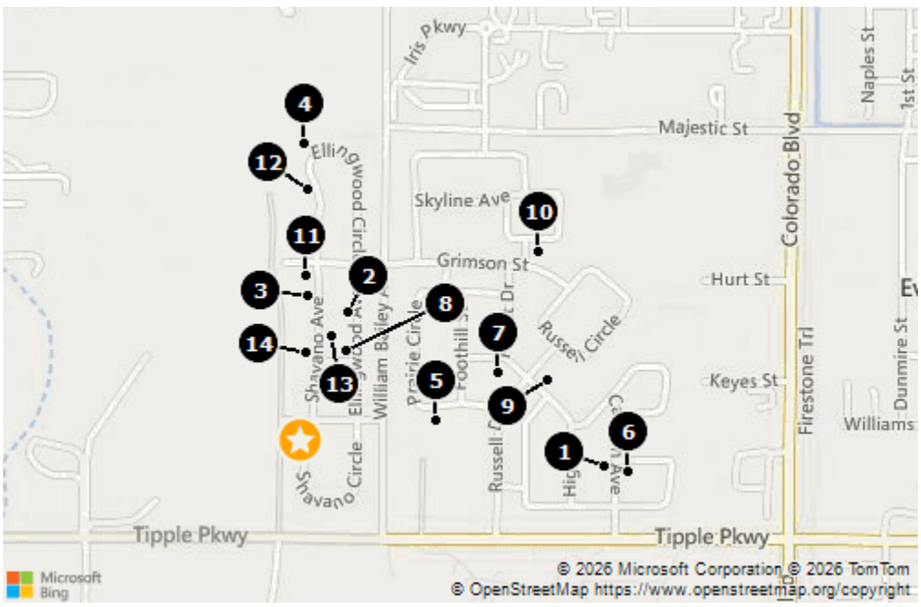
ICE SiteX Report

OrderID: 97790670

SiteX Property Information Report



Subject Property Location

7139 SHAVANO CIR, FREDERICK, CO 80504-5888

County:	**WELD CO**	Census Tract:	081230020.131002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R8944318	Thomas Bros Pg-Grid:	

Valuation

Value:	**$501,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$465,930 - $536,070	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5229
Assd Land Value:	$7,500	Market Land Value:	$120,000	Tax Year:	2025
Assd Improvement:	$23,640	Market Improvment Value:	$378,212	Total Taxable Value:	$6,169
Total Assessed Value:	$31,140	Total Assessor Market Value:	$498,212	Delinquent Year:	
				Tax Account ID:	R8944318
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 7 Subdivision: WESTVIEW SUB
Abbreviated Description: LOT 2 BLOCK 7 WESTVIEW SUB

Property Characteristics

Lot Size:	6,403 SF	Bedrooms:	3	Pool:	
Building Area:	1980 SF	Baths:	3	Fireplace:	
Year Built:	2018	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/02/2026	Sales Price:	N/A
Document #:	5085617 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/21/2022	Loan Amount:	N/A
Document #:	4820684 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 2 Block: 7 Subdivision: WESTVIEW SUBDIVISION

Mortgage Record

Recording Date:	07/01/2019	Loan Amount:	N/A
Document #:	4502262 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2049	Type Finance:	

Legal Description:
Lot: 2 Block: 7 Subdivision: WESTVIEW SUBDIVISION

Prior Transfer

Recording Date:	07/01/2019	Sales Price:	$404,900
Document #:	4502260 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 2 Block: 7 Subdivision: WESTVIEW SUB
Abbreviated Description: LOT 2 BLOCK 7 WESTVIEW SUB

Prior Transfer

Recording Date:	07/01/2019	Sales Price:	$404,900
Document #:	4502260 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/27/2019		
Document Type:			

Legal Description:
Lot: 2 Block: 7 Subdivision: WESTVIEW SUBDIVISION

Prior Transfer

Recording Date:	01/06/2016	Sales Price:	$1,083,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$7,161,800	Median # of Bedrooms	3
Median Lot Size	7,253 SF	Median # of Baths	3
Median Living Area	1,839 SF	Median Year Built	2019
Price Range - 2 Yrs	$374,000 to $590,000	Age Range	6 years to 24 years
Median Value	$514,950	Median Age	7 years

Comparable Sales Data

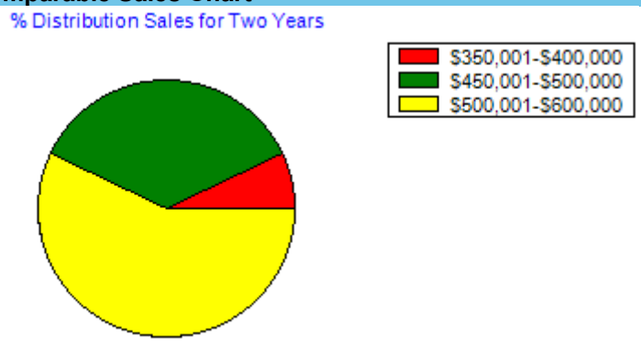
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**7153 CANYON AVE** **FREDERICK, CO 80504-5642**	06/04/2026	$550,000	$241	2274	/4/3	2003	8,102 SF	
		APN: R1320602 Document #: 5106401 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 6 Subdivision: COUNTRYSIDE SUBDIVISION Abbreviated Description: Lot:4 Block:6 Subdivision:COUNTRYSIDE SUBDIVISION City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
2	.17Mi.	**7253 ELLINGWOOD AVE** **FREDERICK, CO 80504-5886**	06/01/2026	$458,000	$308	1485	/3/2	2019	6,229 SF	
		APN: R8944273 Document #: 5105032 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Subdivision: WESTVIEW SUBDIVISION Abbreviated Description: Lot:4 Block:4 Subdivision:WESTVIEW SUBDIVISION								
3	.18Mi.	**7249 SHAVANO AVE** **FREDERICK, CO 80504-5887**	05/15/2026	$564,900	$198	2847	/5/3	2019	6,273 SF	
		APN: R8944300 Document #: 5102210 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 6 Subdivision: WESTVIEW SUBDIVISION Abbreviated Description: Lot:3 Block:6 Subdivision:WESTVIEW SUBDIVISION								
4	.37Mi.	**7413 ELLINGWOOD CIR** **FREDERICK, CO 80504-5884**	05/13/2026	$475,000	$319	1485	/3/2	2020	9,235 SF	
		APN: R8944225 Document #: 5101620 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: WESTVIEW SUBDIVISION Abbreviated Description: Lot:12 Block:1 Subdivision:WESTVIEW SUBDIVISION								
5	.17Mi.	**5726 PRAIRIE CIR** **FREDERICK, CO 80504-5767**	05/05/2026	$590,000	$259	2274	/5/4	2004	10,542 SF	
		APN: R1316602 Document #: 5099925 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: COUNTRYSIDE SUBDIVISION Abbreviated Description: Lot:4 Block:3 Subdivision:COUNTRYSIDE SUBDIVISION City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
6	.4Mi.	**5853 CANYON CIR** **FREDERICK, CO 80504-5604**	04/24/2026	$580,000	$299	1935	/4/4	2002	9,583 SF	
		APN: R1319602 Document #: 5097533 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 4 Subdivision: COUNTRYSIDE SUBDIVISION Abbreviated Description: Lot:8 Block:4 Subdivision:COUNTRYSIDE SUBDIVISION City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
7	.26Mi.	**5740 HIGH ST** **FREDERICK, CO 80504-5762**	04/02/2026	$524,900	$358	1464	/3/2	2004	8,973 SF	
		APN: R1325202 Document #: 5092677 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 9 Subdivision: COUNTRYSIDE SUBDIVISION Abbreviated Description: Lot:7 Block:9 Subdivision:COUNTRYSIDE SUBDIVISION								
8	.13Mi.	**7237 ELLINGWOOD AVE** **FREDERICK, CO 80504-5886**	03/23/2026	$485,000	$278	1743	/3/2	2019	6,229 SF	
		APN: R8944277 Document #: 5090241 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 4 Subdivision: WESTVIEW SUBDIVISION Abbreviated Description: Lot:8 Block:4 Subdivision:WESTVIEW SUBDIVISION								
9	.31Mi.	**7174 HIGH ST** **FREDERICK, CO 80504-5644**	02/27/2026	$374,000	$257	1452	/3/3	2002	4,617 SF	
		APN: R1268602 Document #: 5085389 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Block: 1 Subdivision: COUNTRYSIDE SUBDIVISION Abbreviated Description: Lot:44 Block:1 Subdivision:COUNTRYSIDE SUBDIVISION City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
10	.37Mi.	**7466 SKYLINE WAY** **FREDERICK, CO 80504-5829**	12/31/2025	$530,000	$273	1935	/3/3	2007	8,015 SF	
		APN: R1335402 Document #: 5075105 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 16 Subdivision: COUNTRYSIDE SUBDIVISION Abbreviated Description: Lot:18 Block:16 Subdivision:COUNTRYSIDE SUBDIVISION City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								

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11	.21Mi.	**7257 SHAVANO AVE** **FREDERICK, CO 80504-5887**	12/15/2025	$540,000	$237	2269	/4/3	2019	7,318 SF
	APN: R8944298 Document #: 5072300 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 6 Subdivision: WESTVIEW SUBDIVISION Abbreviated Description: Lot:1 Block:6 Subdivision:WESTVIEW SUBDIVISION								
12	.31Mi.	**7433 ELLINGWOOD CIR** **FREDERICK, CO 80504-5961**	10/20/2025	$485,000	$278	1743	/3/2	2020	7,187 SF
	APN: R8944220 Document #: 5060274 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: WESTVIEW SUBDIVISION Abbreviated Description: Lot:7 Block:1 Subdivision:WESTVIEW SUBDIVISION								
13	.14Mi.	**7232 SHAVANO AVE** **FREDERICK, CO 80504-5887**	07/09/2025	$505,000	$255	1980	/3/3	2019	6,273 SF
	APN: R8944279 Document #: 5040227 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Subdivision: WESTVIEW SUBDIVISION Abbreviated Description: Lot:10 Block:4 Subdivision:WESTVIEW SUBDIVISION								
14	.11Mi.	**7225 SHAVANO AVE** **FREDERICK, CO 80504-5887**	06/25/2025	$500,000	$286	1743	/3/2	2019	6,229 SF
	APN: R8944306 Document #: 5037605 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 6 Subdivision: WESTVIEW SUBDIVISION Abbreviated Description: Lot:9 Block:6 Subdivision:WESTVIEW SUBDIVISION								

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.	**7139 SHAVANO CIR**	**07/01/2019**	$498,212	$31,140	1,980	/3/3	2018	6,403 SF	
.01Mi.	**7143 SHAVANO CIR**	**05/02/2019**	$468,294	$29,270	1,485	/3/2	2018	7,275 SF	
.01Mi.	**7135 SHAVANO CIR**	**08/06/2021**	$486,378	$30,400	1,743	/3/2	2018	7,536 SF	
.03Mi.	**7131 SHAVANO CIR**	**05/20/2024**	$524,773	$32,800	2,269	/4/3	2018	7,536 SF	
.03Mi.	**7136 SHAVANO CIR**	**01/29/2021**	$519,688	$32,480	2,269	/4/3	2019	6,316 SF	
.03Mi.	**7132 SHAVANO CIR**	**12/11/2020**	$560,532	$35,030	2,847	/5/3	2019	6,490 SF	
.03Mi.	**7140 SHAVANO CIR**	**10/13/2023**	$560,532	$35,030	2,847	/5/3	2019	6,708 SF	
.03Mi.	**7128 SHAVANO CIR**	**07/08/2019**	$466,417	$29,150	1,485	/3/2	2019	6,708 SF	
.04Mi.	**7201 SHAVANO AVE**	**08/11/2021**	$466,417	$29,150	1,485	/3/2	2019	6,708 SF	
.04Mi.	**7127 SHAVANO CIR**	**08/11/2021**	$557,817	$34,860	2,847	/5/3	2018	6,403 SF	
.04Mi.	**7124 SHAVANO CIR**	**03/06/2020**	$499,712	$31,230	1,980	/3/3	2019	6,708 SF	
.05Mi.	**7202 SHAVANO AVE**	**03/15/2022**	$489,210	$30,580	1,743	/3/2	2019	7,362 SF	
.05Mi.	**7123 SHAVANO CIR**	**04/04/2019**	$463,754	$28,980	1,485	/3/2	2018	6,273 SF	
.05Mi.	**7205 SHAVANO AVE**	**10/25/2021**	$497,974	$31,120	1,980	/3/3	2019	6,578 SF	
.05Mi.	**7120 SHAVANO CIR**	**07/20/2023**	$519,688	$32,480	2,269	/4/3	2019	6,273 SF	
.06Mi.	**7006 SHAVANO CIR**	**08/15/2019**	$499,712	$31,230	1,980	/3/3	2019	6,229 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	38.8 years old	Households:	22,970
Median Household Income:	$111,105	Households w/Family:	71%
Household Income Per Capita:	$48,351	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

School District

School District Zone:	St. Vrain Valley School District Re 1j	Students:	31,607
Number of Schools:	54	Rating:	B

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.99Mi.	**Legacy Elementary School** Number of Students: 430 Student-Teacher Ratio: 17.03	C+	Public	PK - 5
0.34Mi.	**Frederick Senior High School** Number of Students: 1,491 Student-Teacher Ratio: 22.41	B+	Public	9 - 12
3.67Mi.	**Coal Ridge Middle School** Number of Students: 727 Student-Teacher Ratio: 19.65	B-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	65%	NOTABLY LOWER
BURGLARY	65%	NOTABLY LOWER
MOTOR VEHICLE THEFT	62%	NOTABLY LOWER
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	46%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	62%	NOTABLY LOWER
MURDER	62%	NOTABLY LOWER
OVERALL	66%	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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