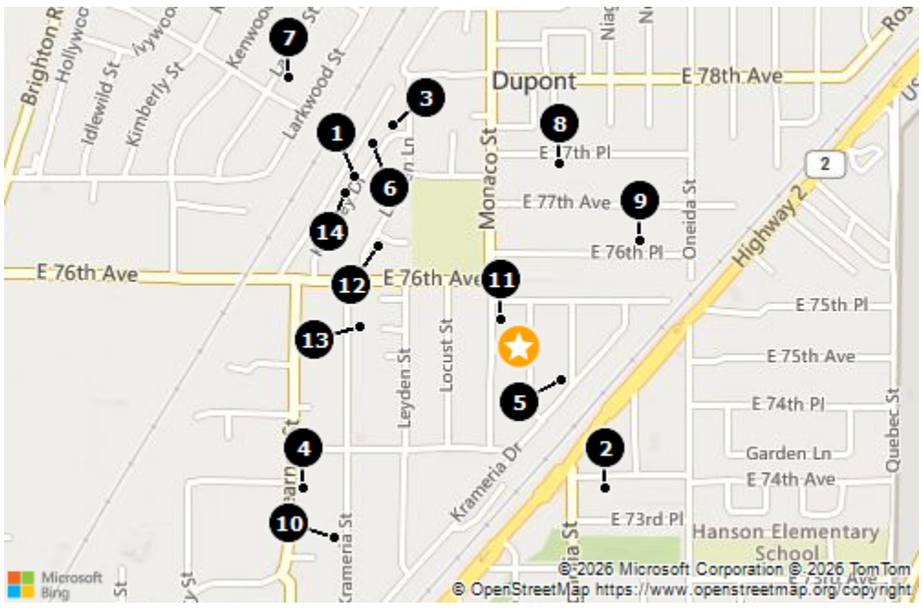
ICE SiteX Report

OrderID: 97850614

SiteX Property Information Report



Subject Property Location

7531 MAGNOLIA ST, COMMERCE CITY, CO 80022-1286

County:	**ADAMS CO**	Census Tract:	080010088.013029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0079531	Thomas Bros Pg-Grid:	

Valuation

Value:	**$345,000**	FSD:	10	Common Confidence Score:	70
Value Range:	$310,500 - $379,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	215
Assd Land Value:	$5,310	Market Land Value:	$85,000	Tax Year:	2025
Assd Improvement:	$19,560	Market Improvment Value:	$313,000	Total Taxable Value:	$1,224
Total Assessed Value:	$24,870	Total Assessor Market Value:	$398,000	Delinquent Year:	
				Tax Account ID:	R0079531
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBD Sec/Twnship/Range: SEC 32 QTR 4 TWN 02S RNG 67W
Abbreviated Description: SUB:PATTIE LEA SUBD BLK:4 LOT:27

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1032 SF	Baths:	2	Fireplace:	
Year Built:	1956	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/04/2026	Sales Price:	N/A
Document #:	2026000011647 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/12/2024	Sales Price:	$12,568
Document #:	2024000063078 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/12/2024	Loan Amount:	N/A
Document #:	2024000062639 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2054	Type Finance:	
Legal Description:			

Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBDIVISION

Prior Transfer

Recording Date:	11/12/2024	Sales Price:	$395,000
Document #:	2024000062637 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/29/2024		
Document Type:			

ICE SiteX Report

OrderID: 97850614

Legal Description:
Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBDIVISION

Prior Transfer

Recording Date:	10/29/2024	Sales Price:	$395,000
Document #:	2024000062637 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBD Sec/Twnship/Range: SEC 32 QTR 4 TWN 02S RNG 67W
Abbreviated Description: SUB:PATTIE LEA SUBD BLK:4 LOT:27

Prior Transfer

Recording Date:	12/30/2020	Sales Price:	$179,500
Document #:	2020000138274 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/15/2020	Loan Amount:	N/A
Document #:	2020000090866 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBDIVISION

Prior Transfer

Recording Date:	09/15/2020	Sales Price:	$320,000
Document #:	2020000090865 BK-PG -	Type of Sale:	
Contract Date:	08/31/2020		
Document Type:			

Legal Description:
Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBDIVISION

Prior Transfer

Recording Date:	08/31/2020	Sales Price:	$320,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/19/2020	Sales Price:	$95,000
Document #:	2020000045592 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/15/2020	Sales Price:	$179,500
Document #:	2020000034696 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/07/2020		
Document Type:			

Legal Description:
Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBIDVISION

Prior Transfer

Recording Date:	04/14/2020	Sales Price:	$155,000
Document #:	2020000034431 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/07/2020		
Document Type:			

Legal Description:
Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBDIVISION

Prior Transfer

Recording Date:	08/23/2018	Sales Price:	$95,000
Document #:	2018000068363 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/10/2016	Sales Price:	N/A
Document #:	2016000045833 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/05/2006	Loan Amount:	N/A
Document #:	2006001006982 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/20/2016	Type Finance:	

Legal Description:
Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBDIVISION

Mortgage Record

Recording Date:	06/13/2002	Loan Amount:	N/A
Document #:	C0983407 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	06/01/2032	Type Finance:	ADJ

Legal Description:
Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBDIVISION

ICE SiteX Report

OrderID: 97850614

Mortgage Record

Recording Date:	06/03/1997	Loan Amount:	N/A
Document #:	00286353 BK-PG 5021-867	Loan Type:	Stand Alone Second
TD Due Date:	05/27/2022	Type Finance:	

Legal Description:
Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBDIVISION

Prior Transfer

Recording Date:	11/14/1994	Sales Price:	$49,500
Document #:	00032143 BK-PG 4423-393	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/10/1994		
Document Type:			

Legal Description:
Lot: 27 Block: 4 Subdivision: PATTIE LEA SUBDIVISION

Area Sales Analysis

Total Area Sales	$4,701,800	Median # of Bedrooms	2
Median Lot Size	8,242 SF	Median # of Baths	1
Median Living Area	837 SF	Median Year Built	1955
Price Range - 2 Yrs	$110,000 to $450,000	Age Range	62 years to 94 years
Median Value	$351,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**7695 KEARNEY DR** **COMMERCE CITY, CO 80022-1315**	05/20/2026	$320,000	$444	720	4/2/1	1955	6,098 SF	
		APN: R0079058 Document #: 2026000029030 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: RANGEVIEW AMENDED Abbreviated Description: Lot:12 Block:1 Subdivision:RANGEVIEW AMENDED								
2	.21Mi.	**6640 E 74TH AVE** **COMMERCE CITY, CO 80022-1601**	05/12/2026	$400,000	$421	949	5/3/2	1953	9,148 SF	
		APN: R0079765 Document #: 2026000027183 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21-23 Block: 3 Subdivision: HILL 92 SUBDIVISION Abbreviated Description: Lot:21-23 Block:3 Subdivision:HILL 92 SUBDIVISION								
3	.32Mi.	**7761 KEARNEY DR** **COMMERCE CITY, CO 80022-1317**	04/24/2026	$379,900	$527	720	4/2/1	1955	9,078 SF	
		APN: R0079065 Document #: 2026000023461 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: RANGE VIEW AMENDMENT Abbreviated Description: Lot:5 Block:1 Subdivision:RANGE VIEW AMENDMENT								
4	.32Mi.	**7398 KEARNEY ST** **COMMERCE CITY, CO 80022-1965**	04/23/2026	$450,000	$515	873	4/2/2	1932	12,523 SF	
		APN: R0079358 Document #: 2026000023183 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.07Mi.	**7491 NIAGARA ST** **COMMERCE CITY, CO 80022-1263**	04/15/2026	$410,000	$491	834	5/3/1	1956	7,405 SF	
		APN: R0079549 Document #: 2026000021451 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 5 Subdivision: PATTIE LEA SUBDIVISION Abbreviated Description: Lot:14 Block:5 Subdivision:PATTIE LEA SUBDIVISION								
6	.31Mi.	**7731 KEARNEY DR** **COMMERCE CITY, CO 80022-1317**	04/03/2026	$254,900	$313	814	4/2/1	1955	6,098 SF	
		APN: R0079062 Document #: 2026000018728 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: RANGE VIEW SUBDIVISION AMENDED Abbreviated Description: Lot:8 Subdivision:RANGE VIEW SUBDIVISION AMENDED								
7	.44Mi.	**7800 LADORE ST** **COMMERCE CITY, CO 80022-1031**	03/30/2026	$383,000	$455	840	5/3/1	1960	6,098 SF	
		APN: R0078807 Document #: 2026000017461 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 8 Subdivision: NORWOOD PARK Abbreviated Description: Lot:12 Block:8 Subdivision:NORWOOD PARK								
8	.23Mi.	**6620 E 77TH PL** **COMMERCE CITY, CO 80022-1254**	02/19/2026	$110,000	$179	612	4/2/1	1955	9,148 SF	
		APN: R0078558 Document #: 2026000008540 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 11 Subdivision: WILLIAMS AND GREENE Abbreviated Description: Lot:14 Block:11 Subdivision:WILLIAMS AND GREENE City/Muni/Twp:COMMERCE CITY City/Muni/Twp: COMMERCE CITY								
9	.2Mi.	**6741 E 76TH PL** **COMMERCE CITY, CO 80022-1239**	02/12/2026	$340,000	$238	1428	6/3/2	1954	17,424 SF	
		APN: R0078591 Document #: 2026000007444 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&6 Block: 16 Subdivision: WILLIAMS AND GREENE RESUBDIVISION OF PLOTS 11 14 A Abbreviated Description: Lot:5&6 Block:16 Subdivision:WILLIAMS AND GREENE RESUBDIVISION OF PLOTS 11 14 A								
10	.33Mi.	**7351 KRAMERIA ST** **COMMERCE CITY, CO 80022-1938**	01/15/2026	$320,000	$444	720	4/2/1	1955	8,747 SF	
		APN: R0079371 Document #: 2026000002690 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BREWERS SECOND ADDITION TO DERBY Abbreviated Description: Lot:3 Subdivision:BREWERS SECOND ADDITION TO DERBY								
11	.04Mi.	**7560 MONACO ST** **COMMERCE CITY, CO 80022-1304**	01/07/2026	$380,000	$365	1040	5/3/1	1955	6,098 SF	
		APN: R0079506 Document #: 2026000000885 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 97850614

Legal: Lot: 2 Block: 4 Subdivision: PATTIE LEA SUBDIVISION Abbreviated Description: Lot:2 Block:4 Subdivision:PATTIE LEA SUBDIVISION

12	.21Mi.	**7630 LEYDEN LN** **COMMERCE CITY, CO 80022-1320**	01/05/2026	$252,000	$350	720	4/2/1	1955	7,736 SF

APN: R0079008 Document #: 2026000000502
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Subdivision: RANGE VIEW AMENDED MapRef: MB 2942 PG 241 Abbreviated Description: Lot:1 Block:5 Subdivision:RANGE VIEW AMENDED Map Ref:MB 2942 PG 241City/Muni/Twp:CENTENNIAL City/Muni/Twp: CENTENNIAL

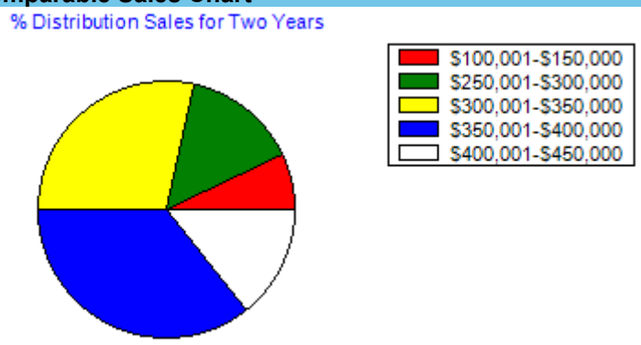
13	.19Mi.	**7560 KRAMERIA ST** **COMMERCE CITY, CO 80022-1340**	12/17/2025	$355,000	$410	864	4/2/1	1964	11,326 SF

APN: R0079243 Document #: 2025000074194
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: SIEMERS FIRST ADDITION Abbreviated Description: Lot:8 Subdivision:SIEMERS FIRST ADDITION City/Muni/Twp:DERBY City/Muni/Twp: DERBY

14	.29Mi.	**7681 KEARNEY DR** **COMMERCE CITY, CO 80022-1315**	12/12/2025	$347,000	$315	1099	6/4/2	1955	6,098 SF

APN: R0079056 Document #: 2025000073022
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: 1 Subdivision: RANGE VIEW AMENDED Abbreviated Description: Lot:14 Block:1 Subdivision:RANGE VIEW AMENDED

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.	**7531 MAGNOLIA ST**	**10/29/2024**	$398,000	$24,870	1,032	5/3/2	1956	6,098 SF	
.01Mi.	**7521 MAGNOLIA ST**	**11/29/1994**	$377,000	$23,560	1,440	7/5/1	1956	6,098 SF	
.01Mi.	**7541 MAGNOLIA ST**	**01/17/2018**	$335,000	$20,940	1,032	5/3/1	1956	6,098 SF	
.02Mi.	**7530 MONACO ST**	**12/16/2019**	$321,000	$20,060	1,042	5/3/1	1955	6,098 SF	
.02Mi.	**7511 MAGNOLIA ST**	**01/09/2024**	$322,000	$20,120	1,092	6/3/1	1956	6,098 SF	
.02Mi.	**7551 MAGNOLIA ST**	**11/30/2023**	$361,000	$22,560	1,344	6/3/1	1956	6,098 SF	
.02Mi.	**7520 MONACO ST**	**09/08/2003**	$331,000	$20,690	1,040	5/3/1	1955	6,098 SF	
.02Mi.	**7540 MONACO ST**	**05/25/2021**	$331,000	$20,690	1,040	5/3/1	1955	6,098 SF	
.03Mi.	**7530 MAGNOLIA ST**	**04/30/1998**	$335,000	$14,690	1,040	5/3/1	1955	6,534 SF	
.03Mi.	**7510 MONACO ST**	**09/02/2020**	$386,000	$24,120	1,452	6/4/1	1956	6,098 SF	
.03Mi.	**7550 MONACO ST**	**12/10/2007**	$332,000	$20,750	1,042	5/3/1	1955	6,098 SF	
.03Mi.	**7520 MAGNOLIA ST**	**06/11/2021**	$369,000	$23,060	1,295	6/3/1	1956	6,534 SF	
.03Mi.	**7540 MAGNOLIA ST**	**10/17/2011**	$344,000	$21,500	1,042	5/3/1	1955	6,534 SF	
.03Mi.	**7561 MAGNOLIA ST**	**09/27/2021**	$318,000	$19,870	910	5/3/1	1956	6,098 SF	
.03Mi.	**7501 MAGNOLIA ST**	**09/04/1991**	$329,000	$14,310	1,032	5/3/1	1956	6,098 SF	
.04Mi.	**7510 MAGNOLIA ST**	**10/14/2009**	$335,000	$20,940	1,042	5/3/1	1955	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	34.8 years old	Households:	19,282
Median Household Income:	$92,234	Households w/Family:	77%
Household Income Per Capita:	$36,531	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Adams County School District 14	Students:	5,221
Number of Schools:	12	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 97850614

0.12Mi. **Monaco Elementary School** Number of Students: 434 Student-Teacher Ratio: 15.8		D	Public	KG - 5
1.29Mi. **Adams City Middle School** Number of Students: 296 Student-Teacher Ratio: 11.95		D	Public	6 - 8
0.71Mi. **Adams City High School** Number of Students: 1,500 Student-Teacher Ratio: 20.01 Advanced Placement: Yes		D+	Public	9 - 12

Flood Report

The Subject Property of **7531 MAGNOLIA ST, COMMERCE CITY, CO 80022-1286** 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	65%	NOTABLY LOWER
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	62%	NOTABLY LOWER
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	66%	NOTABLY LOWER
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.