVD**	**05/06/2019**	$270,877	$19,100	1,280	5/3/1.5	1985	919 SF	Spa Only
.02Mi.	**1936 LANKA LN**	**07/24/2007**	$269,054	$18,970	1,280	5/3/1.5	1985	919 SF	Spa Only
.02Mi.	**6956 PALMER PARK BLVD**	**09/21/2021**	$269,054	$18,970	1,280	5/3/1.5	1985	919 SF	Spa Only
.02Mi.	**1934 LANKA LN**	**11/01/2018**	$269,054	$18,970	1,280	5/3/1.5	1985	919 SF	Spa Only
.02Mi.	**6954 PALMER PARK BLVD**	**12/07/2010**	$269,054	$18,970	1,280	5/3/1.5	1985	919 SF	Spa Only
.03Mi.	**1932 LANKA LN**	**02/20/2019**	$269,054	$18,970	1,280	5/3/1.5	1985	919 SF	Spa Only
.03Mi.	**6952 PALMER PARK BLVD**	**01/17/2023**	$269,054	$18,970	1,280	5/3/1.5	1985	919 SF	
.03Mi.	**1870 LANKA LN**	**06/09/2023**	$272,040	$19,180	1,280	4/3/1.5	1985	919 SF	Spa Only
.03Mi.	**1976 MINEOLA ST**	**07/24/2024**	$959,852	$67,670	960	4/2/1.5	1984	16,553 SF	
.03Mi.	**1930 LANKA LN**	**01/03/2005**	$269,054	$18,970	1,280	5/3/1.5	1985	919 SF	Spa Only
.03Mi.	**1872 LANKA LN**	**07/27/2021**	$276,422	$19,490	1,280	5/3/1.5	1985	919 SF	Spa Only
.03Mi.	**6950 PALMER PARK BLVD**	**01/28/2013**	$269,054	$18,970	1,280	5/3/1.5	1985	919 SF	Spa Only
.03Mi.	**1874 LANKA LN**	**12/27/2023**	$269,054	$18,970	1,280	5/3/1.5	1985	919 SF	Spa Only

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	31.9 years old	Households:	9,636
Median Household Income:	$70,422	Households w/Family:	67%
Household Income Per Capita:	$33,531	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Falcon School District 49	Students:	25,689
Number of Schools:	31	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.83Mi.	**Sand Creek High School** Number of Students: 1,426 Student-Teacher Ratio: 20.9 Advanced Placement: Yes	C+	Public	9 - 12
0.28Mi.	**Evans Elementary School** Number of Students: 487 Student-Teacher Ratio: 13.42	C+	Public	PK - 5
0.42Mi.	**Horizon Middle School** Number of Students: 773 Student-Teacher Ratio: 16.21	B-	Public	6 - 8

Flood Report

The Subject Property of **6964 PALMER PARK BLVD, COLORADO SPRINGS, CO 80915-1868** 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.

ICE SiteX Report

OrderID: 97944832

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	124%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	59%	NOTABLY LOWER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	86%	LOWER
MURDER	109%	SIMILAR
OVERALL	98%	SIMILAR

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.

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.