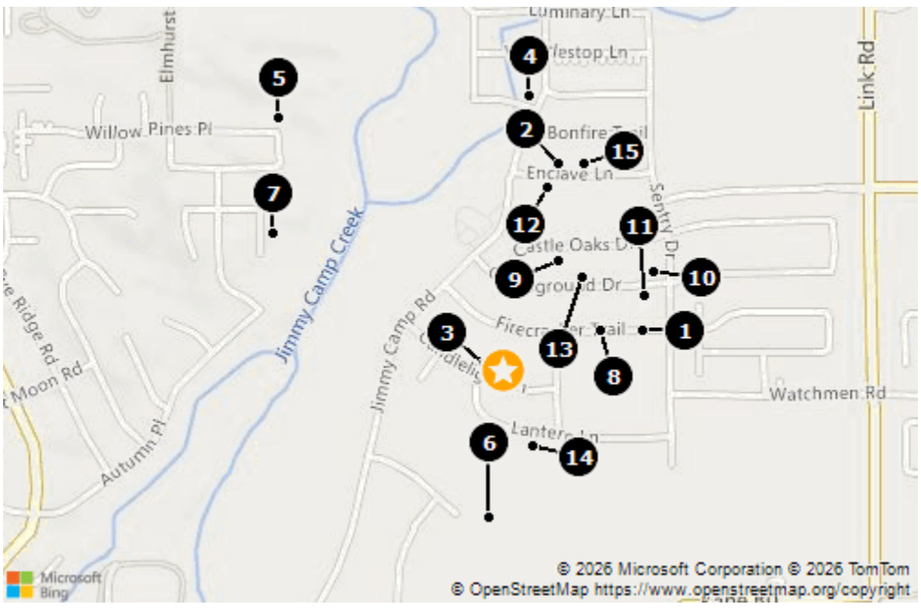
ICE SiteX Report

OrderID: 98730140

SiteX Property Information Report



Subject Property Location

7836 CANDLELIGHT LN, FOUNTAIN, CO 80817-4274

County:	**EL PASO CO**	Census Tract:	080410045.151016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	5604204014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$516,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$469,560 - $562,440	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	ECQ
Assd Land Value:	$5,300	Market Land Value:	$75,150	Tax Year:	2025
Assd Improvement:	$30,690	Market Improvment Value:	$435,356	Total Taxable Value:	$2,377
Total Assessed Value:	$35,990	Total Assessor Market Value:	$510,506	Delinquent Year:	
				Tax Account ID:	R5604204014
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 47 Subdivision: CUMBERLAND GREEN FIL NO 1 Map Ref: MP: 6042
Abbreviated Description: LOT 47 CUMBERLAND GREEN FIL NO 1

Property Characteristics

Lot Size:	6,050 SF	Bedrooms:	4	Pool:	
Building Area:	2841 SF	Baths:	3.25	Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	11	Ext Walls:	Stucco
Number of Units:		Garage Type:	Built-in	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	Y

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/09/2026	Sales Price:	N/A
Document #:	226012354 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2024	Sales Price:	$536,000
Document #:	224005286 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/05/2023	Loan Amount:	N/A
Document #:	223084596 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Lot: 47 Subdivision: CUMBERLAND GREEN FILING NO 1
City/Muni/Twp: FOUNTAIN

Mortgage Record

Recording Date:	02/14/2023	Loan Amount:	N/A
Document #:	223012620 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2048	Type Finance:	

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Legal Description:
Lot: 47 Subdivision: CUMBERLAND GREEN FILING NO 1
City/Muni/Twp: FOUNTAIN

Prior Transfer

Recording Date:	06/03/2022	Sales Price:	N/A
Document #:	222077163 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/23/2022	Sales Price:	N/A
Document #:	222071678 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/18/2022	Sales Price:	$525,000
Document #:	222053975 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 47 Subdivision: CUMBERLAND GREEN FIL NO 1 Map Ref: MP: 6042
Abbreviated Description: LOT 47 CUMBERLAND GREEN FIL NO 1

Prior Transfer

Recording Date:	04/18/2022	Sales Price:	$525,000
Document #:	222053975 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/15/2022		
Document Type:			

Legal Description:
Lot: 47 Subdivision: CUMBERLAND GREEN FILING NO 1
City/Muni/Twp: FOUNTAIN

Mortgage Record

Recording Date:	02/22/2022	Loan Amount:	N/A
Document #:	222025679 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 47 Subdivision: CUMBERLAND GREEN FILING NO 1

Prior Transfer

Recording Date:	07/20/2021	Sales Price:	N/A
Document #:	221138144 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/19/2021		
Document Type:			

Legal Description:
Lot: 47 Subdivision: CUMBERLAND GREEN FILING NO 1
City/Muni/Twp: FOUNTAIN

Prior Transfer

Recording Date:	06/12/2013	Sales Price:	$260,126
Document #:	213076420 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/29/2013	Loan Amount:	N/A
Document #:	213069252 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Lot: 47 Subdivision: CUMBERLAND GREEN FILING #1
City/Muni/Twp: FOUNTAIN

Prior Transfer

Recording Date:	04/13/2012	Sales Price:	$272,648
Document #:	212042410 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/04/2012	Loan Amount:	N/A
Document #:	212000907 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:
Lot: 47 Subdivision: CUMBERLAND FILING #1

Prior Transfer

Recording Date:	06/12/2007	Sales Price:	$263,800
Document #:	207079433 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/23/2007		
Document Type:			

Legal Description:
Lot: 47 Subdivision: CUMBERLAND GREEN FILING #1
City/Muni/Twp: FOUNTAIN

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Area Sales Analysis

Total Area Sales	$7,791,900	Median # of Bedrooms	3
Median Lot Size	8,427 SF	Median # of Baths	2.5
Median Living Area	2,560 SF	Median Year Built	2007
Price Range - 2 Yrs	$375,000 to $1,080,000	Age Range	9 years to 20 years
Median Value	$480,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**8020 FIRECRACKER TRL** **FOUNTAIN, CO 80817-8202**	10/20/2026	$413,000	$218	1887	7/3/2.5	2006	6,003 SF	
		APN: 5604203025 Document #: 226098066 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 86 Subdivision: CUMBERLAND GREEN FILING NO 1 Abbreviated Description: Lot:86 Subdivision:CUMBERLAND GREEN FILING NO 1 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
2	.27Mi.	**7930 ENCLAVE LN** **FOUNTAIN, CO 80817-8002**	10/09/2026	$445,000	$146	3038	8/3/2.5	2009	6,600 SF	
		APN: 5533309010 Document #: 226095211 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: CUMBERLAND GREEN FILING NO 3 Abbreviated Description: Lot:57 Subdivision:CUMBERLAND GREEN FILING NO 3								
3	.03Mi.	**7812 CANDLELIGHT LN** **FOUNTAIN, CO 80817-4272**	09/30/2026	$513,000	$152	3367	10/4/3.5	2006	6,599 SF	
		APN: 5604204016 Document #: 226092401 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: CUMBERLAND GREEN FILING NO 1 Abbreviated Description: Lot:49 Subdivision:CUMBERLAND GREEN FILING NO 1								
4	.36Mi.	**7890 TREEHOUSE TER** **FOUNTAIN, CO 80817-4311**	06/25/2026	$560,000	$217	2577	10/5/3.75	2017	10,274 SF	
		APN: 5533304012 Document #: 226060319 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 159 Subdivision: CUMBERLAND GREEN FILING NO 3 Abbreviated Description: Lot:159 Subdivision:CUMBERLAND GREEN FILING NO 3 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
5	.43Mi.	**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								
6	.19Mi.	**7784 PUMPHOUSE TRL** **FOUNTAIN, CO 80817-8003**	05/28/2026	$1,080,000	$532	2030	12/5/3	2010	121,533 SF	
		APN: 5604207008 Document #: 226049701 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: CUMBERLAND GREEN FILING NO 2 Abbreviated Description: Lot:6 Subdivision:CUMBERLAND GREEN FILING NO 2 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
7	.33Mi.	**9539 WIND RIVER CT** **FOUNTAIN, CO 80817-8107**	05/27/2026	$375,000	$229	1634	6/3/2.5	2012	11,098 SF	
		APN: 5605108017 Document #: 226049049 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Subdivision: TUSCANY RIDGE AT MESA VILLAGE FILING NO 2 Abbreviated Description: Lot:30 Subdivision:TUSCANY RIDGE AT MESA VILLAGE FILING NO 2								
8	.13Mi.	**7948 FIRECRACKER TRL** **FOUNTAIN, CO 80817-8201**	05/27/2026	$465,000	$181	2560	7/3/2.5	2006	6,003 SF	
		APN: 5604203031 Document #: 226049324 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 92 Subdivision: CUMBERLAND GREEN FILING NO 1 Abbreviated Description: Lot:92 Subdivision:CUMBERLAND GREEN FILING NO 1 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
9	.16Mi.	**9545 CASTLE OAKS DR** **FOUNTAIN, CO 80817-4519**	04/29/2026	$440,000	$200	2200	8/3/2.5	2008	6,050 SF	
		APN: 5604202022 Document #: 226040496 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: CUMBERLAND GREEN FILING NO 3 Abbreviated Description: Lot:4 Subdivision:CUMBERLAND GREEN FILING NO 3 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
10	.23Mi.	**8024 CAMPGROUND DR** **FOUNTAIN, CO 80817-4513**	04/17/2026	$490,000	$191	2560	10/5/3.5	2007	8,427 SF	
		APN: 5604202017 Document #: 226035807 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 135 Subdivision: CUMBERLAND GREEN FILING NO 1 Abbreviated Description: Lot:135 Subdivision:CUMBERLAND GREEN FILING NO 1 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
11	.2Mi.	**8015 CAMPGROUND DR** **FOUNTAIN, CO 80817-4513**	04/17/2026	$414,500	$161	2568	7/3/2.5	2006	8,476 SF	
		APN: 5604203020 Document #: 226035957 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 131 Subdivision: CUMBERLAND GREEN FILING NO 1 Abbreviated Description: Lot:131 Subdivision:CUMBERLAND GREEN FILING NO 1								
12	.23Mi.	**7923 ENCLAVE LN** **FOUNTAIN, CO 80817-8002**	04/13/2026	$532,500	$158	3367	10/4/2.5	2007	9,684 SF	
		APN: 5604208004 Document #: 226034197 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: CUMBERLAND GREEN FILING NO 3 Abbreviated Description: Lot:36 Subdivision:CUMBERLAND GREEN FILING NO 3 City/Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN								
13	.16Mi.	**7934 CAMPGROUND DR** **FOUNTAIN, CO 80817-4511**	04/13/2026	$430,000	$167	2568	7/3/2.5	2007	6,050 SF	
		APN: 5604202009 Document #: 226034218 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 143 Subdivision: CUMBERLAND GREEN FILING NO 1 Abbreviated Description: Lot:143 Subdivision:CUMBERLAND GREEN FILING NO 1 City/ Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

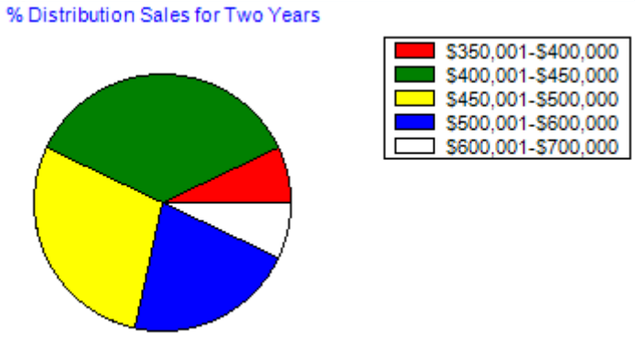
14	.11Mi.	**7861 LANTERN LN FOUNTAIN, CO 80817-4282**	03/16/2026	$664,000	$182	3643	11/4/3.5	2006	20,933 SF

APN: 5604207005 Document #: 226023486
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: CUMBERLAND GREEN FILING NO 1 Abbreviated Description: Lot:24 Subdivision:CUMBERLAND GREEN FILING NO 1 City/ Muni/Twp:FOUNTAIN City/Muni/Twp: FOUNTAIN

15	.28Mi.	**7948 ENCLAVE LN FOUNTAIN, CO 80817-8002**	03/12/2026	$480,000	$305	1570	6/3/2.75	2009	6,600 SF

APN: 5533309007 Document #: 226022813
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: CUMBERLAND GREEN FILING NO 3 Abbreviated Description: Lot:54 Subdivision:CUMBERLAND GREEN FILING NO 3 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.	**7836 CANDLELIGHT LN**	**04/18/2022**	$510,506	$35,990	2,841	11/4/3.25	2007	6,050 SF	
.01Mi.	**7848 CANDLELIGHT LN**	**06/12/2007**	$442,831	$31,220	2,841	9/3/2.5	2007	6,091 SF	
.01Mi.	**7824 CANDLELIGHT LN**	**04/05/2021**	$583,543	$41,140	3,629	13/7/5	2006	6,874 SF	
.02Mi.	**7860 CANDLELIGHT LN**	**08/31/2007**	$441,943	$31,160	2,841	9/3/2.5	2007	6,378 SF	
.03Mi.	**7812 CANDLELIGHT LN**	**06/28/2017**	$467,345	$32,950	3,367	10/4/3.5	2006	6,599 SF	
.03Mi.	**7837 CANDLELIGHT LN**	**07/17/2018**	$444,228	$31,320	2,841	7/3/2.5	2006	6,840 SF	
.03Mi.	**7849 CANDLELIGHT LN**	**07/30/2012**	$478,125	$33,710	3,629	10/4/2.5	2006	6,840 SF	
.03Mi.	**7884 CANDLELIGHT LN**	**11/09/2021**	$407,673	$28,740	1,840	7/3/2	2006	9,614 SF	
.03Mi.	**7825 CANDLELIGHT LN**	**04/06/2007**	$476,843	$33,620	3,629	10/4/2.5	2006	7,609 SF	
.04Mi.	**7817 FIRECRACKER TRL**	**04/16/2014**	$464,771	$32,770	3,367	9/3/2.5	2007	6,759 SF	
.04Mi.	**7805 FIRECRACKER TRL**	**08/09/2021**	$444,193	$31,320	2,841	9/3/2.5	2007	6,653 SF	
.04Mi.	**7861 CANDLELIGHT LN**	**11/09/2022**	$451,730	$31,850	3,038	8/3/2.5	2006	6,840 SF	
.04Mi.	**7829 FIRECRACKER TRL**	**09/03/2024**	$566,770	$39,960	3,665	10/4/3.5	2007	7,242 SF	
.04Mi.	**7788 CANDLELIGHT LN**	**06/16/2023**	$478,655	$33,750	3,629	8/4/2.75	2006	6,918 SF	
.04Mi.	**7873 CANDLELIGHT LN**	**03/03/2017**	$463,898	$32,710	3,367	10/4/3	2006	6,838 SF	
.04Mi.	**7793 FIRECRACKER TRL**	**04/05/2022**	$464,396	$32,740	3,393	9/3/2.5	2007	6,285 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:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.32Mi.	**Fountain Middle School**	C+	Public	6 - 8

Number of Students: 1,051
Student-Teacher Ratio: 16.48

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0.15Mi. **Eagleside Elementary School** Number of Students: 332 Student-Teacher Ratio: 14.43		B-	Public	KG - 5
1.16Mi. **Fountain-Fort Carson High School** Number of Students: 1,974 Student-Teacher Ratio: 17.31 Advanced Placement: Yes		D-	Public	9 - 12

Flood Report

The Subject Property of **7836 CANDLELIGHT LN, FOUNTAIN, CO 80817-4274** 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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