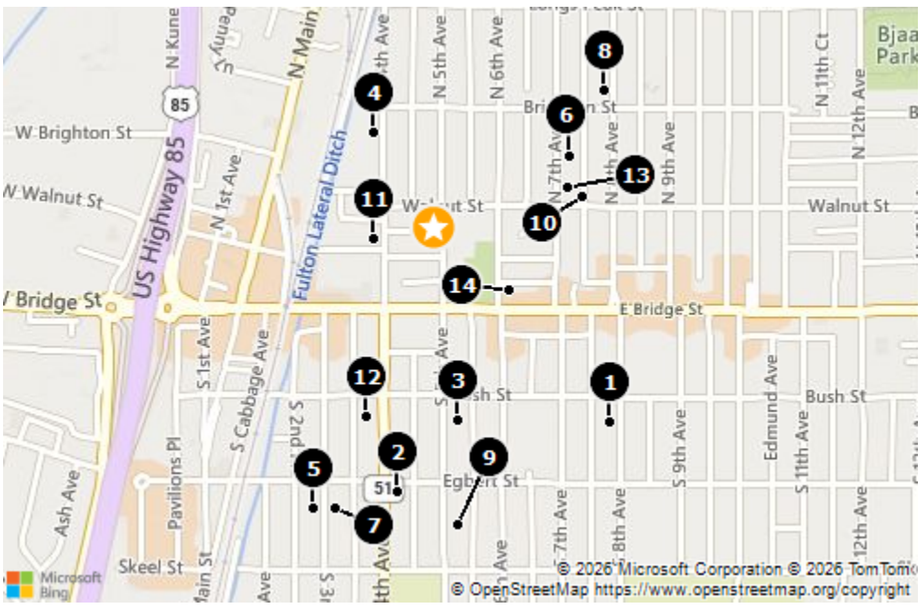
ICE SiteX Report

OrderID: 98181499

SiteX Property Information Report



Subject Property Location

77 N 5TH AVE, BRIGHTON, CO 80601-1749

County:	**ADAMS CO**	Census Tract:	080010086.031048
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0003319	Thomas Bros Pg-Grid:	

Valuation

Value:	**$298,000**	FSD:	19	Common Confidence Score:	33
Value Range:	$241,380 - $354,620	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	603
Assd Land Value:	$3,980	Market Land Value:	$63,750	Tax Year:	2025
Assd Improvement:	$15,450	Market Improvment Value:	$247,250	Total Taxable Value:	$1,095
Total Assessed Value:	$19,430	Total Assessor Market Value:	$311,000	Delinquent Year:	
				Tax Account ID:	R0003319
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13-14 Block: 2 Subdivision: MALCOMS 2ND ADDITION RESUBD BLKS 6 AND10 Sec/Twnship/Range: SEC 06 QTR 4 TWN 01S RNG 66W
Abbreviated Description: SUB:MALCOMS 2ND ADDITION RESUBD BLKS 6 AND10 BLK:2 DESC: THE S 40 FT OF LOT 13 AND THE S 40 FT OF THE E 17 FT OF LOT 14

Property Characteristics

Lot Size:	2,178 SF	Bedrooms:	2	Pool:	
Building Area:	625 SF	Baths:	1	Fireplace:	
Year Built:	1932	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/02/2025	Loan Amount:	N/A
Document #:	2025000017817 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2053	Type Finance:	

Legal Description:
Lot: 13 Block: 2 Subdivision: MALCOMS SECOND ADDITION

Prior Transfer

Recording Date:	11/25/2024	Sales Price:	N/A
Document #:	2024000065786 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/05/2023	Sales Price:	$274,928
Document #:	2023000050667 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/28/2023	Loan Amount:	N/A
Document #:	2023000049003 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2053	Type Finance:	

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Legal Description:
Lot: 13&14 Block: 2
Abbreviated Description: SOUTH 40 FT OF LOT 13 & S 40 FT OF E 17 FT OF LOT 14

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	$330,000
Document #:	2023000049001 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/25/2023		
Document Type:			

Legal Description:
Lot: 13&14 Block: 2 Subdivision: MALCOMS SECOND ADDITION
Abbreviated Description: SOUTH 40FT OF LOT 13&14
City/Muni/Twp: BRIGHTON

Prior Transfer

Recording Date:	08/25/2023	Sales Price:	$330,000
Document #:	2023000049001 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13-14 Block: 2 Subdivision: MALCOMS 2ND ADDITION RESUBD BLKS 6 AND10 Sec/Twnship/Range: SEC 06 QTR 4 TWN 01S RNG 66W
Abbreviated Description: SUB:MALCOMS 2ND ADDITION RESUBD BLKS 6 AND10 BLK:2 DESC: THE S 40 FT OF LOT 13 AND THE S 40 FT OF THE E 17 FT OF LOT 14

Prior Transfer

Recording Date:	04/29/2021	Sales Price:	$174,000
Document #:	2021000052453 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/06/2021	Loan Amount:	N/A
Document #:	2021000041333 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Lot: 13&14 Block: 2 Subdivision: MALCOMS SECOND ADDITION TO BRIGHTON
Abbreviated Description: SOUTH40 FEET OF LOT 13 &S40 FT OF E17 FT OF LOT 14

Prior Transfer

Recording Date:	04/06/2021	Sales Price:	$280,000
Document #:	2021000041331 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/26/2021		
Document Type:			

Legal Description:
Lot: 13&14 Block: 2 Subdivision: MALCOMS SECOND ADDITION
Abbreviated Description: POR OF LOT 13&14
City/Muni/Twp: BRIGHTON

Prior Transfer

Recording Date:	03/26/2021	Sales Price:	$280,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/25/2020	Sales Price:	$164,450
Document #:	2020000123674 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/24/2020	Loan Amount:	N/A
Document #:	2020000121997 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 13&14 Block: 2 Subdivision: MALCORS SECOND SUBDIVISION
Abbreviated Description: SOUTH40 FT OF LOT13 S40 FT OF LOT14
City/Muni/Twp: BIRGHTON

Mortgage Record

Recording Date:	02/27/2020	Loan Amount:	N/A
Document #:	2020000018715 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 13&14 Block: 2 Subdivision: MALCOMS SECOND ADDITION
Abbreviated Description: SOUTH 40 FT OF LOT 13 & S 40 FT E 17 FT OF LOT 14
City/Muni/Twp: BRIGHTON

Prior Transfer

Recording Date:	04/25/2016	Sales Price:	$167,475
Document #:	2016000031356 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/22/2016		
Document Type:			

Legal Description:
Lot: 13&14 Block: 2 Subdivision: RESUBDIVISION OF MALCOLMS SECOND ADDITION

Prior Transfer

Recording Date:	12/18/2015	Sales Price:	$95,000
Document #:	2015000105343 BK-PG -	Type of Sale:	Full Amount on Deed

ICE SiteX Report

OrderID: 98181499

Contract Date: 12/16/2015
Document Type:
Legal Description:
Lot: 13&14 Block: 2 Subdivision: MALCOMS SECOND ADDITION
City/Muni/Twp: BRIGHTON

Prior Transfer

Recording Date:	12/17/2015	Sales Price:	$87,500
Document #:	2015000105196 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/16/2015		
Document Type:			

Legal Description:
Lot: 13&14 Block: 2 Subdivision: MALCOMS SECOND ADDITION
City/Muni/Twp: BRIGHTON

Prior Transfer

Recording Date:	12/08/1995	Sales Price:	$52,000
Document #:	00129880 BK-PG 4642-375	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/01/1995		
Document Type:			

Legal Description:
Lot: 13&14 Block: 2 Subdivision: MALCOLMS SECOND ADDITION TO BRIGHTON
Abbreviated Description: SOUTH40 FT LOT13 & S40 FT E17 FT LOT14 BLK2 RESUB BLKS6&10

Area Sales Analysis

Total Area Sales	$5,236,900	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	1
Median Living Area	1,036 SF	Median Year Built	1927
Price Range - 2 Yrs	$195,000 to $520,000	Age Range	67 years to 125 years
Median Value	$410,000	Median Age	99 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**119 S 8TH AVE** **BRIGHTON, CO 80601-2129**	08/04/2026	$455,000	$451	1008	7/4/2	1959	7,405 SF	
		APN: R0003566 Document #: 2026000046286 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35&36 Block: 37 Subdivision: AVONDALE SECOND FILING Abbreviated Description: Lot:35&36 Block:37 Subdivision:AVONDALE SECOND FILING								
2	.33Mi.	**202 S 4TH AVE** **BRIGHTON, CO 80601-2034**	08/04/2026	$331,900	$488	680	5/2/1	1919	7,405 SF	
		APN: R0003701 Document #: 2026000046368 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 23 Subdivision: WALNUT GROVE SECOND ADDITION Abbreviated Description: Lot:1&2 Block:23 Subdivision:WALNUT GROVE SECOND ADDITION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
3	.24Mi.	**114 S 5TH AVE** **BRIGHTON, CO 80601-2108**	07/24/2026	$400,000	$375	1064	5/3/1	1924	7,405 SF	
		APN: R0003537 Document #: 2026000043871 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&6 Block: 27 Subdivision: WALNUT GROVE 2ND ADDITION TO BRIGHTON Abbreviated Description: Lot:5&6 Block:27 Subdivision:WALNUT GROVE 2ND ADDITION TO BRIGHTON City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
4	.16Mi.	**157 N 4TH AVE** **BRIGHTON, CO 80601-1705**	07/20/2026	$520,000	$585	888	4/2/1	1927	10,659 SF	
		APN: R0002775 Document #: 2026000042524 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Subdivision: MALCOMS ADDITION Abbreviated Description: Lot:2 Block:4 Subdivision:MALCOMS ADDITION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
5	.38Mi.	**219 S 3RD AVE** **BRIGHTON, CO 80601-2011**	07/16/2026	$485,000	$163	2964	8/3/2	1901	7,405 SF	
		APN: R0003985 Document #: 2026000041892 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35&36 Block: 13 Subdivision: WALNUT GROVE ADDITION Abbreviated Description: Lot:35&36 Block:13 Subdivision:WALNUT GROVE ADDITION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
6	.19Mi.	**142 N 7TH AVE** **BRIGHTON, CO 80601-1722**	07/02/2026	$289,000	$250	1152	5/3/1	1928	7,405 SF	
		APN: R0003229 Document #: 2026000038821 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11&12 Block: 1 Subdivision: HOME ADDITION TO BRIGHTON Abbreviated Description: Lot:11&12 Block:1 Subdivision:HOME ADDITION TO BRIGHTON City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
7	.37Mi.	**218 S 3RD AVE** **BRIGHTON, CO 80601-2012**	06/10/2026	$420,000	$358	1170	6/3/1	1909	7,405 SF	
		APN: R0003951 Document #: 2026000033800 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&6 Block: 18 Subdivision: WALNUT GROVE ADDITION Abbreviated Description: Lot:5&6 Block:18 Subdivision:WALNUT GROVE ADDITION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
8	.26Mi.	**211 N 8TH AVE** **BRIGHTON, CO 80601-1729**	06/03/2026	$195,000	$308	633	4/2/1	1934	7,405 SF	
		APN: R0003086 Document #: 2026000032333 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27&28 Block: 11 Subdivision: CENTRAL ADDITION Abbreviated Description: Lot:27&28 Block:11 Subdivision:CENTRAL ADDITION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
9	.37Mi.	**240 S 5TH AVE** **BRIGHTON, CO 80601-2110**	06/03/2026	$420,000	$376	1116	5/3/2	1930	7,405 SF	
		APN: R0003687 Document #: 2026000032248								

ICE SiteX Report

OrderID: 98181499

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 28 Subdivision: FULMER AND HUTCHCROFTS SUBDIVISION OF BLOCK 28 WAL Abbreviated Description: Lot:9&10 Block:28 Subdivision:FULMER AND HUTCHCROFTS SUBDIVISION OF BLOCK 28 WAL City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON

10	.18Mi.	**719 WALNUT ST** **BRIGHTON, CO 80601-1700**	05/08/2026	$426,000	$194	2188	8/4/2	1936	6,534 SF

APN: R0003235 Document #: 2026000026705
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21-23 Block: 1 Subdivision: HOME ADDITION Abbreviated Description: Lot:21-23 Block:1 Subdivision:HOME ADDITION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON

11	.07Mi.	**335 STRONG ST** **BRIGHTON, CO 80601-1701**	05/01/2026	$255,000	$184	1381	8/3/1	1921	9,148 SF

APN: R0002793 Document #: 2026000025071
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 2 Subdivision: MALCOMS ADDITION Abbreviated Description: Lot:8&9 Block:2 Subdivision:MALCOMS ADDITION Abbreviated Description:EAST10FT LOT8 City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON

12	.25Mi.	**113 S 4TH AVE** **BRIGHTON, CO 80601-2031**	04/23/2026	$450,000	$698	644	5/2/1	1944	7,405 SF

APN: R0003947 Document #: 2026000023180
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36&37 Block: 17 Subdivision: WALNUT GROVE ADDITION Abbreviated Description: Lot:36&37 Block:17 Subdivision:WALNUT GROVE ADDITION City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON

13	.18Mi.	**114 N 7TH AVE** **BRIGHTON, CO 80601-1722**	04/21/2026	$240,000	$259	926	5/3/1	1919	7,501 SF

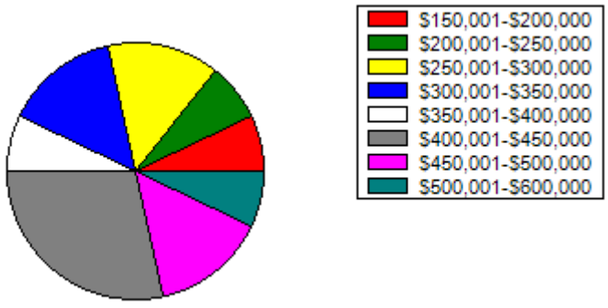
APN: R0003233 Document #: 2026000022529
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 1 Subdivision: HOME ADDITION TO BRIGHTON Abbreviated Description: Lot:19&20 Block:1 Subdivision:HOME ADDITION TO BRIGHTON

14	.12Mi.	**50 N 6TH AVE** **BRIGHTON, CO 80601-1748**	04/17/2026	$350,000	$350	1000	5/3/1	1945	6,970 SF

APN: R0003347 Document #: 2026000021915
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1-4 Block: 4 Subdivision: RESUBDIVISION OF BLOCKS 6 AND 10 MALCOMS SECOND AD Abbreviated Description: Lot:1-4 Block:4 Subdivision:RESUBDIVISION OF BLOCKS 6 AND 10 MALCOMS SECOND AD

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**77 N 5TH AVE**	**08/25/2023**	$311,000	$19,430	625	4/2/1	1932	2,178 SF	
.01Mi.	**444 WALNUT ST**	**01/26/2011**	$377,000	$23,560	1,621	9/4/1	1912	4,356 SF	
.01Mi.	**434 WALNUT ST**	**11/07/2013**	$371,000	$23,190	988	5/3/1.5	1917	6,534 SF	
.02Mi.	**445 STRONG ST**	**05/22/2019**	$371,000	$23,190	1,488	7/3/1	1907	7,405 SF	
.02Mi.	**435 STRONG ST**	**08/30/2019**	$397,000	$24,810	1,536	5/3/1	1950	6,534 SF	
.03Mi.	**427 STRONG ST**	**12/24/2024**	$346,000	$15,380	1,016	4/2/1	1912	6,534 SF	
.04Mi.	**445 WALNUT ST**	**03/07/2007**	$474,000	$23,370	2,083	9/3/2	1913	11,326 SF	
.05Mi.	**100 N 5TH AVE**	**12/26/2001**	$401,000	$25,060	1,404	6/3/1	1940	11,326 SF	
.05Mi.	**125 N 5TH AVE**	**08/06/2021**	$386,000	$24,120	820	6/4/2	1949	7,405 SF	
.05Mi.	**419 WALNUT ST**	**03/16/2016**	$278,000	$17,370	780	3/1/1	1917	6,534 SF	
.05Mi.	**444 STRONG ST**	**01/24/2024**	$392,000	$18,250	1,344	6/3/1	1923	7,405 SF	
.06Mi.	**434 STRONG ST**	**01/15/2009**	$378,000	$17,380	1,656	6/3/1	1918	6,534 SF	
.06Mi.	**428 STRONG ST**	**06/18/2020**	$496,000	$31,000	1,904	7/4/2.5	1917	6,534 SF	
.06Mi.	**116 N 5TH AVE**	**02/24/2022**	$383,000	$17,690	1,661	8/4/2	1920	7,405 SF	
.06Mi.	**420 STRONG ST**	**11/21/2024**	$371,000	$23,190	783	4/2/1	1947	6,534 SF	
.06Mi.	**129 N 5TH AVE**	**04/07/2023**	$396,000	$24,750	1,080	5/3/1	1935	7,405 SF	

ICE SiteX Report

OrderID: 98181499

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	36.0 years old	Households:	15,161
Median Household Income:	$89,388	Households w/Family:	73%
Household Income Per Capita:	$39,568	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Brighton School District 27j	Students:	24,046
Number of Schools:	33	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.98Mi.	**Overland Trail Middle School** Number of Students: 581 Student-Teacher Ratio: 14.53	D	Public	6 - 8
0.56Mi.	**Brighton High School** Number of Students: 1,733 Student-Teacher Ratio: 19.28 Advanced Placement: Yes	C+	Public	9 - 12
0.86Mi.	**Northeast Elementary School** Number of Students: 470 Student-Teacher Ratio: 15.34	C-	Public	PK - 5

Flood Report

The Subject Property of **77 N 5TH AVE, BRIGHTON, CO 80601-1749** 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	97%	SIMILAR
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	85%	LOWER
OVERALL	84%	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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