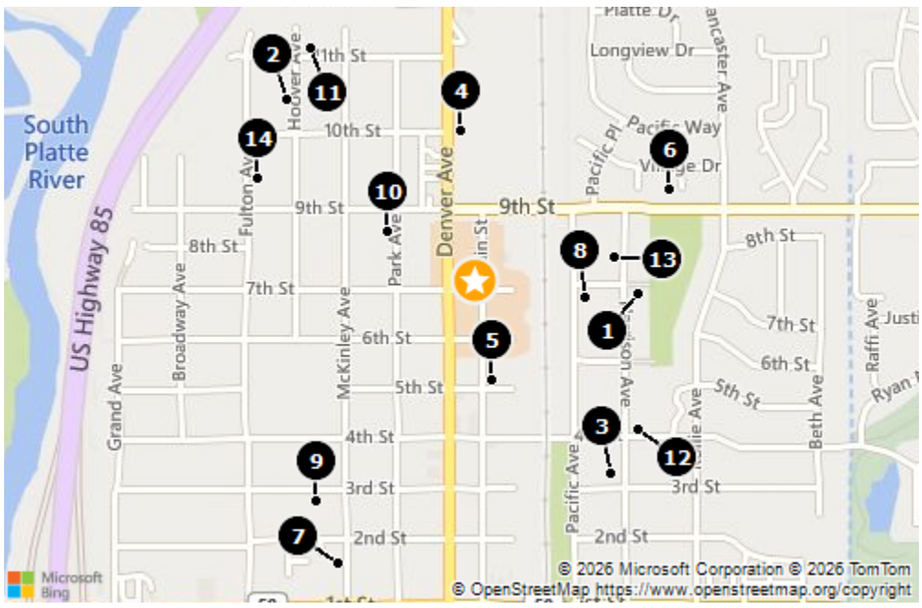
ICE SiteX Report

OrderID: 96373230

SiteX Property Information Report



Subject Property Location

721 7TH ST, FORT LUPTON, CO 80621-2155

County:	**WELD CO**	Census Tract:	081230019.052006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0042893	Thomas Bros Pg-Grid:	

Valuation

Value:	**$336,000**	FSD:	15
Value Range:	$285,600 - $386,400	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2025	Tax Rate Code Area:	5392
Assd Land Value:	$1,570	Market Land Value:	$23,413	Tax Year:	2024
Assd Improvement:	$19,040	Market Improvment Value:	$284,173	Total Taxable Value:	$1,638
Total Assessed Value:	$20,610	Total Assessor Market Value:	$307,586	Delinquent Year:	
				Tax Account ID:	R0042893
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: B Subdivision: LOBATO REPLAT Map Ref: MAP 1450 Sec/Twnship/Range: SEC 5 TWN 1N RNG 66W
Abbreviated Description: FTL LOR-B LOT B LOBATO REPLAT

Property Characteristics

Lot Size:	2,919 SF	Bedrooms:	3	Pool:	
Building Area:	1376 SF	Baths:	2	Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Wood Shake
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/18/2025	Sales Price:	N/A
Document #:	5036294 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/28/2020	Loan Amount:	N/A
Document #:	4613540 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2050	Type Finance:	
Legal Description:			
Lot: 8 Subdivision: LOBARTO REPLAT			

Mortgage Record

Recording Date:	07/24/2020	Loan Amount:	N/A
Document #:	4612257 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2050	Type Finance:	
Legal Description:			
Lot: B Subdivision: LOOATO REPLAT			
City/Muni/Twp: FORT LUPTON			

Prior Transfer

Recording Date:	07/24/2020	Sales Price:	$223,000
Document #:	4612255 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: B Subdivision: LOBATO REPLAT Map Ref: MAP 1450 Sec/Twnship/Range: SEC 5 TWN 1N RNG 66W
Abbreviated Description: FTL LOR-B LOT B LOBATO REPLAT

Prior Transfer

Recording Date:	07/24/2020	Sales Price:	$223,000
Document #:	4612255 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/2020		
Document Type:			

Legal Description:
Lot: B Subdivision: LOBATO REPLAT
City/Muni/Twp: FORT LUPTON

Prior Transfer

Recording Date:	06/02/2014	Sales Price:	$45,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/02/2014	Sales Price:	$45,000
Document #:	4020069 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/23/2014		
Document Type:			

Legal Description:
Lot: B Subdivision: LOBATO REPLAT
City/Muni/Twp: FORT LUPTON

Prior Transfer

Recording Date:	04/13/2012	Sales Price:	N/A
Document #:	3838868 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	04/13/2012		
Document Type:			

Legal Description:
Lot: B Subdivision: LOBATO REPLAT Sec/Twnship/Range: NW4 S05T01NR66W 6TH PM
City/Muni/Twp: FORT LUPTON

Mortgage Record

Recording Date:	09/15/2003	Loan Amount:	N/A
Document #:	3106681 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: B Subdivision: LOBATO REPLAT

Prior Transfer

Recording Date:	05/29/2002	Sales Price:	N/A
Document #:	2956105 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	05/23/2002		
Document Type:			

Legal Description:
Lot: B Subdivision: LOBATO REPLAT Sec/Twnship/Range: PART NW4 S05T01NR66W 6TH PM
Abbreviated Description: FORMERLY PART LOTS11&12 EXC N35 FT BLK14
City/Muni/Twp: FORT LUPTON

Area Sales Analysis

Total Area Sales	$4,944,500	Median # of Bedrooms	3
Median Lot Size	8,908 SF	Median # of Baths	1
Median Living Area	1,082 SF	Median Year Built	1920
Price Range - 2 Yrs	$219,000 to $475,000	Age Range	9 years to 126 years
Median Value	$376,500	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**642 HARRISON AVE** **FORT LUPTON, CO 80621-1715**	12/24/2025	$319,500	$353	904	/2/1	1908	9,496 SF	

APN: R6106986 Document #: 5074315
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 23 Subdivision: FORT LUPTIN Abbreviated Description: Lot:1-3 Block:23 Subdivision:FORT LUPTIN

2	.33Mi.	**1021 HOOVER AVE** **FORT LUPTON, CO 80621-2619**	09/23/2025	$400,000	$320	1250	/5/2	1966	10,106 SF	

APN: R5278686 Document #: 5054824
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 7 Subdivision: ANDERSON PLAT Abbreviated Description: Lot:4 Block:7 Subdivision:ANDERSON PLAT City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

3	.29Mi.	**311 HARRISON AVE** **FORT LUPTON, CO 80621-1708**	09/23/2025	$383,000	$227	1680	/2/2	2017	6,490 SF	

APN: R6113686 Document #: 5054889
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 28 Subdivision: WINBOURNS SECOND ADDITION Abbreviated Description: Lot:7&8 Block:28 Subdivision:WINBOURNS SECOND ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

4	.18Mi.	**1000 DENVER AVE** **FORT LUPTON, CO 80621-2635**	08/28/2025	$285,000	$267	1064	2/5/1	1928	9,583 SF	

APN: R0186290 Document #: 5050050
Document Type: Price Code: D
Land Use: Single Family Residential

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Legal: Sec/Twnship/Range: SW4SW4 S32T02NR66W 6PM Abbreviated Description: Sec/Twnship/Range:SW4SW4 S32T02NR66W 6PM

5	.13Mi.	**805 5TH ST** **FORT LUPTON, CO 80621-1816**	07/31/2025	$385,000	$185	2076	7/4/1	1905	5,227 SF

APN: R6109886 Document #: 5044550
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7-9 Block: 3 Abbreviated Description: Block:3 Abbreviated Description:LOT: SOUTH 2 OF LOT 7-9 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

6	.26Mi.	**1104 VILLAGE DR** **FORT LUPTON, CO 80621-2534**	07/29/2025	$390,000	$354	1099	/3/1	1977	11,718 SF

APN: R5312086 Document #: 5044109
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: LANCASTER NORTH ADDITION Abbreviated Description: Lot:12 Block:1 Subdivision:LANCASTER NORTH ADDITION City/Muni/Twp:FORT COLLINS City/Muni/Twp: FORT COLLINS

7	.39Mi.	**137 MCKINLEY AVE** **FORT LUPTON, CO 80621-1941**	07/01/2025	$305,000	$322	947	5/3/1	1920	6,926 SF

APN: R6169186 Document #: 5038764
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 14 Subdivision: TWOMBLYS ADDITION Abbreviated Description: Lot:5&6 Block:14 Subdivision:TWOMBLYS ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

8	.14Mi.	**640 PACIFIC AVE** **FORT LUPTON, CO 80621-1725**	06/17/2025	$403,000	$212	1896	/3/2	1910	12,632 SF

APN: R6105686 Document #: 5035794
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29-32 Block: 10 Abbreviated Description: Lot:29-32 Block:10 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

9	.34Mi.	**416 3RD ST** **FORT LUPTON, CO 80621-1906**	06/09/2025	$219,000	$295	740	/2/1	1921	6,882 SF

APN: R6163686 Document #: 5034482
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 11 Subdivision: TWOMBLYS ADDITION Abbreviated Description: Lot:19&20 Block:11 Subdivision:TWOMBLYS ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

10	.13Mi.	**805 PARK AVE** **FORT LUPTON, CO 80621-2146**	05/21/2025	$475,000	$259	1831	/3/3	1900	9,583 SF

APN: R6132086 Document #: 5030655
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3-5 Block: 1 Subdivision: TWOMBLYS ADDITION Abbreviated Description: Lot:3-5 Block:1 Subdivision:TWOMBLYS ADDITION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

11	.35Mi.	**1110 HOOVER AVE** **FORT LUPTON, CO 80621-2621**	05/09/2025	$370,000	$201	1836	8/4/2	1969	8,756 SF

APN: R5276086 Document #: 5028429
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: JANSSEN & YOUNG SUBDIVISION Abbreviated Description: Lot:9 Subdivision:JANSSEN & YOUNG SUBDIVISION City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

12	.28Mi.	**402 HARRISON AVE** **FORT LUPTON, CO 80621-1711**	03/18/2025	$335,000	$467	716	/1/1	1903	4,400 SF

APN: R7855099 Document #: 5017024
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 24 Abbreviated Description: Lot:15&16 Block:24 Abbreviated Description:SOUTH 9.3 FT OF LOT 15 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

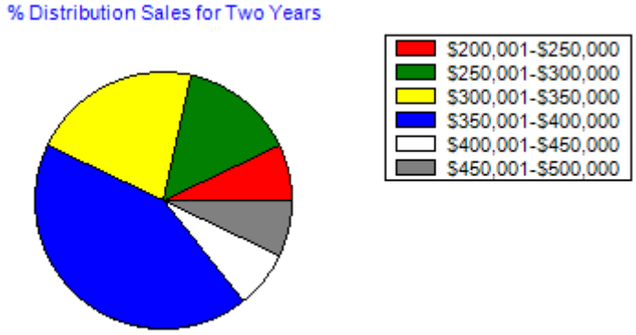
13	.17Mi.	**721 HARRISON AVE** **FORT LUPTON, CO 80621-1716**	03/14/2025	$275,000	$425	646	/2/1	1913	3,136 SF

APN: R6102986 Document #: 5016374
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 31 Abbreviated Description: Lot:11 Block:31 City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

14	.29Mi.	**920 FULTON AVE** **FORT LUPTON, CO 80621-2613**	03/10/2025	$400,000	$396	1008	/3/1	1961	9,060 SF

APN: R5287786 Document #: 5015228
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 8 Subdivision: ANDERSON PLAT Abbreviated Description: Lot:9 Block:8 Subdivision:ANDERSON PLAT City/Muni/Twp:FORT LUPTON City/Muni/Twp: FORT LUPTON

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.

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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.	**721 7TH ST**	**07/24/2020**	$307,586	$20,610	1,376	6/3/2	1900	2,919 SF	
.01Mi.	**711 7TH ST**	**12/28/2017**	$245,000	$16,410	860	/3/1	1883	6,273 SF	
.02Mi.	**639 MAIN ST**	**01/02/2020**	$227,165	$15,220	558	/2/1	1918	2,483 SF	
.03Mi.	**629 MAIN ST**	**09/17/2004**	$231,832	$15,530	546	/2/1	1917	2,091 SF	
.04Mi.	**621 MAIN ST**	**07/12/2017**	$237,780	$15,930	744	/2/1	1918	2,091 SF	
.05Mi.	**623 7TH ST**	**02/10/2022**	$274,383	$18,390	948	5/2/1	1903	6,578 SF	
.05Mi.	**711 DENVER AVE**	**07/07/2020**	$524,530	$35,140	3,069	9/5/3	1903	6,882 SF	
.05Mi.	**721 6TH ST**	**03/15/2017**	$350,870	$23,510	1,246	/3/1	1888	7,013 SF	
.06Mi.	**815 6TH ST**	**05/25/2001**	$155,244	$10,410	480	/3/1	1938	5,663 SF	
.06Mi.	**811 6TH ST**	**10/08/2004**	$265,696	$17,800	700	/2/1	1900	4,792 SF	
.07Mi.	**821 6TH ST**	**05/15/1990**	$289,375	$19,390	926	5/2/1	1910	3,485 SF	
.08Mi.	**803 DENVER AVE**	**06/05/2018**	$363,305	$24,340	1,252	/3/1	1919	6,882 SF	
.08Mi.	**575 MAIN ST**	**12/31/1997**	$352,249	$23,600	1,683	4/2/1	1908	3,136 SF	
.09Mi.	**536 DENVER AVE**	**12/18/2023**	$422,105	$28,280	1,728	/4/2	1930	7,013 SF	
.09Mi.	**619 6TH ST**	**04/27/1990**	$264,983	$17,760	804	/2/1	1898	2,788 SF	
.09Mi.	**565 MAIN ST**	**04/29/1996**	$241,667	$16,200	672	/2/1	1953	2,134 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	37.2 years old	Households:	6,692
Median Household Income:	$80,441	Households w/Family:	76%
Household Income Per Capita:	$36,703	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Weld County School District Re-8	Students:	2,236
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.75Mi.	**Butler Elementary School** Number of Students: 383 Student-Teacher Ratio: 15.92	C-	Public	KG - 5
0.60Mi.	**Fort Lupton Middle School** Number of Students: 453 Student-Teacher Ratio: 16.22	D+	Public	6 - 8
0.73Mi.	**Fort Lupton High School** Number of Students: 667 Student-Teacher Ratio: 17.17 Advanced Placement: Yes	D+	Public	9 - 12
0.59Mi.	**Twombly Elementary School** Number of Students: 375 Student-Teacher Ratio: 12.54	C	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	116%	HIGHER
MURDER	107%	SIMILAR
OVERALL	115%	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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