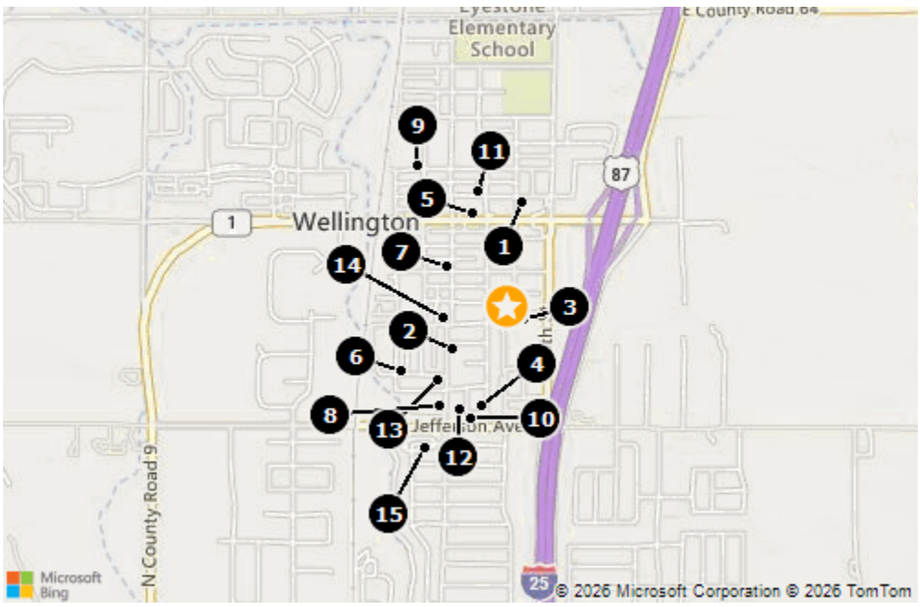
ICE SiteX Report

OrderID: 98730147

SiteX Property Information Report



Subject Property Location

7935 5TH ST, WELLINGTON, CO 80549-5040

County:	**LARIMER CO**	Census Tract:	080690025.083022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	89334-66-008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$392,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$364,560 - $419,440	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1500
Assd Land Value:	$4,250	Market Land Value:	$68,000	Tax Year:	2025
Assd Improvement:	$24,088	Market Improvment Value:	$385,400	Total Taxable Value:	$3,215
Total Assessed Value:	$28,338	Total Assessor Market Value:	$453,400	Delinquent Year:	
				Tax Account ID:	R1634698
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Subdivision: REPLAT OF LOTS 3-10, PT OF LINCOLN CT, K Map Ref: 89334 Sec/Twnship/Range: SEC 33 TWN 9N RNG 68W

Abbreviated Description:	LOT 8, REPLAT OF LOTS 3-10, PT OF LINCOLN CT, KENNEDY CT, PT OF KENNEDY AVE & PT OF 5TH ST OF REPLAT OF MILLIKEN & CARPER ADD
City/Muni/Twp:	WELLINGTON

Property Characteristics

Lot Size:	6,599 SF	Bedrooms:	3	Pool:	
Building Area:	1080 SF	Baths:	2	Fireplace:	
Year Built:	2015	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/17/2026	Sales Price:	N/A
Document #:	20260035463 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/27/2024	Sales Price:	$411,500
Document #:	20240040603 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/26/2024		
Document Type:			

Legal Description:

Lot: 8 Subdivision: LINCOLN COURT Map Ref: DOC 20050054092

Prior Transfer

Recording Date:	09/26/2024	Sales Price:	$411,500
Document #:	RECEPT # 20240040603 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 8 Subdivision: REPLAT OF LOTS 3-10, PT OF LINCOLN CT, K Map Ref: 89334 Sec/Twnship/Range: SEC 33 TWN 9N RNG 68W
Abbreviated Description: LOT 8, REPLAT OF LOTS 3-10, PT OF LINCOLN CT, KENNEDY CT, PT OF KENNEDY AVE & PT OF 5TH ST OF REPLAT OF MILLIKEN & CARPER ADD
City/Muni/Twp: WELLINGTON

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Prior Transfer

Recording Date:	03/23/2023	Sales Price:	N/A
Document #:	20230011168 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/23/2023		
Document Type:			

Legal Description:
Lot: 8 Subdivision: LINCOLN COURT Map Ref: DOC 20050054092

Prior Transfer

Recording Date:	10/18/2016	Sales Price:	N/A
Document #:	20160071088 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/29/2016	Sales Price:	$69,000
Document #:	20160057318 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/26/2015	Loan Amount:	N/A
Document #:	20150031470 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2045	Type Finance:	

Legal Description:
Lot: 8 Subdivision: REPLAT OF LOTS 3-10 PART OF LINCOLN COURT KENNEDY

Prior Transfer

Recording Date:	05/26/2015	Sales Price:	$211,850
Document #:	20150031469 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/19/2015		
Document Type:			

Legal Description:
Lot: 8 Subdivision: REPLAT OF LOTS 3-10 PART OF LINCOLN COURT KENNEDY Map Ref: DOC20040083639

Prior Transfer

Recording Date:	05/19/2015	Sales Price:	$211,850
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/20/2015	Sales Price:	$30,000
Document #:	20150009719 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/11/2015		
Document Type:			

Legal Description:
Lot: 8 Subdivision: REPLAT OF LOT 3-10 PARK OF LINCOLN COURT KENNEDY C Map Ref: DOC20040083639

Area Sales Analysis

Total Area Sales	$5,951,300	Median # of Bedrooms	3
Median Lot Size	7,841 SF	Median # of Baths	2
Median Living Area	1,184 SF	Median Year Built	1973
Price Range - 2 Yrs	$309,000 to $555,000	Age Range	6 years to 111 years
Median Value	$402,500	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**8218 5TH ST** **WELLINGTON, CO 80549-5042**	08/24/2026	$390,000	$291	1336	6/3/2	2002	8,712 SF	
		APN: 89331-38-001 Document #: 20260042753 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: BENDERS ADDITION Abbreviated Description: Lot:3 Block:4 Subdivision:BENDERS ADDITION City/Muni/Twp:WELLINGTON City/Muni/Twp: WELLINGTON								
2	.17Mi.	**7854 3RD ST** **WELLINGTON, CO 80549-1522**	08/18/2026	$407,400	$397	1024	6/4/2	1996	8,276 SF	
		APN: 89334-70-035 Document #: 20260041784 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Subdivision: WELLINGTON PLACE SUBDIVISION Abbreviated Description: Lot:35 Subdivision:WELLINGTON PLACE SUBDIVISION City/Muni/Twp:LARIMER City/Muni/Twp: LARIMER								
3	.05Mi.	**3917 KENNEDY AVE** **WELLINGTON, CO 80549-5083**	08/07/2026	$412,500	$178	2308	5/2/1	1996	6,970 SF	
		APN: 89334-65-013 Document #: 20260039724 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: MILLIKEN AND CARPER ADDITION Abbreviated Description: Lot:13 Subdivision:MILLIKEN AND CARPER ADDITION City/Muni/Twp:WELLINGTON City/Muni/Twp: WELLINGTON								
4	.25Mi.	**7715 4TH ST** **WELLINGTON, CO 80549-5032**	07/16/2026	$415,000	$267	1552	7/3/2	1973	8,276 SF	
		APN: 89334-52-007 Document #: 20260035245 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: DARRAS ACRES WELLINGTON Abbreviated Description: Lot:7 Block:3 Subdivision:DARRAS ACRES WELLINGTON								
5	.24Mi.	**3818 CLEVELAND AVE** **WELLINGTON, CO 80549-5054**	06/30/2026	$325,000	$331	980	4/2/1	1948	5,594 SF	
		APN: 89331-41-017 Document #: 20260032056								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17-19 Block: 3 Subdivision: MILLERS ADDITION TO WELLINGTON Abbreviated Description: Lot:17-19 Block:3 Subdivision:MILLERS ADDITION TO WELLINGTON City/Muni/Twp:WELLINGTON COLORADO City/Muni/Twp: WELLINGTON COLORADO

6	.3Mi.	**7840 1ST ST** **WELLINGTON, CO 80549-5014**	06/08/2026	$399,900	$273	1460	8/4/2	1977	7,841 SF

APN: 89334-54-040 Document #: 20260027480
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: SOUTHMOOR SUBDIVISION Tract No: 49 Abbreviated Description: Lot:40 Subdivision:SOUTHMOOR SUBDIVISION Tract No:49

7	.18Mi.	**8111 3RD ST** **WELLINGTON, CO 80549-5028**	05/29/2026	$375,000	$355	1056	5/3/1	1972	6,534 SF

APN: 89334-13-012 Document #: 20260025934
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 12 Abbreviated Description: Lot:2 Block:12 City/Muni/Twp:WELLINGTON City/Muni/Twp: WELLINGTON

8	.29Mi.	**3749 BOXELDER CT** **WELLINGTON, CO 80549-5052**	05/18/2026	$335,000	$306	1093	5/2/1	1932	10,019 SF

APN: 89334-55-001 Document #: 20260023497
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: BOXELDER SUBDIVISION Sec/Twnship/Range: SE4 S33T09NR68W 6PM Abbreviated Description: Lot:1 Subdivision:BOXELDER SUBDIVISION Sec/Twnship/Range:SE4 S33T09NR68W 6PM City/Muni/Twp:WELLINGTON City/Muni/Twp: WELLINGTON

9	.41Mi.	**3730 GARFIELD AVE** **WELLINGTON, CO 80549-5062**	04/13/2026	$402,500	$613	656	4/2/1	1915	9,583 SF

APN: 89331-28-041 Document #: 20260016834
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Tract No: 19 Abbreviated Description: Abbreviated Description:TRACT: PART SOUTH 1/5 OF E 1/2 OF TRACT 19 City/Muni/Twp:WELLINGTON City/Muni/Twp: WELLINGTON

10	.29Mi.	**3823 IVY LN** **WELLINGTON, CO 80549-5078**	03/31/2026	$410,000	$291	1408	5/3/2	1973	7,405 SF

APN: 89334-50-012 Document #: 20260014560
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: DARRES ACRES Abbreviated Description: Lot:12 Block:1 Subdivision:DARRES ACRES

11	.3Mi.	**3826 HARRISON AVE** **WELLINGTON, CO 80549-5071**	03/02/2026	$420,000	$354	1184	4/2/2	1950	6,534 SF

APN: 89331-34-015 Document #: 20260009151
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 2 Subdivision: MILLERS ADDITION Abbreviated Description: Lot:15 Block:2 Subdivision:MILLERS ADDITION City/Muni/Twp:WELLINGTON City/Muni/Twp: WELLINGTON

12	.28Mi.	**7717 IVY LN** **WELLINGTON, CO 80549-5079**	03/02/2026	$430,000	$277	1552	5/3/2	1973	7,405 SF

APN: 89334-50-009 Document #: 20260009055
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: DARRAS ACRES Tract No: 61 Sec/Twnship/Range: SE4 S33T09NR68W 6PM Abbreviated Description: Lot:9 Subdivision:DARRAS ACRES Sec/Twnship/Range:SE4 S33T09NR68W 6PM Abbreviated Description:PART OF TRACT 61

13	.25Mi.	**3746 TYLER AVE** **WELLINGTON, CO 80549-5096**	02/24/2026	$365,000	$355	1028	5/3/1	1979	9,148 SF

APN: 89334-56-001 Document #: 20260007870
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: ORCHARD HEIGHTS Abbreviated Description: Lot:1 Subdivision:ORCHARD HEIGHTS City/Muni/Twp:WELLINGTON City/Muni/Twp: WELLINGTON

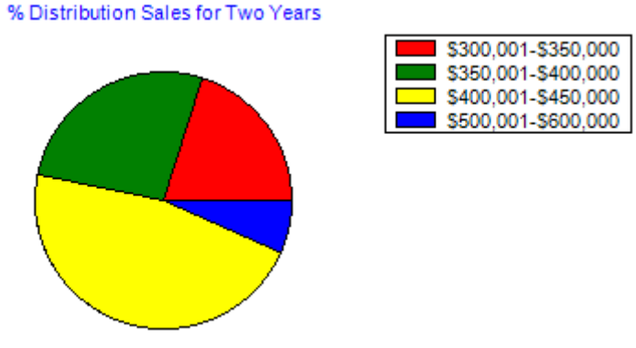
14	.16Mi.	**7905 3RD ST** **WELLINGTON, CO 80549-5026**	02/03/2026	$309,000	$355	870	4/2/1	1925	7,405 SF

APN: 89334-22-004 Document #: 20260004808
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: PATTERSONS ADDITION Abbreviated Description: Lot:4 Block:2 Subdivision:PATTERSONS ADDITION City/Muni/Twp:WELLINGTON City/Muni/Twp: WELLINGTON

15	.41Mi.	**3751 BEECH TREE ST** **WELLINGTON, CO 80549-2162**	01/21/2026	$555,000	$238	2325	11/3/3	2020	7,924 SF

APN: 88041-08-001 Document #: 20260002729
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: BOXELDER COMMONS Abbreviated Description: Lot:1 Block:3 Subdivision:BOXELDER COMMONS City/Muni/Twp:WELLINGTON City/Muni/Twp: WELLINGTON

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.

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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.	**7935 5TH ST**	**09/26/2024**	$453,400	$28,338	1,080	5/3/2	2015	6,599 SF	
.01Mi.	**7979 5TH ST**	**11/14/2025**	$452,200	$28,263	1,080	5/3/2	2015	6,599 SF	
.01Mi.	**7907 5TH ST**	**07/24/2024**	$461,000	$28,813	1,080	5/3/2	2015	7,658 SF	
.02Mi.	**8001 5TH ST**		$508,300	$31,769	1,580	6/3/2	2005	6,634 SF	
.03Mi.	**3912 KENNEDY AVE**	**11/03/2011**	$401,100	$25,069	1,052	5/3/1	1996	6,534 SF	
.03Mi.	**3913 LINCOLN CT**	**04/26/2022**	$443,900	$27,744	2,280	10/5/2	1996	6,534 SF	
.03Mi.	**8003 5TH ST**		$481,900	$30,119	1,353	6/3/2	2005	6,599 SF	
.03Mi.	**7910 4TH ST**	**06/01/1997**	$464,300	$29,019	1,558	8/3/2	1972	10,019 SF	
.04Mi.	**3913 KENNEDY AVE**	**12/01/1996**	$357,600	$22,350	924	5/2/1	1996	6,970 SF	
.04Mi.	**3914 KENNEDY AVE**	**06/28/2013**	$451,600	$28,225	2,296	7/4/2	1996	6,534 SF	
.04Mi.	**7906 4TH ST**	**04/18/2019**	$345,300	$21,581	1,408	8/4/2	1972	9,583 SF	
.04Mi.	**3915 LINCOLN CT**	**07/08/2022**	$341,100	$21,319	936	5/2/1	1996	6,534 SF	
.04Mi.	**3915 KENNEDY AVE**	**11/16/2010**	$456,200	$28,513	2,352	5/3/2	1996	6,970 SF	
.05Mi.	**7902 4TH ST**	**07/01/1998**	$396,400	$24,775	1,056	8/6/2	1972	9,583 SF	
.05Mi.	**3916 KENNEDY AVE**	**06/13/2022**	$374,800	$23,425	1,028	5/3/1	1996	6,534 SF	
.05Mi.	**3917 KENNEDY AVE**	**07/21/2014**	$438,200	$27,388	2,308	5/2/1	1996	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	37.0 years old	Households:	3,601
Median Household Income:	$103,827	Households w/Family:	71%
Household Income Per Capita:	$45,982	Households w/Family Married:	58%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Poudre School District R-1	Students:	29,381
Number of Schools:	52	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.53Mi.	**Wellington Middle-High School** Number of Students: 1,173 Student-Teacher Ratio: 16.58	B-	Public	6 - 12
10.06Mi.	**Poudre High School** Number of Students: 1,409 Student-Teacher Ratio: 16.43 Advanced Placement: Yes	C	Public	9 - 12
0.92Mi.	**Rice Elementary School** Number of Students: 401 Student-Teacher Ratio: 14.37	B+	Public	PK - 5

Flood Report

The Subject Property of **7935 5TH ST, WELLINGTON, CO 80549-5040** 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	73%	NOTABLY LOWER
BURGLARY	62%	NOTABLY LOWER
MOTOR VEHICLE THEFT	71%	NOTABLY LOWER
FORCIBLE ROBBERY	146%	NOTABLY HIGHER
AGGRAVATED ASSAULT	25%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	117%	HIGHER
MURDER	97%	SIMILAR
OVERALL	72%	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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