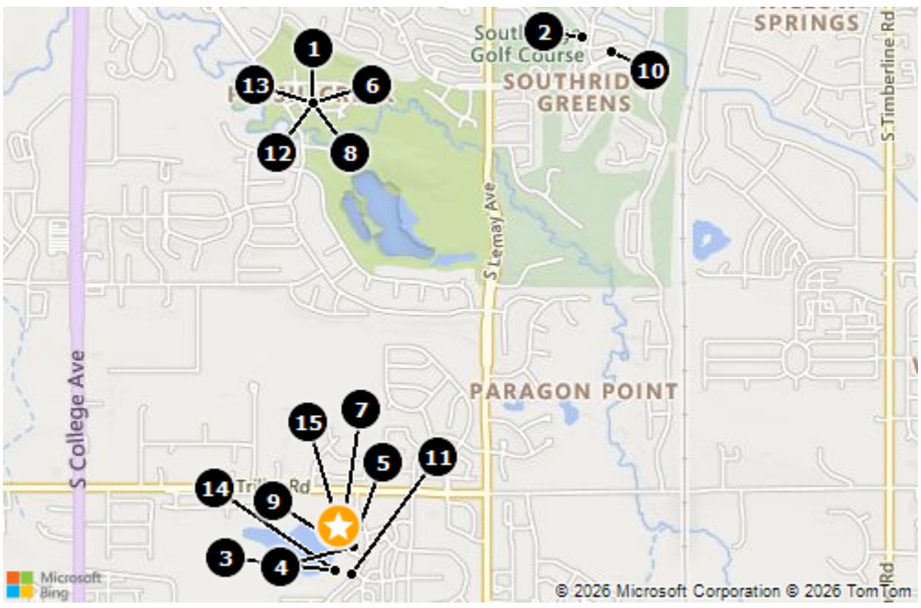
ICE SiteX Report

OrderID: 98335592

SiteX Property Information Report



Subject Property Location

708 CROWN RIDGE LN, FORT COLLINS, CO 80525-7811

County:	**LARIMER CO**	Census Tract:	080690017.082000
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	96131-32-044	Thomas Bros Pg-Grid:	

Valuation

Value:	**$306,000**	FSD:	10	Common Confidence Score:	60
Value Range:	$275,400 - $336,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2101
Assd Land Value:	$2,181	Market Land Value:	$34,900	Tax Year:	2025
Assd Improvement:	$16,125	Market Improvment Value:	$258,000	Total Taxable Value:	$1,666
Total Assessed Value:	$18,306	Total Assessor Market Value:	$292,900	Delinquent Year:	
				Tax Account ID:	R1622374
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: PROVINCETOWNE PUD FILING #2, CONDO MAP # Map Ref: 96131 Sec/Twnship/Range: SEC 13 TWN 6N RNG 69W
Abbreviated Description: UNIT 44, PROVINCETOWNE PUD FILING #2, CONDO MAP # 7, FTC (2002138954)
City/Muni/Twp: FORT COLLINS

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1329 SF	Baths:	2	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/28/2026	Sales Price:	$310,320
Document #:	20260043879 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/24/2026	Sales Price:	N/A
Document #:	20260037122 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/08/2026	Sales Price:	$310,320
Document #:	20260000883 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/17/2024	Sales Price:	N/A
Document #:	20240054293 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	11/15/2024	Loan Amount:	N/A
Document #:	20240048596 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2054	Type Finance:	

Legal Description:
Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 44

Prior Transfer

Recording Date:	11/13/2023	Sales Price:	$9,457
Document #:	20230048771 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/03/2023	Sales Price:	$307,000
Document #:	20230047518 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/02/2023		
Document Type:			

Legal Description:
Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 44 Map Ref: DOC 2001092980

Prior Transfer

Recording Date:	11/02/2023	Sales Price:	$307,000
Document #:	RECEPT # 20230047518 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: PROVINCETOWNE PUD FILING #2, CONDO MAP # Map Ref: 96131 Sec/Twnship/Range: SEC 13 TWN 6N RNG 69W
Abbreviated Description: UNIT 44, PROVINCETOWNE PUD FILING #2, CONDO MAP # 7, FTC (2002138954)
City/Muni/Twp: FORT COLLINS

Prior Transfer

Recording Date:	12/30/2019	Sales Price:	N/A
Document #:	20190083134 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/16/2019	Loan Amount:	N/A
Document #:	20190063717 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2049	Type Finance:	

Legal Description:
Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 44

Prior Transfer

Recording Date:	10/16/2019	Sales Price:	$245,000
Document #:	20190063716 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/15/2019		
Document Type:			

Legal Description:
Subdivision: PROVINCETOWNE CONDOMINIUM Legal Unit: 44
City/Muni/Twp: FORT COLLINS

Prior Transfer

Recording Date:	10/15/2019	Sales Price:	$245,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/18/2017	Sales Price:	N/A
Document #:	20170062539 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/17/2017	Loan Amount:	N/A
Document #:	20170055341 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2046	Type Finance:	

Legal Description:
Subdivision: MAP #7 OF PROVINCETOWN PUD FILING #2 Legal Unit: 44
Abbreviated Description: CONDO NAME: PROVINCETOWNE CONDOMINIUMS

Prior Transfer

Recording Date:	01/06/2015	Sales Price:	N/A
Document #:	20150000613 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/12/2014	Sales Price:	$148,000
Document #:	20140072344 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/12/2014		
Document Type:			

Legal Description:
Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 44 Map Ref: DOC2002138954

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Prior Transfer

Recording Date:	09/02/2004	Sales Price:	$148,000
Document #:	2004-0087030 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/31/2004		
Document Type:			

Legal Description:
Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 44
Abbreviated Description: CONDOMINIUM MAP #7 PROVINCETOWNE P U D FILING #2

Mortgage Record

Recording Date:	06/05/2003	Loan Amount:	N/A
Document #:	2003-0069236 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/01/2028	Type Finance:	

Legal Description:
Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 44

Mortgage Record

Recording Date:	06/05/2003	Loan Amount:	N/A
Document #:	2003-0069235 BK-PG -	Loan Type:	Balloon
TD Due Date:	06/01/2018	Type Finance:	

Legal Description:
Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 44

Mortgage Record

Recording Date:	01/17/2003	Loan Amount:	N/A
Document #:	2003006667 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2017	Type Finance:	

Legal Description:
Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 44
Abbreviated Description: MAP #2 PROVINCETOWNE P U D FILING #2

Prior Transfer

Recording Date:	01/17/2003	Sales Price:	$140,709
Document #:	2003006665 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/26/2002		
Document Type:			

Legal Description:
Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 44

Area Sales Analysis

Total Area Sales	$4,741,300	Median # of Bedrooms	2
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,168 SF	Median Year Built	2002
Price Range - 2 Yrs	$225,000 to $535,000	Age Range	22 years to 41 years
Median Value	$310,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.02Mi.	**5620 FOSSIL CREEK PKWY FORT COLLINS, CO 80525-7131**	08/28/2026	$332,000	$292	1134	5/2/2	2001	SF	
		APN: 96121-50-204 Document #: 20260043881 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: FOSSIL CREEK CONDOMINIUMS Legal Unit: 10204 MapRef: DOC 2001103431 Abbreviated Description: Subdivision:FOSSIL CREEK CONDOMINIUMS Legal Unit:10204 Map Ref:DOC 2001103431City/Muni/Twp:LARIMER City/Muni/Twp: LARIMER								
2	1.35Mi.	**1471 FRONT NINE DR FORT COLLINS, CO 80525-9459**	08/06/2026	$535,000	$357	1495	6/3/2	1986	SF	
		APN: 86063-42-002 Document #: 20260039535 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: SOUTHRIDGE GREENS CONDOMINIUMS Legal Unit: 1471 MapRef: MB 2281 PG 1466 Abbreviated Description: Subdivision:SOUTHRIDGE GREENS CONDOMINIUMS Legal Unit:1471 Map Ref:MB 2281 PG 1466Abbreviated Description:BUILDING 6 City/Muni/Twp:FORT COLLINS City/Muni/Twp: FORT COLLINS								
3	.09Mi.	**6827 AUTUMN RIDGE DR FORT COLLINS, CO 80525-7819**	08/04/2026	$260,000	$221	1176	4/2/3	2003	SF	
		APN: 96131-41-096 Document #: 20260039266 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 96 MapRef: MB 20 PG 1038 Abbreviated Description: Subdivision:PROVINCETOWNE CONDOMINIUMS Legal Unit:96 Map Ref:MB 20 PG 1038City/Muni/Twp:FORT COLLINS City/Muni/Twp: FORT COLLINS								
4	.06Mi.	**6714 ROSE CREEK WAY FORT COLLINS, CO 80525-7814**	07/15/2026	$275,000	$233	1176	4/2/3	2004	SF	
		APN: 96131-32-065 Document #: 20260034948 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 65 MapRef: DOC 20040054217 Abbreviated Description: Subdivision:PROVINCETOWNE CONDOMINIUMS Legal Unit:65 Map Ref:DOC 20040054217								
5	.05Mi.	**6703 AUTUMN RIDGE DR FORT COLLINS, CO 80525-6961**	06/30/2026	$310,000	$233	1329	6/2/2	2003	SF	
		APN: 96131-32-052 Document #: 20260032192 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 52 Abbreviated Description: Subdivision:PROVINCETOWNE CONDOMINIUMS Legal Unit:52								
6	1.05Mi.	**5620 FOSSIL CREEK PKWY FORT COLLINS, CO 80525-7135**	06/22/2026	$268,900	$314	854	5/1/1	2001	SF	
		APN: 96121-46-308 Document #: 20260029971 Document Type: Price Code: D Land Use: Condominium Unit (Residential)								

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Legal: Subdivision: FOSSIL CREEK CONDOMINIUMS Legal Unit: 6308 MapRef: DOC 2001113825 Abbreviated Description: Subdivision:FOSSIL CREEK CONDOMINIUMS Legal Unit:6308 Map Ref:DOC 2001113825

7	.02Mi.	**6615 DESERT WILLOW WAY** **FORT COLLINS, CO 80525-7805**	06/10/2026	$305,000	$229	1329	6/3/3	2002	SF

APN: 96131-32-011 Document #: 20260028130
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 11 MapRef: DOC 2001092980 Abbreviated Description: Subdivision:PROVINCETOWNE CONDOMINIUMS Legal Unit:11 Map Ref:DOC 2001092980

8	1.08Mi.	**5620 FOSSIL CREEK PKWY** **FORT COLLINS, CO 80525-7137**	05/12/2026	$355,000	$312	1137	6/2/2	2001	SF

APN: 96121-51-207 Document #: 20260022415
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: FOSSIL CREEK CONDOMINIUMS Legal Unit: 11207 MapRef: DOC 2002027553 Abbreviated Description: Subdivision:FOSSIL CREEK CONDOMINIUMS Legal Unit:11207 Map Ref:DOC 2002027553

9	.04Mi.	**703 CROWN RIDGE LN** **FORT COLLINS, CO 80525-7810**	04/07/2026	$299,900	$246	1216	5/3/3	2003	SF

APN: 96131-32-077 Document #: 20260015946
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PROVIDENCETOWN CONDOMINIUMS Legal Unit: 77 MapRef: DOC 2001092980 Abbreviated Description: Subdivision:PROVIDENCETOWN CONDOMINIUMS Legal Unit:77 Map Ref:DOC 2001092980

10	1.35Mi.	**1424 FRONT NINE DR** **FORT COLLINS, CO 80525-9180**	04/06/2026	$340,000	$385	882	4/2/2	1985	SF

APN: 86063-18-002 Document #: 20260015790
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: SOUTHRIDGE GREEN CONDOMINIUMS Legal Unit: B MapRef: MB 2281 PG 1466 Abbreviated Description: Subdivision:SOUTHRIDGE GREEN CONDOMINIUMS Map Ref:MB 2281 PG 1466Abbreviated Description:BLDG 2 City/Muni/Twp:FORT COLLINS City/Muni/Twp: FORT COLLINS

11	.12Mi.	**6815 AUTUMN RIDGE DR** **FORT COLLINS, CO 80525-6999**	03/04/2026	$315,000	$269	1168	5/3/2	2003	SF

APN: 96131-44-122 Document #: 20260009738
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 122 MapRef: DOC 20030147061 Abbreviated Description: Subdivision:PROVINCETOWNE CONDOMINIUMS Legal Unit:122 Map Ref:DOC 20030147061City/Muni/Twp:FORT COLLINS City/Muni/Twp: FORT COLLINS

12	1.01Mi.	**5620 FOSSIL CREEK PKWY** **FORT COLLINS, CO 80525-7131**	02/25/2026	$310,000	$272	1137	6/2/2	2001	SF

APN: 96121-50-202 Document #: 20260008023
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: FOSSIL CREEK CONDOMINIUMS Legal Unit: 10202 MapRef: DOC 201103430 Abbreviated Description: Subdivision:FOSSIL CREEK CONDOMINIUMS Legal Unit:10202 Map Ref:DOC 201103430

13	1.07Mi.	**5620 FOSSIL CREEK PKWY** **FORT COLLINS, CO 80525-7135**	02/02/2026	$279,500	$327	854	5/1/1	2001	SF

APN: 96121-47-302 Document #: 20260004684
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: FOSSIL CREEK CONDOMINIUMS Legal Unit: 7302 MapRef: DOC 2002065720 Abbreviated Description: Subdivision:FOSSIL CREEK CONDOMINIUMS Legal Unit:7302 Map Ref:DOC 2002065720

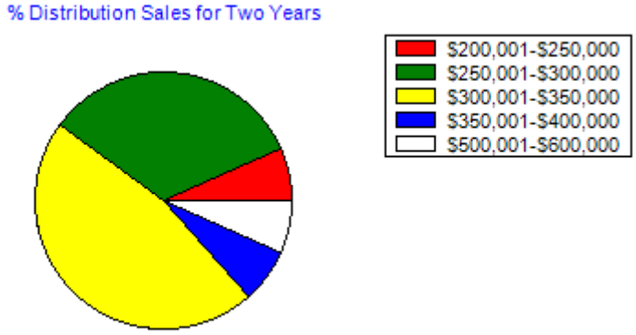
14	.07Mi.	**6827 AUTUMN RIDGE DR** **FORT COLLINS, CO 80525-7819**	12/24/2025	$225,000	$264	852	4/2/2	2003	SF

APN: 96131-43-090 Document #: 20250061893
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PROVINCETOWN CONDOMINIUMS Legal Unit: 90 MapRef: DOC 2001092980 Abbreviated Description: Subdivision:PROVINCETOWN CONDOMINIUMS Legal Unit:90 Map Ref:DOC 2001092980

15	0Mi.	**708 CROWN RIDGE LN** **FORT COLLINS, CO 80525-7811**	12/19/2025	$331,000	$272	1216	5/3/3	2002	SF

APN: 96131-32-043 Document #: 20250061037
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PROVINCETOWNE CONDOMINIUMS Legal Unit: 43 MapRef: DOC 2002138954 Abbreviated Description: Subdivision:PROVINCETOWNE CONDOMINIUMS Legal Unit:43 Map Ref:DOC 2002138954

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.

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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.	**708 CROWN RIDGE LN**	**11/02/2023**	$292,900	$18,306	1,329	6/2/2	2002		
0Mi.	**708 CROWN RIDGE LN**	**12/19/2025**	$313,100	$19,569	1,216	5/3/3	2002		
.01Mi.	**708 CROWN RIDGE LN**	**04/23/2014**	$295,400	$18,462	1,072	4/2/2	2002		
.01Mi.	**708 CROWN RIDGE LN**	**07/15/2009**	$332,900	$20,806	1,329	6/2/2	2002		
.01Mi.	**6621 DESERT WILLOW WAY**	**06/02/2025**	$313,500	$19,594	1,216	5/3/3	2003		
.01Mi.	**6621 DESERT WILLOW WAY**	**06/29/2018**	$271,700	$16,981	1,176	4/2/3	2003		
.01Mi.	**6621 DESERT WILLOW WAY**	**03/05/2021**	$342,100	$21,381	1,168	5/3/2	2003		
.02Mi.	**6621 DESERT WILLOW WAY**	**09/13/2021**	$333,300	$20,831	1,329	6/3/2	2003		
.02Mi.	**6615 DESERT WILLOW WAY**	**11/18/2002**	$332,900	$20,806	1,329	6/3/3	2002		
.02Mi.	**6615 DESERT WILLOW WAY**	**01/12/2018**	$278,000	$17,375	792	5/2/1	2002		
.02Mi.	**702 CROWN RIDGE LN**	**03/31/2017**	$293,300	$18,331	1,329	6/2/2	2003		
.02Mi.	**6615 DESERT WILLOW WAY**	**06/29/2018**	$345,500	$21,594	1,216	6/3/3	2002		
.02Mi.	**6615 DESERT WILLOW WAY**	**08/01/2019**	$306,400	$19,150	1,160	6/2/2	2002		
.02Mi.	**702 CROWN RIDGE LN**	**04/06/2018**	$308,700	$19,294	1,176	4/2/3	2003		
.02Mi.	**6615 DESERT WILLOW WAY**	**09/20/2019**	$334,200	$20,887	1,329	6/3/3	2002		
.02Mi.	**6615 DESERT WILLOW WAY**	**09/18/2019**	$313,100	$19,569	1,216	5/3/3	2002		

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	36.9 years old	Households:	26,773
Median Household Income:	$94,802	Households w/Family:	56%
Household Income Per Capita:	$51,977	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Thompson School District R-2j	Students:	14,580
Number of Schools:	32	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.41Mi.	**Cottonwood Plains Elementary School** Number of Students: 330 Student-Teacher Ratio: 13.6	B	Public	PK - 5
5.22Mi.	**Loveland High School** Number of Students: 1,354 Student-Teacher Ratio: 18.89 Advanced Placement: Yes	B-	Public	9 - 12
4.40Mi.	**Lucile Erwin Middle School** Number of Students: 686 Student-Teacher Ratio: 15.35	C-	Public	6 - 8

Flood Report

The Subject Property of **708 CROWN RIDGE LN, FORT COLLINS, CO 80525-7811** 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	117%	HIGHER
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	93%	SIMILAR
OVERALL	79%	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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ICE SiteX Report

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