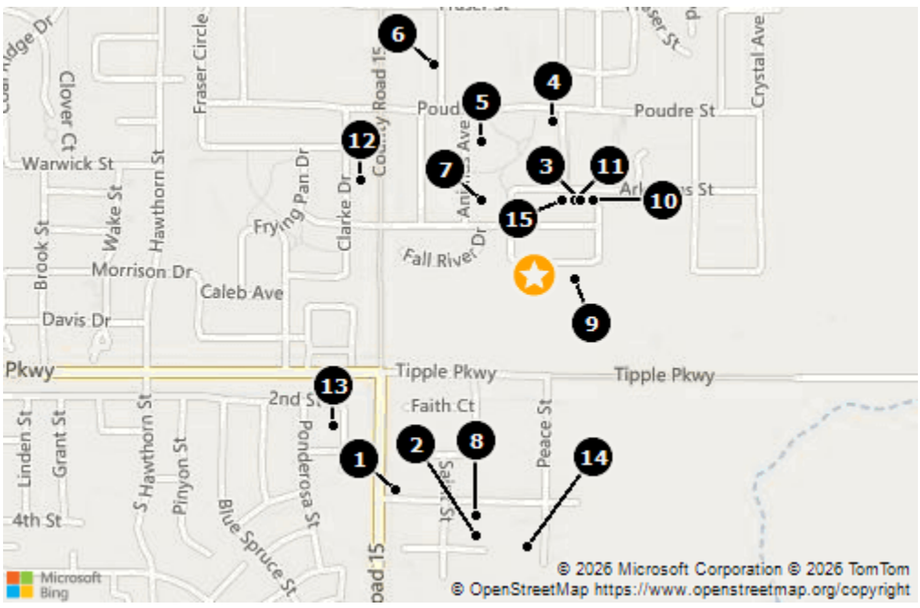
ICE SiteX Report

OrderID: 97790623

SiteX Property Information Report



Subject Property Location

7210 FALL RIVER CIR, FREDERICK, CO 80530-7150

County:	**WELD CO**	Census Tract:	081230020.162012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R8944746	Thomas Bros Pg-Grid:	

Valuation

Value:	**$490,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$450,800 - $529,200	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5251
Assd Land Value:	$7,500	Market Land Value:	$120,000	Tax Year:	2025
Assd Improvement:	$22,840	Market Improvment Value:	$365,470	Total Taxable Value:	$5,950
Total Assessed Value:	$30,340	Total Assessor Market Value:	$485,470	Delinquent Year:	
				Tax Account ID:	R8944746
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 20 Subdivision: HIDDEN CREEK AM NO 1
Abbreviated Description: LOT 2 BLOCK 20 HIDDEN CREEK AM NO 1

Property Characteristics

Lot Size:	5,053 SF	Bedrooms:	3	Pool:	
Building Area:	1620 SF	Baths:	3	Fireplace:	
Year Built:	2022	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:	03/04/2025	Sales Price:	$471,207
Document #:	5014193 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/09/2022	Sales Price:	$479,900
Document #:	4854197 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 20 Subdivision: HIDDEN CREEK AM NO 1
Abbreviated Description: LOT 2 BLOCK 20 HIDDEN CREEK AM NO 1

Prior Transfer

Recording Date:	09/09/2022	Sales Price:	$479,900
Document #:	4854197 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/02/2022		
Document Type:			

Legal Description:
Lot: 2 Block: 20 Subdivision: HIDDEN CREEK FINAL PLAT AMENDMENT NO 1

Prior Transfer

Recording Date:	11/02/2018	Sales Price:	$6,683,600

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Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$9,445,100	Median # of Bedrooms	4
Median Lot Size	6,273 SF	Median # of Baths	3
Median Living Area	1,942 SF	Median Year Built	2021
Price Range - 2 Yrs	$455,900 to $1,088,000	Age Range	2 years to 25 years
Median Value	$527,000	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**7998 ANGEL VIEW DR** **FREDERICK, CO 80530-4805**	06/09/2026	$983,000	$1,872	525	/1/1	2005	13,416 SF	
		APN: R0772901 Document #: 5106985 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 1 Subdivision: ANGEL VIEW ESTATES SUBDIVISION Abbreviated Description: Lot:21 Block:1 Subdivision:ANGEL VIEW ESTATES SUBDIVISION								
2	.33Mi.	**7990 WISDOM CT** **FREDERICK, CO 80530-4810**	06/08/2026	$828,000	$325	2543	/4/3	2001	13,983 SF	
		APN: R0776201 Document #: 5106916 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: ANGEL VIEW ESTATES SUBDIVISION Abbreviated Description: Lot:5 Block:5 Subdivision:ANGEL VIEW ESTATES SUBDIVISION								
3	.11Mi.	**7238 ARKANSAS ST** **FREDERICK, CO 80530-7148**	05/12/2026	$489,900	$268	1822	/3/3	2024	5,663 SF	
		APN: R8944782 Document #: 5101153 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 22 Subdivision: HIDDEN CREEK Abbreviated Description: Lot:7 Block:22 Subdivision:HIDDEN CREEK								
4	.19Mi.	**7307 BIG THOMPSON CT** **FREDERICK, CO 80530-4863**	05/06/2026	$525,000	$270	1942	/4/3	2023	6,839 SF	
		APN: R8944657 Document #: 5100239 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 16 Subdivision: HIDDEN CREEK FINAL PLAT - AMENDMENT NO 1 Abbreviated Description: Lot:1 Block:16 Subdivision:HIDDEN CREEK FINAL PLAT - AMENDMENT NO 1								
5	.17Mi.	**7238 ANIMAS AVE** **FREDERICK, CO 80530-7154**	05/04/2026	$474,100	$292	1620	/3/3	2021	5,489 SF	
		APN: R8947540 Document #: 5099590 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: HIDDEN CREEK FINAL PALT AMENDMENT NO 2 Abbreviated Description: Lot:4 Block:3 Subdivision:HIDDEN CREEK FINAL PALT AMENDMENT NO 2								
6	.28Mi.	**7383 BLUE RIVER AVE** **FREDERICK, CO 80530-7158**	05/01/2026	$530,000	$230	2299	/4/3	2021	6,011 SF	
		APN: R8944463 Document #: 5099472 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: HIDDEN CREEK FINAL PLAT AMENDMENT NO 1 Abbreviated Description: Lot:6 Block:2 Subdivision:HIDDEN CREEK FINAL PLAT AMENDMENT NO 1								
7	.12Mi.	**7210 ANIMAS AVE** **FREDERICK, CO 80530-7154**	04/28/2026	$530,000	$230	2299	/4/3	2021	6,621 SF	
		APN: R8947546 Document #: 5098418 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: HIDDEN CREEK FINAL PLAT AMENDMENT NO 2 Abbreviated Description: Lot:10 Block:3 Subdivision:HIDDEN CREEK FINAL PLAT AMENDMENT NO 2 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK								
8	.31Mi.	**7991 ANGEL VIEW DR** **FREDERICK, CO 80530-4804**	04/24/2026	$986,500	$414	2378	/6/4	2015	15,420 SF	
		APN: R0775901 Document #: 5097575 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 5 Subdivision: ANGEL VIEW ESTATES SUBDIVISION Abbreviated Description: Lot:2 Block:5 Subdivision:ANGEL VIEW ESTATES SUBDIVISION								
9	.05Mi.	**7240 FALL RIVER CIR** **FREDERICK, CO 80530-7150**	04/08/2026	$498,000	$214	2317	/5/3	2022	5,184 SF	
		APN: R8944751 Document #: 5094094 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 20 Subdivision: HIDDEN CREEK FINAL PLAT AMENDMENT NO 1 Abbreviated Description: Lot:7 Block:20 Subdivision:HIDDEN CREEK FINAL PLAT AMENDMENT NO 1								
10	.11Mi.	**7244 ARKANSAS ST** **FREDERICK, CO 80530-7148**	03/31/2026	$464,900	$286	1620	/3/3	2024	6,273 SF	
		APN: R8944783 Document #: 5092184 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 22 Subdivision: HIDDEN CREEK Abbreviated Description: Lot:8 Block:22 Subdivision:HIDDEN CREEK								
11	.1Mi.	**7232 ARKANSAS ST** **FREDERICK, CO 80530-7148**	03/10/2026	$539,900	$278	1942	/4/3	2024	5,663 SF	
		APN: R8944781 Document #: 5087516 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 22 Subdivision: HIDDEN CREEK Abbreviated Description: Lot:6 Block:22 Subdivision:HIDDEN CREEK								
12	.24Mi.	**7220 CLARKE DR** **FREDERICK, CO 80530-7135**	03/02/2026	$524,900	$203	2581	/4/3	2019	5,009 SF	
		APN: R8954655 Document #: 5085680 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 104 Subdivision: VILLAGE EAST COMMUNITY REPLAT NO 1 Abbreviated Description: Lot:104 Subdivision:VILLAGE EAST COMMUNITY REPLAT NO 1								

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13	.31Mi.	**6829 JUNIPER CT** **FREDERICK, CO 80530-6700**	02/09/2026	$527,000	$305	1723	/5/4	2015	6,490 SF

APN: R5280908 Document #: 5081915
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: CARRIAGE HILLS FILING NO 2 Abbreviated Description: Lot:2 Block:2 Subdivision:CARRIAGE HILLS FILING NO 2 City/Muni/Twp:FREDERICK City/Muni/Twp: FREDERICK

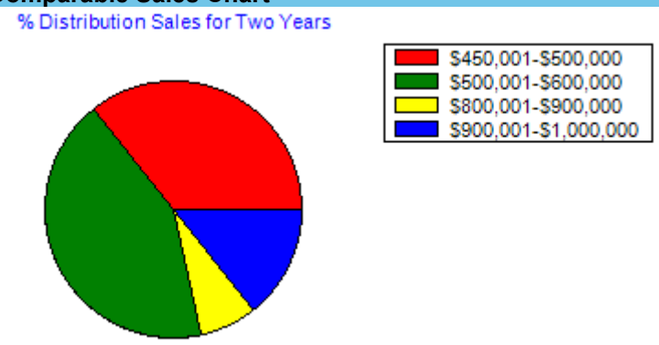
14	.34Mi.	**6905 CHARITY CT** **FREDERICK, CO 80530-4802**	12/19/2025	$1,088,000	$422	2576	/5/5	2014	22,782 SF

APN: R8944026 Document #: 5073414
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 6 Subdivision: ANGEL VIEW ESTATES SUBDIVISION MapRef: DOC 2838721 Abbreviated Description: Lot:6 Block:6 Subdivision:ANGEL VIEW ESTATES SUBDIVISION Map Ref:DOC 2838721

15	.1Mi.	**7226 ARKANSAS ST** **FREDERICK, CO 80530-7148**	12/08/2025	$455,900	$281	1620	/3/3	2024	5,663 SF

APN: R8944780 Document #: 5070829
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 22 Subdivision: HIDDEN CREEK Abbreviated Description: Lot:5 Block:22 Subdivision:HIDDEN CREEK

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.	**7210 FALL RIVER CIR**	**09/09/2022**	$485,470	$30,340	1,620	/3/3	2022	5,053 SF	
.01Mi.	**7204 FALL RIVER CIR**	**10/04/2022**	$516,526	$32,280	1,942	/4/3	2022	5,053 SF	
.01Mi.	**7216 FALL RIVER CIR**	**09/13/2022**	$504,821	$31,550	1,816	/3/3	2022	5,097 SF	
.02Mi.	**7222 FALL RIVER CIR**	**07/11/2022**	$485,470	$30,340	1,620	/3/3	2022	5,097 SF	
.03Mi.	**7228 FALL RIVER CIR**	**04/19/2023**	$524,468	$32,780	2,059	/4/3	2022	5,140 SF	
.03Mi.	**7215 FALL RIVER CIR**	**03/07/2023**	$516,526	$32,280	1,942	/4/3	2022	4,487 SF	
.03Mi.	**7209 FALL RIVER CIR**	**07/01/2022**	$504,821	$31,550	1,816	/3/3	2022	4,487 SF	
.03Mi.	**7221 FALL RIVER CIR**	**06/30/2022**	$530,521	$33,160	2,059	/4/3	2022	4,487 SF	
.03Mi.	**7203 FALL RIVER CIR**	**07/22/2022**	$485,470	$30,340	1,620	/3/3	2022	5,140 SF	
.04Mi.	**7227 FALL RIVER CIR**	**02/23/2023**	$516,526	$32,280	1,942	/4/3	2022	4,487 SF	
.04Mi.	**7234 FALL RIVER CIR**	**03/09/2023**	$516,526	$32,280	1,942	/4/3	2022	5,140 SF	
.04Mi.	**7233 FALL RIVER CIR**	**07/06/2022**	$548,607	$34,290	2,317	/5/3	2022	4,487 SF	
.05Mi.	**7216 VERMILLION ST**	**06/21/2022**	$548,607	$34,290	2,317	/5/3	2022	4,487 SF	
.05Mi.	**7210 VERMILLION ST**	**06/16/2022**	$524,468	$32,780	2,059	/4/3	2022	4,487 SF	
.05Mi.	**7222 VERMILLION ST**	**06/22/2022**	$485,470	$30,340	1,620	/3/3	2022	4,487 SF	
.05Mi.	**7240 FALL RIVER CIR**	**11/18/2022**	$548,607	$34,290	2,317	/5/3	2022	5,184 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	37.0 years old	Households:	2,053
Median Household Income:	$95,544	Households w/Family:	73%
Household Income Per Capita:	$45,187	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.48Mi. **Frederick Senior High School** Number of Students: 1,491 Student-Teacher Ratio: 22.41		B+	Public	9 - 12
0.78Mi. **Thunder Valley PK - 8 School** Number of Students: 880 Student-Teacher Ratio: 15.89		D+	Public	PK - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	108%	SIMILAR
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	84%	LOWER
OVERALL	91%	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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