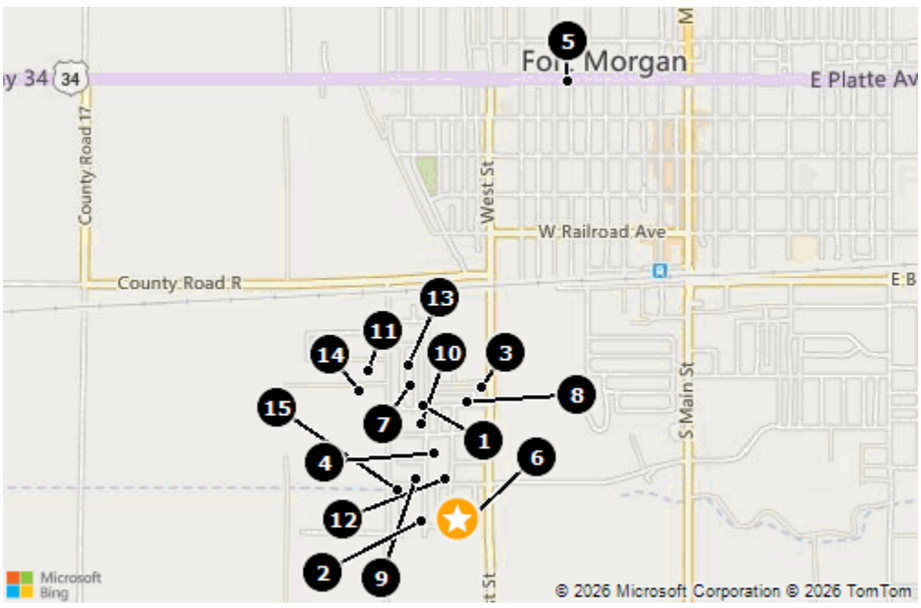
ICE SiteX Report

OrderID: 98008079

SiteX Property Information Report



Subject Property Location

720 COLFAX ST, FORT MORGAN, CO 80701-4084

County:	**MORGAN CO**	Census Tract:	080870006.002025
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R018361	Thomas Bros Pg-Grid:	

Valuation

Value:	**$493,000**	FSD:	7	Common Confidence Score:	76
Value Range:	$458,490 - $527,510	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	025
Assd Land Value:	$2,230	Market Land Value:	$35,600	Tax Year:	2025
Assd Improvement:	$26,640	Market Improvment Value:	$426,210	Total Taxable Value:	$2,432
Total Assessed Value:	$28,870	Total Assessor Market Value:	$461,810	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 8 Subdivision: SHAWNEE SUB SECOND FILING
Abbreviated Description: SUBD SHAWNEE SUB SECOND FILING FM BLOCK 08 LOT 06 N57FT LT 6

Property Characteristics

Lot Size:	6,270 SF	Bedrooms:	5	Pool:	
Building Area:	3808 SF	Baths:	3.5	Fireplace:	1
Year Built:	1999	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	13	Ext Walls:	Other
Number of Units:	1	Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:	Convention	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/01/2022	Sales Price:	N/A
Document #:	940932 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/18/2022	Loan Amount:	N/A
Document #:	940695 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: 8 Subdivision: SHANWNEE SIBDIVISION
City/Muni/Twp: FORT MORGAN

Prior Transfer

Recording Date:	05/18/2022	Sales Price:	$450,000
Document #:	940693 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 8 Subdivision: SHAWNEE SUB SECOND FILING
Abbreviated Description: SUBD SHAWNEE SUB SECOND FILING FM BLOCK 08 LOT 06 N57FT LT 6

Prior Transfer

Recording Date:	05/18/2022	Sales Price:	$450,000

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Document #:	940693 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/17/2022		
Document Type:			

Legal Description:
Lot: 6 Block: 8 Subdivision: SHAWNEE SUBDIVISION SECOND FILING TO THE CITY OF F
City/Muni/Twp: FORT MORGAN

Prior Transfer

Recording Date:	07/15/2020	Sales Price:	N/A
Document #:	926237 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/04/2020	Loan Amount:	N/A
Document #:	924862 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2050	Type Finance:	

Legal Description:
Lot: 6 Block: 8 Subdivision: SHAWNEE SUBDIVISION
City/Muni/Twp: FORT MORGAN

Prior Transfer

Recording Date:	06/19/2015	Sales Price:	$240,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/19/2015	Sales Price:	$240,000
Document #:	894143 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/20/2015		
Document Type:			

Legal Description:
Lot: 6 Block: 8 Subdivision: SHAWNEE SUBDIVISION SECOND FILING
City/Muni/Twp: FORT MORGAN

Prior Transfer

Recording Date:	06/16/2015	Sales Price:	N/A
Document #:	894057 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/20/2013	Sales Price:	N/A
Document #:	884398 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/05/2013	Sales Price:	$237,000
Document #:	884138 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/02/2013		
Document Type:			

Legal Description:
Lot: 6 Block: 8 Subdivision: SHAWNEE SUBDIVISION SECOND FILING
City/Muni/Twp: FORT MORGAN

Prior Transfer

Recording Date:	03/17/2009	Sales Price:	$206,010
Document #:	854828 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/18/2009	Loan Amount:	N/A
Document #:	854224 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Lot: 6 Block: 8 Subdivision: SHAWNEE SUBDIVISION SECOND FILING CITY FORT MORGAN

Prior Transfer

Recording Date:	09/26/2008	Sales Price:	N/A
Document #:	851700 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/03/2008	Sales Price:	$228,900
Document #:	850329 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/03/2008		
Document Type:			

Legal Description:
Lot: 6 Block: 8 Subdivision: SHAWNEE SUBDIVISION SECOND FILING
City/Muni/Twp: FORT MORGAN

Prior Transfer

Recording Date:	02/25/2005	Sales Price:	N/A

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Document #:	824870 BK-PG 1204 -317	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/24/2005		
Document Type:			

Legal Description:
Lot: 6 Block: 8 Subdivision: SHAWNEE SUBDIVISION
City/Muni/Twp: FORT MORGAN

Area Sales Analysis

Total Area Sales	$6,438,490	Median # of Bedrooms	3
Median Lot Size	10,400 SF	Median # of Baths	2.5
Median Living Area	3,321 SF	Median Year Built	1979
Price Range - 2 Yrs	$150,000 to $650,000	Age Range	2 years to 75 years
Median Value	$438,000	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**331 CHEYENNE ST** **FORT MORGAN, CO 80701-4018**	07/14/2026	$438,000	$135	3228	11/3/2.5	1977	10,260 SF	
		APN: R005089 Document #: 963175 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: CORRECTED REPLAT OF BRENDA JOY ADDITION TO THE FO Abbreviated Description: Lot:9 Block:2 Subdivision:CORRECTED REPLAT OF BRENDA JOY ADDITION TO THE FO City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN								
2	.09Mi.	**725 CHEYENNE ST** **FORT MORGAN, CO 80701-4078**	05/26/2026	$449,500	$138	3246	10/3/2.5	1996	7,015 SF	
		APN: R005550 Document #: 962318 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 6 Subdivision: SHAWNEE SUBDIVISION SECOND FILING Abbreviated Description: Lot:14 Block:6 Subdivision:SHAWNEE SUBDIVISION SECOND FILING City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN								
3	.33Mi.	**325 S WEST ST** **FORT MORGAN, CO 80701-4058**	04/01/2026	$405,000	$173	2329	/4/2	1951	23,087 SF	
		APN: R008525 01 Document #: 961467 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: 3T MINOR SUBDIVISION Abbreviated Description: Lot:2 Subdivision:3T MINOR SUBDIVISION								
4	.17Mi.	**516 CHEYENNE ST** **FORT MORGAN, CO 80701-4023**	03/25/2026	$525,000	$110	4750	/5/3.5	1979	10,400 SF	
		APN: R006612 Document #: 961301 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: SHAWNEE SUBDIVISION FIRST FILING Abbreviated Description: Lot:5 Block:3 Subdivision:SHAWNEE SUBDIVISION FIRST FILING City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN								
5	.48Mi.	**432 CACHE AVE** **FORT MORGAN, CO 80701-8427**	03/03/2026	$568,090	$149	3802	/4/3	2024	9,375 SF	
		APN: R022702 Document #: 961010 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 5 Subdivision: THE BIJOU SUBDIVISION FIRST FILING Abbreviated Description: Lot:16 Block:5 Subdivision:THE BIJOU SUBDIVISION FIRST FILING								
6	.03Mi.	**802 NAVAJO AVE** **FORT MORGAN, CO 80701-4081**	03/02/2026	$359,000	$108	3321	9/2/3	2001	5,093 SF	
		APN: R018623 Document #: 960972 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4&5 Block: 9 Subdivision: SHAWNEE SECOND ADDITION MapRef: MB 880 PG 33 Abbreviated Description: Lot:4&5 Block:9 Subdivision:SHAWNEE SECOND ADDITION Map Ref:MB 880 PG 33City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN								
7	.35Mi.	**310 APACHE ST** **FORT MORGAN, CO 80701-4004**	02/25/2026	$474,900	$112	4210	/4/3	1976	10,440 SF	
		APN: R007696 Document #: 960894 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Subdivision: BRENDA JOY ADDITION Abbreviated Description: Lot:13 Block:2 Subdivision:BRENDA JOY ADDITION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN								
8	.3Mi.	**721 ARAPAHOE ST** **FORT MORGAN, CO 80701-4005**	02/10/2026	$150,000	$82	1828	5/2/1	1957	11,000 SF	
		APN: R004985 Document #: 960644 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: HOBBS SECOND SUBDIVISION Sec/Twnship/Range: N2NE4SE4NE4 S12T03NR58W 6PM Abbreviated Description: Lot:4 Subdivision:HOBBS SECOND SUBDIVISION Sec/Twnship/Range:N2NE4SE4NE4 S12T03NR58W 6PM								
9	.14Mi.	**909 ACOMA AVE** **FORT MORGAN, CO 80701-4030**	01/30/2026	$415,000	$134	3084	10/4/2	1984	7,875 SF	
		APN: R005528 Document #: 960473 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 4 Subdivision: SHAWNEE SUBDIVISION FIRST FILING Abbreviated Description: Lot:12 Block:4 Subdivision:SHAWNEE SUBDIVISION FIRST FILING City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN								
10	.25Mi.	**419 CHEYENNE ST** **FORT MORGAN, CO 80701-4020**	12/31/2025	$350,000	$113	3088	10/3/2	1967	9,100 SF	
		APN: R007461 Document #: 960090 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: HOBBS FOURTH SUBDIVISION Abbreviated Description: Lot:1 Block:2 Subdivision:HOBBS FOURTH SUBDIVISION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN								
11	.43Mi.	**17680 COUNTY ROAD Q.8** **FORT MORGAN, CO 80701-8530**	12/19/2025	$650,000	$138	4681	/3/2	2002	48,352 SF	
		APN: R018517 Document #: 959933 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: MILLER SUBDIVISION PLANNED DEVELOPMENT Abbreviated Description: Lot:9 Subdivision:MILLER SUBDIVISION PLANNED DEVELOPMENT								

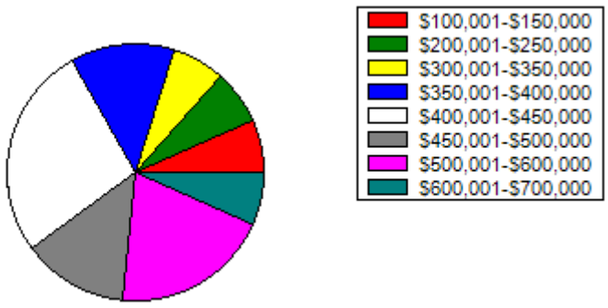
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12	.1Mi.	**621 COLFAX ST** **FORT MORGAN, CO 80701-4066**	05/23/2025	$480,000	$95	5036	11/4/3	1984	9,150 SF
		APN: R007469 Document #: 956557 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: SHAWNEE SUBDIVISION Abbreviated Description: Lot:10 Block:3 Subdivision:SHAWNEE SUBDIVISION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN							
13	.4Mi.	**228 APACHE ST** **FORT MORGAN, CO 80701-4002**	05/20/2025	$380,000	$120	3144	12/5/2.5	1976	10,440 SF
		APN: R007602 Document #: 956489 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: BRENDA JOY ADDITION Abbreviated Description: Lot:16 Block:2 Subdivision:BRENDA JOY ADDITION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN							
14	.39Mi.	**17678 COUNTY ROAD Q.7** **FORT MORGAN, CO 80701-8507**	05/13/2025	$575,000	$103	5552	/3/2.5	1970	61,420 SF
		APN: R010537 Document #: 956378 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: NELSONS SUBDIVISION MapRef: MB 5 PG 93 Abbreviated Description: Lot:5 Subdivision:NELSONS SUBDIVISION Map Ref:MB 5 PG 93							
15	.17Mi.	**701 UTE ST** **FORT MORGAN, CO 80701-4064**	04/15/2025	$219,000	$50	4326	7/3/2	1995	11,120 SF
		APN: R005529 Document #: 956017 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 5 Subdivision: SHAWNEE SUBDIVISION SECOND FILING Abbreviated Description: Lot:1 Block:5 Subdivision:SHAWNEE SUBDIVISION SECOND FILING City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN							

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.	**720 COLFAX ST**	**05/18/2022**	$461,810	$28,870	3,808	13/5/3.5	1999	6,270 SF	
.01Mi.	**724 COLFAX ST**	**10/25/2021**	$456,580	$28,540	4,498	12/4/2.5	2001	6,270 SF	
.01Mi.	**716 COLFAX ST**	**02/11/2010**	$515,710	$32,230	4,267	9/3/2	1999	9,240 SF	
.03Mi.	**800 NAVAJO AVE**	**06/25/2014**	$355,990	$22,250	3,487	9/2/2	2001	9,301 SF	
.03Mi.	**712 COLFAX ST**	**03/01/2022**	$486,110	$30,380	3,902	11/5/3	1999	8,360 SF	
.03Mi.	**802 NAVAJO AVE**	**07/12/2024**	$333,710	$20,860	3,321	9/2/3	2001	5,093 SF	
.03Mi.	**807 NAVAJO AVE**	**03/26/2004**	$437,040	$27,310	3,707	13/5/3.5	1998	9,600 SF	
.03Mi.	**804 NAVAJO AVE**	**10/21/2014**	$383,830	$23,990	3,368	7/4/3	2000	5,028 SF	
.03Mi.	**721 COLFAX ST**	**03/16/2023**	$424,580	$26,530	3,582	8/3/2	1999	7,200 SF	
.04Mi.	**717 COLFAX ST**	**04/12/2004**	$439,220	$27,450	3,852	10/4/2.5	2000	7,200 SF	
.04Mi.	**806 NAVAJO AVE**	**12/06/2012**	$364,650	$22,790	3,302	11/2/3	2000	5,028 SF	
.04Mi.	**713 PONDEROSA PL**	**11/25/2020**	$644,940	$40,310	6,060	/6/4.5	1996	11,505 SF	
.04Mi.	**717 PONDEROSA PL**	**05/25/2012**	$494,530	$30,910	4,586	13/4/2.5	1995	11,500 SF	
.04Mi.	**708 COLFAX ST**	**11/01/2005**	$433,050	$27,060	3,400	9/3/2	2001	8,800 SF	
.05Mi.	**713 COLFAX ST**	**02/11/2022**	$474,770	$29,670	4,170	13/4/3	2003	7,200 SF	
.05Mi.	**808 NAVAJO AVE**	**08/24/2015**	$328,960	$20,560	3,384	7/2/2	1998	4,708 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	36.6 years old	Households:	6,899
Median Household Income:	$68,214	Households w/Family:	68%
Household Income Per Capita:	$30,955	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

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School District

School District Zone:	Fort Morgan School District Re-3	Students:	3,451
Number of Schools:	8	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.80Mi.	**Lincoln High School** Number of Students: 43 Student-Teacher Ratio: 8.32	NA	Public	9 - 12
0.17Mi.	**Fort Morgan Middle School** Number of Students: 749 Student-Teacher Ratio: 15.09	D+	Public	6 - 8
0.81Mi.	**Pioneer Elementary School** Number of Students: 243 Student-Teacher Ratio: 11.21	F	Public	1 - 5
1.39Mi.	**Sherman Early Childhood Center** Number of Students: 409 Student-Teacher Ratio: 15.73	NA	Public	PK - KG

Flood Report

The Subject Property of **720 COLFAX ST, FORT MORGAN, CO 80701-4084** 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	111%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	115%	HIGHER
MURDER	116%	HIGHER
OVERALL	110%	HIGHER

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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