ICE SiteX Report

OrderID: 98458039

SiteX Property Information Report



Subject Property Location

7625 BELL DR, COLORADO SPRINGS, CO 80920-3743

County:	**EL PASO CO**	Census Tract:	080410039.053008
Property Use:	Single Family Residential	Zoning:	R1-6
Parcel Number:	6304308016	Thomas Bros Pg-Grid:	

Valuation

Value:	**$399,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$363,090 - $434,910	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	JCV
Assd Land Value:	$7,050	Market Land Value:	$100,000	Tax Year:	2025
Assd Improvement:	$20,370	Market Improvment Value:	$288,899	Total Taxable Value:	$1,568
Total Assessed Value:	$27,420	Total Assessor Market Value:	$388,899	Delinquent Year:	
				Tax Account ID:	R6304308016
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11 Block: 2 Subdivision: ANDEROSA ESTATES FIL NO 1 Map Ref: MP: 3043
Abbreviated Description: LOT 11 BLK 2 ANDEROSA ESTATES FIL NO 2 A REPLAT OF BLK 6, 7 + 9 ANDEROSA ESTATES FIL NO 1

Property Characteristics

Lot Size:	7,596 SF	Bedrooms:	2	Pool:	
Building Area:	923 SF	Baths:	1.5	Fireplace:	2
Year Built:	1982	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	2
Number of Units:		Garage Type:	Built-in	Heating:	Forced Air
Number of Stories:	S/L+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	Y

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/11/2019	Sales Price:	N/A
Document #:	219157065 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11 Block: 2 Subdivision: ANDEROSA ESTATES FIL NO 1 Map Ref: MP: 3043
Abbreviated Description: LOT 11 BLK 2 ANDEROSA ESTATES FIL NO 2 A REPLAT OF BLK 6, 7 + 9 ANDEROSA ESTATES FIL NO 1

Prior Transfer

Recording Date:	09/24/2019	Sales Price:	$250,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/24/2019	Loan Amount:	N/A
Document #:	219116320 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2049	Type Finance:	

Legal Description:
Lot: 11 Block: 2 Subdivision: ANDEROSA ESTATES FILING NO 2

Prior Transfer

Recording Date:	09/24/2019	Sales Price:	$250,000
Document #:	219116318 BK-PG -	Type of Sale:	Full Amount on Deed

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Contract Date: 09/20/2019
Document Type:
Legal Description:
Lot: 11 Block: 2 Subdivision: ANDEROSA ESTATES FILING NO 2

Mortgage Record

Recording Date:	05/16/2016	Loan Amount:	N/A
Document #:	216051600 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2046	Type Finance:	

Legal Description:
Lot: 11 Block: 2 Subdivision: ANDEROSA ESTATES FILING NO 2

Mortgage Record

Recording Date:	05/04/2007	Loan Amount:	N/A
Document #:	207061236 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Lot: 11 Block: 2 Subdivision: ANDEROSA ESTATES FILING #2
Abbreviated Description: REPLAT BLKS6 7&9 ANDEROSA ESTATES FILING #1

Mortgage Record

Recording Date:	08/04/2003	Loan Amount:	N/A
Document #:	203178790 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2033	Type Finance:	

Legal Description:
Lot: 11 Block: 2 Subdivision: ANDERSON ESTATES FILING #2
Abbreviated Description: REPLAT BLK6 7&9 ANDERSON ESTATES FILING #1

Mortgage Record

Recording Date:	10/31/1997	Loan Amount:	N/A
Document #:	097128120 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2027	Type Finance:	

Legal Description:
Lot: 11 Block: 2 Subdivision: ANDEROSA ESTATES FILING #2
Abbreviated Description: REPLAT BLKS6 7&9 ANDEROSA ESTATES FILING #1
City/Muni/Twp: COLORADO SPRINGS

Area Sales Analysis

Total Area Sales	$5,649,000	Median # of Bedrooms	3
Median Lot Size	8,621 SF	Median # of Baths	2
Median Living Area	1,069 SF	Median Year Built	1982
Price Range - 2 Yrs	$340,000 to $795,000	Age Range	43 years to 60 years
Median Value	$412,000	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**7557 STAMPEDE DR COLORADO SPRINGS, CO 80920-3716**	06/10/2026	$365,000	$353	1032	5/3/1	1981	9,101 SF	
		APN: 6304311029 Document #: 226054727 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 3 Subdivision: ANDEROSA ESTATES FILING NO 2 Abbreviated Description: Lot:20 Block:3 Subdivision:ANDEROSA ESTATES FILING NO 2 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
2	.04Mi.	**7612 BELL DR COLORADO SPRINGS, CO 80920-3742**	05/07/2026	$400,000	$447	893	4/2/1.5	1982	7,971 SF	
		APN: 6304304007 Document #: 226043494 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Block: A Subdivision: ANDEROSA ESTATES FILING NO 1 Abbreviated Description: Lot:33 Block:A Subdivision:ANDEROSA ESTATES FILING NO 1								
3	.14Mi.	**2206 CHAPEL HILLS DR COLORADO SPRINGS, CO 80920-3734**	03/09/2026	$399,000	$360	1107	6/3/1.75	1982	9,501 SF	
		APN: 6304311036 Document #: 226021362 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 3 Subdivision: ANDEROSA ESTATES FILING NO 2 Abbreviated Description: Lot:13 Block:3 Subdivision:ANDEROSA ESTATES FILING NO 2								
4	.04Mi.	**7570 BELL DR COLORADO SPRINGS, CO 80920-3751**	02/27/2026	$423,000	$362	1168	6/3/2	1982	7,971 SF	
		APN: 6304304004 Document #: 226018299 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Block: 4 Subdivision: ANDEROSA ESTATES FILING NO 1 Abbreviated Description: Lot:30 Block:4 Subdivision:ANDEROSA ESTATES FILING NO 1								
5	.12Mi.	**7643 STAMPEDE DR COLORADO SPRINGS, CO 80920-3718**	02/18/2026	$450,000	$385	1168	6/3/2	1981	8,621 SF	
		APN: 6304311011 Document #: 226015303 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Block: 3 Subdivision: ANDEROSA ESTATES FILING NO 2 Abbreviated Description: Lot:38 Block:3 Subdivision:ANDEROSA ESTATES FILING NO 2 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
6	.17Mi.	**7424 BELL DR COLORADO SPRINGS, CO 80920-3637**	01/12/2026	$795,000	$365	2177	10/4/2.5	1966	43,560 SF	
		APN: 6309006001 Document #: 226002284 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 13 Subdivision: REFILING OF FALCON ESTATES NO 3 Abbreviated Description: Lot:11 Block:13 Subdivision:REFILING OF FALCON ESTATES NO 3								
7	.15Mi.	**2110 WHITEHORN DR N COLORADO SPRINGS, CO 80920-3740**	12/04/2025	$415,000	$388	1069	4/2/1	1983	7,920 SF	

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APN: 6304303032 Document #: 225105229
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: ANDEROSA ESTATES FILING NO 2 Abbreviated Description: Lot:4 Block:1 Subdivision:ANDEROSA ESTATES FILING NO 2 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

8	.07Mi.	**7660 BELL DR** **COLORADO SPRINGS, CO 80920-3742**	09/04/2025	$380,000	$327	1160	8/3/2	1982	7,448 SF

APN: 6304304011 Document #: 225075635
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Block: 4 Subdivision: ANDEROSA ESTATES FILING NO 1 Abbreviated Description: Lot:37 Block:4 Subdivision:ANDEROSA ESTATES FILING NO 1 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

9	.1Mi.	**2017 INDEPENDENCE DR** **COLORADO SPRINGS, CO 80920-3737**	08/25/2025	$385,000	$352	1092	7/4/2	1981	9,844 SF

APN: 6304305006 Document #: 225072562
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 5 Subdivision: ANDEROSA ESTATES FILING NO 1 MapRef: MB H-3 PG 86 Abbreviated Description: Lot:16 Block:5 Subdivision:ANDEROSA ESTATES FILING NO 1 Map Ref:MB H-3 PG 86

10	.08Mi.	**7675 WHITEHORN CT** **COLORADO SPRINGS, CO 80920-3746**	08/04/2025	$412,000	$464	887	6/3/2	1982	10,846 SF

APN: 6304304018 Document #: 225065885
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Block: 4 Subdivision: ANDEROSA ESTATES FILING NO 1 Abbreviated Description: Lot:44 Block:4 Subdivision:ANDEROSA ESTATES FILING NO 1

11	.05Mi.	**7636 BELL DR** **COLORADO SPRINGS, CO 80920-3742**	07/16/2025	$340,000	$380	894	/2/1.5	1982	8,058 SF

APN: 6304304009 Document #: 225060071
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 35 Block: 4 Subdivision: ANDEROSA ESTATES FILING NO 1 Abbreviated Description: Lot:35 Block:4 Subdivision:ANDEROSA ESTATES FILING NO 1

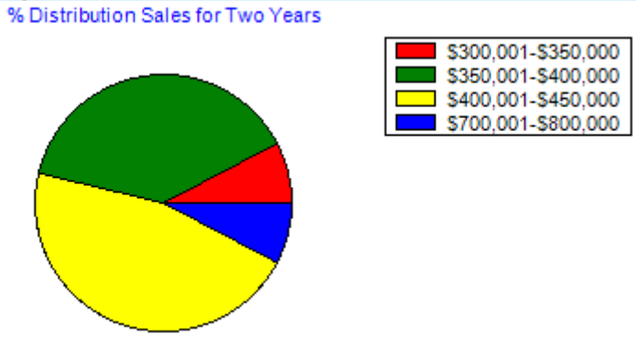
12	.12Mi.	**2035 WHITEHORN DR N** **COLORADO SPRINGS, CO 80920-3731**	07/01/2025	$450,000	$488	922	6/3/2	1982	7,971 SF

APN: 6304304022 Document #: 225056033
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Block: 4 Subdivision: ANDEROSA ESTATES FILING NO 1 Abbreviated Description: Lot:48 Block:4 Subdivision:ANDEROSA ESTATES FILING NO 1

13	.07Mi.	**7599 RED MOUNTAIN DR** **COLORADO SPRINGS, CO 80920-3721**	06/02/2025	$435,000	$490	887	6/3/1.5	1982	10,497 SF

APN: 6304304052 Document #: 225046020
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: 4 Subdivision: ANDEROSA ESTATES FILING NO 1 Abbreviated Description: Lot:17 Block:4 Subdivision:ANDEROSA ESTATES FILING NO 1

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.

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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.	**7625 BELL DR**	**12/11/2019**	$388,899	$27,420	923	5/2/1.5	1982	7,596 SF	
.01Mi.	**7611 BELL DR**	**02/24/2022**	$360,549	$25,420	919	5/2/1	1982	7,578 SF	
.01Mi.	**7635 BELL DR**	**04/18/2025**	$399,294	$28,150	1,418	6/3/1.5	1982	7,618 SF	
.02Mi.	**7570 STAMPEDE DR**	**07/20/1999**	$457,667	$32,270	1,404	6/3/2.25	1981	7,948 SF	
.02Mi.	**7580 STAMPEDE DR**	**05/02/2025**	$417,603	$29,440	1,168	7/3/3	1981	7,948 SF	
.03Mi.	**7565 BELL DR**	**02/14/2019**	$397,812	$28,050	1,400	6/3/1.5	1982	7,608 SF	
.03Mi.	**7641 BELL DR**	**08/02/2023**	$411,355	$29,000	922	5/2/2	1982	7,533 SF	
.03Mi.	**7560 STAMPEDE DR**	**11/06/1987**	$423,082	$29,830	1,544	6/3/2	1981	7,948 SF	
.03Mi.	**7596 BELL DR**	**09/19/2002**	$401,073	$28,280	1,416	6/3/1.5	1982	7,971 SF	
.03Mi.	**7584 BELL DR**	**12/11/2014**	$390,530	$27,530	929	4/2/1.5	1982	7,971 SF	
.04Mi.	**7612 BELL DR**	**09/11/2025**	$369,376	$26,040	893	4/2/1.5	1982	7,971 SF	
.04Mi.	**7590 STAMPEDE DR**	**05/17/2021**	$422,809	$29,810	1,047	6/3/1.5	1981	8,438 SF	
.04Mi.	**7570 BELL DR**	**04/24/2017**	$432,002	$30,460	1,168	6/3/2	1982	7,971 SF	
.04Mi.	**7649 BELL DR**	**08/15/2017**	$379,912	$26,780	918	7/3/1.5	1982	7,480 SF	
.04Mi.	**7555 BELL DR**	**04/25/2025**	$361,081	$25,460	919	5/2/1	1982	7,700 SF	
.04Mi.	**7550 STAMPEDE DR**	**09/11/2003**	$370,095	$26,090	1,032	5/3/1	1981	7,700 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	36.3 years old	Households:	16,065
Median Household Income:	$112,095	Households w/Family:	76%
Household Income Per Capita:	$48,686	Households w/Family Married:	63%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

School District

School District Zone:	Academy School District 20	Students:	25,607
Number of Schools:	39	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.42Mi.	**High Plains Elementary School** Number of Students: 248 Student-Teacher Ratio: 10.08	C	Public	PK - 5
0.97Mi.	**Rampart High School** Number of Students: 1,305 Student-Teacher Ratio: 16.8 Advanced Placement: Yes	C+	Public	9 - 12
1.71Mi.	**Mountain Ridge Middle School** Number of Students: 690 Student-Teacher Ratio: 15.8	B+	Public	6 - 8

Flood Report

The Subject Property of **7625 BELL DR, COLORADO SPRINGS, CO 80920-3743** 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	89%	LOWER
BURGLARY	52%	NOTABLY LOWER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	96%	SIMILAR
AGGRAVATED ASSAULT	38%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	73%	NOTABLY LOWER
OVERALL	55%	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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