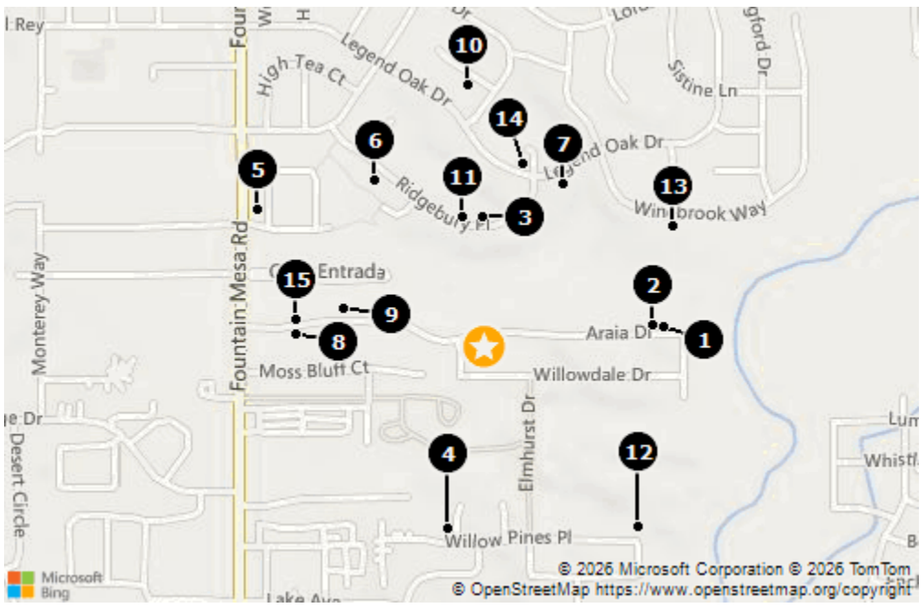
ICE SiteX Report

OrderID: 98264824

SiteX Property Information Report



Subject Property Location

7327 ARAIA DR, FOUNTAIN, CO 80817-1588

County:	**EL PASO CO**	Census Tract:	080410045.141006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	5532407002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$463,000**	FSD:	5	Common Confidence Score:	94
Value Range:	$439,850 - $486,150	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	EB4
Assd Land Value:	$5,300	Market Land Value:	$75,150	Tax Year:	2025
Assd Improvement:	$29,290	Market Improvment Value:	$415,528	Total Taxable Value:	$2,017
Total Assessed Value:	$34,590	Total Assessor Market Value:	$490,678	Delinquent Year:	
				Tax Account ID:	R5532407002
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 83 Subdivision: CREEK TERRACE AT MESA VILLAGE Map Ref: MP: 5324
Abbreviated Description: LOT 83 CREEK TERRACE AT MESA VILLAGE

Property Characteristics

Lot Size:	7,345 SF	Bedrooms:	6	Pool:	
Building Area:	2188 SF	Baths:	3.5	Fireplace:	
Year Built:	2012	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	11	Ext Walls:	Siding
Number of Units:		Garage Type:	Built-in	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	3	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	Y

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/20/2026	Sales Price:	$490,943
Document #:	226004494 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/07/2026	Sales Price:	$490,943
Document #:	226000962 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/19/2024	Loan Amount:	N/A
Document #:	224074042 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2054	Type Finance:	

Legal Description:
Lot: 83 Subdivision: CREEK TERRACE AT MESA VILLAGE
City/Muni/Twp: FOUNTAIN

Prior Transfer

Recording Date:	05/20/2024	Sales Price:	$19,637
Document #:	37881 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	07/25/2023	Sales Price:	N/A
Document #:	223062488 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/06/2023	Loan Amount:	N/A
Document #:	223056822 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2053	Type Finance:	

Legal Description:
Lot: 83 Subdivision: CREEK TERRACE AT MESA VILLAGE
City/Muni/Twp: FOUNTAIN

Prior Transfer

Recording Date:	07/06/2023	Sales Price:	$500,000
Document #:	223056820 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/03/2023		
Document Type:			

Legal Description:
Lot: 83 Subdivision: CREEK TERRACE AT MESA VILLAGE
City/Muni/Twp: FOUNTAIN

Prior Transfer

Recording Date:	07/03/2023	Sales Price:	$500,000
Document #:	223056820 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 83 Subdivision: CREEK TERRACE AT MESA VILLAGE Map Ref: MP: 5324
Abbreviated Description: LOT 83 CREEK TERRACE AT MESA VILLAGE

Mortgage Record

Recording Date:	06/11/2021	Loan Amount:	N/A
Document #:	221113800 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 83 Subdivision: CREEK TERRACE AT MESA VILLAGE
City/Muni/Twp: FOUNTAIN

Mortgage Record

Recording Date:	06/25/2020	Loan Amount:	N/A
Document #:	220089725 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 83 Subdivision: CREEK TERRACE AT MESA VILLAGE
City/Muni/Twp: FOUNTAIN

Prior Transfer

Recording Date:	04/07/2017	Sales Price:	N/A
Document #:	217040031 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/30/2016	Sales Price:	$269,900
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/30/2016	Loan Amount:	N/A
Document #:	216112901 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2046	Type Finance:	

Legal Description:
Lot: 83 Subdivision: CREEK TERRACE AT MESA VILLAGE
City/Muni/Twp: FOUNTAIN

Prior Transfer

Recording Date:	09/30/2016	Sales Price:	$269,900
Document #:	216112900 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/29/2016		
Document Type:			

Legal Description:
Lot: 83 Subdivision: CREEK TERRACE AT MESA VILLAGE
City/Muni/Twp: FOUNTAIN

Prior Transfer

Recording Date:	10/12/2012	Sales Price:	$255,100
Document #:	212120303 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/10/2012		
Document Type:			

Legal Description:
Lot: 83 Subdivision: CREEK TERRACE AT MESA VILLAGE
City/Muni/Twp: FOUNTAIN

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Area Sales Analysis

Total Area Sales	$6,701,500	Median # of Bedrooms	4
Median Lot Size	6,957 SF	Median # of Baths	3
Median Living Area	1,541 SF	Median Year Built	2005
Price Range - 2 Yrs	$385,000 to $489,900	Age Range	11 years to 27 years
Median Value	$449,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**7502 ARAIA DR** **FOUNTAIN, CO 80817-4501**	07/31/2026	$470,000	$293	1604	9/5/3	2012	7,401 SF	
		APN: 5532406028 Document #: 226073143 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: CREEK TERRACE AT MESA VILLAGE Abbreviated Description: Lot:49 Subdivision:CREEK TERRACE AT MESA VILLAGE								
2	.22Mi.	**7494 ARAIA DR** **FOUNTAIN, CO 80817-4500**	07/15/2026	$425,000	$242	1752	7/3/2.5	2012	7,460 SF	
		APN: 5532406027 Document #: 226067098 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 48 Subdivision: CREEK TERRACE AT MESA VILLAGE Abbreviated Description: Lot:48 Subdivision:CREEK TERRACE AT MESA VILLAGE City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
3	.16Mi.	**860 RIDGEBURY PL** **FOUNTAIN, CO 80817-4715**	07/10/2026	$440,000	$236	1857	7/3/3.5	2001	8,185 SF	
		APN: 5532401007 Document #: 226066014 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Block: 2 Subdivision: HERITAGE FILING NO 8 Abbreviated Description: Lot:27 Block:2 Subdivision:HERITAGE FILING NO 8 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
4	.23Mi.	**9434 TORECCO CT** **FOUNTAIN, CO 80817-4711**	06/30/2026	$475,000	$201	2359	9/4/2.5	2015	5,015 SF	
		APN: 5532409021 Document #: 226062104 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Subdivision: TUSCANY RIDGE AT MESA VILLAGE FILING NO 1A Abbreviated Description: Lot:44 Subdivision:TUSCANY RIDGE AT MESA VILLAGE FILING NO 1A								
5	.34Mi.	**7057 REUNION CIR** **FOUNTAIN, CO 80817-4658**	06/26/2026	$447,500	$301	1484	8/4/3.5	2000	6,201 SF	
		APN: 5532222011 Document #: 226060902 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Subdivision: HIBBARD TRAIL AT HERITAGE FILING NO 1 Abbreviated Description: Lot:32 Subdivision:HIBBARD TRAIL AT HERITAGE FILING NO 1 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
6	.25Mi.	**747 RIDGEBURY PL** **FOUNTAIN, CO 80817-4702**	06/18/2026	$401,000	$347	1155	8/5/3	2001	5,997 SF	
		APN: 5532222036 Document #: 226057991 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: HERITAGE FILING NO 8 Abbreviated Description: Lot:6 Block:1 Subdivision:HERITAGE FILING NO 8 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
7	.23Mi.	**1065 LEGEND OAK DR** **FOUNTAIN, CO 80817-4686**	06/17/2026	$475,000	$262	1809	9/4/3	1999	7,399 SF	
		APN: 5532106003 Document #: 226057301 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: HERITAGE Abbreviated Description: Lot:3 Block:2 Subdivision:HERITAGE Abbreviated Description:FILING NO 6								
8	.23Mi.	**7151 ARAIA DR** **FOUNTAIN, CO 80817-1562**	06/16/2026	$440,000	$324	1357	8/5/3	2006	6,957 SF	
		APN: 5532306277 Document #: 226056777 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 154 Subdivision: CREEK TERRACE AT MESA VILLAGE Abbreviated Description: Lot:154 Subdivision:CREEK TERRACE AT MESA VILLAGE City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
9	.19Mi.	**7190 ARAIA DR** **FOUNTAIN, CO 80817-1585**	06/12/2026	$449,000	$330	1357	7/5/3	2007	6,364 SF	
		APN: 5532306249 Document #: 226055621 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: CREEK TERRACE AT MESA VILLAGE Abbreviated Description: Lot:10 Subdivision:CREEK TERRACE AT MESA VILLAGE City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
10	.33Mi.	**865 REGENT CT** **FOUNTAIN, CO 80817-4694**	06/02/2026	$385,000	$237	1624	6/3/2.5	2000	5,495 SF	
		APN: 5532102024 Document #: 226051825 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 7 Subdivision: HERITAGE Abbreviated Description: Lot:14 Block:7 Subdivision:HERITAGE Abbreviated Description:FILING NO 6 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
11	.17Mi.	**836 RIDGEBURY PL** **FOUNTAIN, CO 80817-4715**	05/29/2026	$469,700	$309	1518	9/4/3.5	2001	6,319 SF	
		APN: 5532401005 Document #: 226050017 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Block: 2 Subdivision: HERITAGE Abbreviated Description: Lot:25 Block:2 Subdivision:HERITAGE Abbreviated Description:FILING NO 8 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
12	.29Mi.	**7502 WILLOW PINES PL** **FOUNTAIN, CO 80817-3117**	05/29/2026	$489,900	$370	1323	6/3/2	2008	14,867 SF	
		APN: 5532410014 Document #: 226050781 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: TUSCANY RIDGE AT MESA VILLAGE FILING NO 1 Abbreviated Description: Lot:46 Subdivision:TUSCANY RIDGE AT MESA VILLAGE FILING NO 1 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
13	.28Mi.	**760 WINEBROOK WAY** **FOUNTAIN, CO 80817-2349**	05/21/2026	$400,000	$259	1541	6/3/2	2005	6,160 SF	
		APN: 5532405008 Document #: 226047796								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: HERITAGE MapRef: DOC 204015266 Abbreviated Description: Lot:95 Subdivision:HERITAGE Map Ref:DOC 204015266Abbreviated Description:FILING NO 13 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

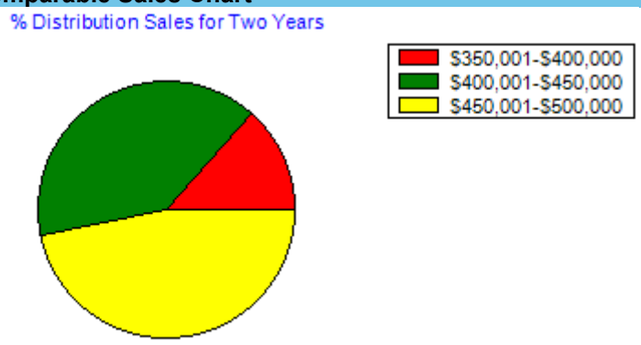
14	.24Mi.	**982 LEGEND OAK DR FOUNTAIN, CO 80817-4662**	05/19/2026	$462,500	$211	2185	11/5/3.5	1999	7,877 SF

APN: 5532103022 Document #: 226046639
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: 8 Subdivision: HERITAGE FILING NO 6 Abbreviated Description: Lot:14 Block:8 Subdivision:HERITAGE FILING NO 6 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

15	.25Mi.	**7142 ARAIA DR FOUNTAIN, CO 80817-1562**	05/14/2026	$471,900	$332	1420	8/5/3	2006	9,378 SF

APN: 5532306243 Document #: 226045367
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: CREEK TERRACE AT MESA VILLAGE Abbreviated Description: Lot:4 Subdivision:CREEK TERRACE AT MESA VILLAGE City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

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.	**7327 ARAIA DR**	**07/03/2023**	$490,678	$34,590	2,188	11/6/3.5	2012	7,345 SF	
.01Mi.	**7343 ARAIA DR**	**11/28/2016**	$451,553	$31,840	1,940	9/4/3.25	2012	7,418 SF	
.02Mi.	**9205 RED FERN LN**	**03/16/2017**	$390,053	$27,500	1,091	7/4/3	2007	7,061 SF	
.02Mi.	**9215 RED FERN LN**	**01/20/2016**	$431,053	$30,390	1,634	8/4/3.5	2009	8,105 SF	
.02Mi.	**7351 ARAIA DR**	**12/16/2020**	$479,834	$33,830	2,450	8/4/3.25	2012	6,823 SF	
.02Mi.	**7324 WILLOWDALE DR**	**05/28/2019**	$385,294	$27,170	1,314	8/3/2.75	2008	6,623 SF	
.03Mi.	**7330 WILLOWDALE DR**	**04/26/2016**	$384,364	$27,100	1,075	7/4/3	2008	7,040 SF	
.03Mi.	**9225 RED FERN LN**	**01/08/2009**	$372,543	$26,270	1,268	6/3/2.5	2008	6,628 SF	
.03Mi.	**7336 WILLOWDALE DR**	**11/30/2020**	$389,524	$27,460	1,508	7/3/2.5	2009	6,864 SF	
.03Mi.	**7359 ARAIA DR**	**06/07/2021**	$425,271	$29,980	1,752	6/3/2.5	2012	6,875 SF	
.03Mi.	**7326 ARAIA DR**	**10/20/2021**	$402,671	$28,390	1,505	6/3/2.5	2012	7,940 SF	
.03Mi.	**7334 ARAIA DR**	**08/03/2024**	$481,229	$33,930	2,058	7/5/3.5	2012	7,264 SF	
.04Mi.	**7342 ARAIA DR**	**08/21/2012**	$434,184	$30,610	1,752	8/4/3.5	2012	6,975 SF	
.04Mi.	**7318 ARAIA DR**	**11/15/2012**	$494,277	$34,850	2,450	10/5/3.5	2012	8,561 SF	
.04Mi.	**7342 WILLOWDALE DR**	**06/28/2021**	$429,726	$30,300	1,357	9/5/3	2010	6,734 SF	
.04Mi.	**7310 ARAIA DR**	**11/02/2012**	$443,622	$31,280	1,752	9/4/3.5	2012	9,068 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	31.5 years old	Households:	12,558
Median Household Income:	$77,802	Households w/Family:	74%
Household Income Per Capita:	$33,270	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Fountain School District 8	Students:	7,955
Number of Schools:	13	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.19Mi.	**Fountain Middle School**	C+	Public	6 - 8

Number of Students: 1,051

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Student-Teacher Ratio: 16.48

0.86Mi. **Eagleside Elementary School** Number of Students: 332 Student-Teacher Ratio: 14.43		B-	Public	KG - 5
1.77Mi. **Fountain-Fort Carson High School** Number of Students: 1,974 Student-Teacher Ratio: 17.31 Advanced Placement: Yes		C+	Public	9 - 12

Flood Report

The Subject Property of **7327 ARAIA DR, FOUNTAIN, CO 80817-1588** 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	79%	LOWER
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	1%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	75%	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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