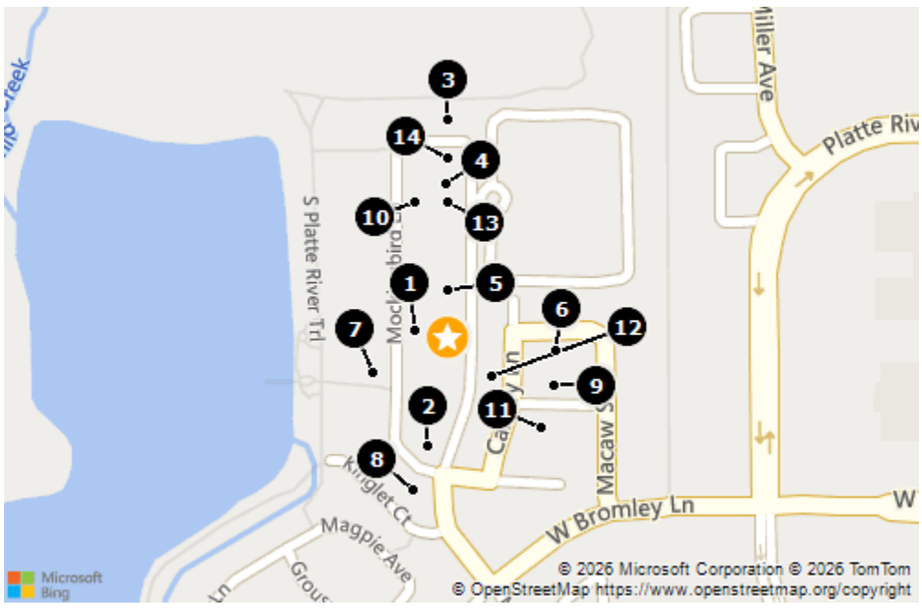
ICE SiteX Report

OrderID: 97944885

SiteX Property Information Report



Subject Property Location

833 MOCKINGBIRD ST, BRIGHTON, CO 80601-7387

County:	**ADAMS CO**	Census Tract:	080010086.063018
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	R0113381	Thomas Bros Pg-Grid:	

Valuation

Value:	**$366,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$322,080 - $409,920	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	320
Assd Land Value:	$5,190	Market Land Value:	$83,000	Tax Year:	2025
Assd Improvement:	$17,630	Market Improvment Value:	$282,000	Total Taxable Value:	$1,342
Total Assessed Value:	$22,820	Total Assessor Market Value:	$365,000	Delinquent Year:	
				Tax Account ID:	R0113381
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH FILING NO 1 Sec/Twnship/Range: SEC 12 QTR 4 TWN 01S RNG 67W
Abbreviated Description: SUB:PLATTE RIVER RANCH FILING NO 1 BLK:3 LOT:52

Property Characteristics

Lot Size:	3,049 SF	Bedrooms:	3	Pool:	
Building Area:	1240 SF	Baths:	1	Fireplace:	1
Year Built:	1999	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/02/2026	Sales Price:	$424,285
Document #:	2026000000129 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/21/2024	Sales Price:	$412,167
Document #:	2024000065095 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/17/2024	Loan Amount:	N/A
Document #:	2024000057168 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2054	Type Finance:	
Legal Description:			

Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH

Prior Transfer

Recording Date:	07/14/2023	Sales Price:	$399,000
Document #:	2023000039767 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/19/2023		
Document Type:			

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Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH

Prior Transfer

Recording Date:	05/19/2023	Sales Price:	$399,000
Document #:	2023000039767 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH FILING NO 1 Sec/Twnship/Range: SEC 12 QTR 4 TWN 01S RNG 67W
Abbreviated Description: SUB:PLATTE RIVER RANCH FILING NO 1 BLK:3 LOT:52

Prior Transfer

Recording Date:	08/04/2022	Sales Price:	N/A
Document #:	2022000066804 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/04/2022		
Document Type:			

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH

Prior Transfer

Recording Date:	08/04/2022	Sales Price:	N/A
Document #:	2022000066628 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/04/2022		
Document Type:			

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH

Prior Transfer

Recording Date:	09/06/2019	Sales Price:	$232,703
Document #:	2019000074077 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/26/2018	Sales Price:	$108,500
Document #:	2018000102230 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/05/2018	Loan Amount:	N/A
Document #:	2018000097373 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2048	Type Finance:	

Legal Description:
Subdivision: PLATTE RIVER RANCH

Prior Transfer

Recording Date:	12/05/2018	Sales Price:	$239,900
Document #:	2018000097372 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/30/2018		
Document Type:			

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH FILING # 1
City/Muni/Twp: ADAMS

Prior Transfer

Recording Date:	06/27/2012	Sales Price:	$112,000
Document #:	2012000046270 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/08/2012	Loan Amount:	N/A
Document #:	2012000041540 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2027	Type Finance:	

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH FILING #1

Prior Transfer

Recording Date:	06/13/2007	Sales Price:	$112,000
Document #:	2007000057362 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/2007		
Document Type:			

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH FILING #1

Prior Transfer

Recording Date:	11/27/2006	Sales Price:	N/A
Document #:	2006001004221 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/22/2006		
Document Type:			

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH FILING #1

Mortgage Record

Recording Date:	10/17/2005	Loan Amount:	N/A
Document #:	20051017001138220 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac

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TD Due Date:	10/01/2035	Type Finance:	FIX

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH FILING #1

Prior Transfer

Recording Date:	05/18/2005	Sales Price:	$126,100
Document #:	20050518000532360 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/18/2005	Sales Price:	$143,000
Document #:	20050118000058680 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/14/2005		
Document Type:			

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH FILING #1

Mortgage Record

Recording Date:	01/31/2002	Loan Amount:	N/A
Document #:	C0921450 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2032	Type Finance:	

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH FILING #1

Prior Transfer

Recording Date:	02/22/2000	Sales Price:	$128,251
Document #:	00642534 BK-PG 6041-506	Type of Sale:	Full Amount on Deed
Contract Date:	01/21/2000		
Document Type:			

Legal Description:
Lot: 52 Block: 3 Subdivision: PLATTE RIVER RANCH FILING #1

Area Sales Analysis

Total Area Sales	$5,283,650	Median # of Bedrooms	3
Median Lot Size	3,049 SF	Median # of Baths	1.75
Median Living Area	1,380 SF	Median Year Built	1999
Price Range - 2 Yrs	$315,000 to $405,250	Age Range	25 years to 27 years
Median Value	$385,000	Median Age	27 years

Comparable Sales Data

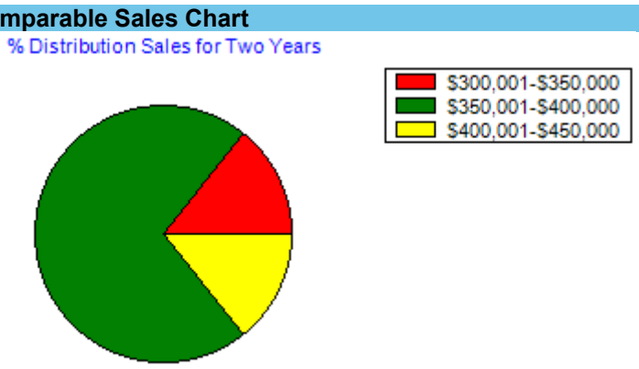
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**836 MOCKINGBIRD LN** **BRIGHTON, CO 80601-7353**	06/26/2026	$340,000	$274	1240	5/2/2	1999	3,049 SF	
		APN: R0113359 Document #: 2026000037369 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 14 Block: 3 Subdivision: PLATTE RIVER RANCH Abbreviated Description: Lot:14 Block:3 Subdivision:PLATTE RIVER RANCH								
2	.07Mi.	**892 MOCKINGBIRD LN** **BRIGHTON, CO 80601-7353**	05/11/2026	$360,000	$290	1240	5/2/2	2000	5,227 SF	
		APN: R0113372 Document #: 2026000027059 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 3 Subdivision: PLATTE RIVER RANCH Abbreviated Description: Lot:1 Block:3 Subdivision:PLATTE RIVER RANCH City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
3	.14Mi.	**677 MOCKINGBIRD ST** **BRIGHTON, CO 80601-7452**	05/01/2026	$315,000	$254	1240	5/2/1	1999	3,049 SF	
		APN: R0113411 Document #: 2026000025087 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 39 Block: 2 Subdivision: PLATTE RIVER RANCH FILING NO 1 Abbreviated Description: Lot:39 Block:2 Subdivision:PLATTE RIVER RANCH FILING NO 1								
4	.09Mi.	**727 MOCKINGBIRD ST** **BRIGHTON, CO 80601-7387**	04/28/2026	$385,000	$310	1240	5/2/2.5	1999	3,049 SF	
		APN: R0113397 Document #: 2026000024114 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 36 Block: 3 Subdivision: PLATTE RIVER RANCH FILING NO 1 Abbreviated Description: Lot:36 Block:3 Subdivision:PLATTE RIVER RANCH FILING NO 1 City/Muni/Twp:BRIGHTON City/Muni/Twp: BRIGHTON								
5	.03Mi.	**801 MOCKINGBIRD ST** **BRIGHTON, CO 80601-7387**	03/13/2026	$399,000	$277	1440	6/3/1	1999	3,049 SF	
		APN: R0113386 Document #: 2026000013727 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 47 Block: 3 Subdivision: PLATTE RIVER RANCH FILING NO 1 Abbreviated Description: Lot:47 Block:3 Subdivision:PLATTE RIVER RANCH FILING NO 1								
6	.07Mi.	**812 DOVE AVE** **BRIGHTON, CO 80601-7453**	11/12/2025	$405,000	$289	1400	5/3/2.5	2001	3,049 SF	
		APN: R0118845 Document #: 2025000066703 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 4 Block: 2 Subdivision: PLATTE RIVER RANCH FILING NO 4 Abbreviated Description: Lot:4 Block:2 Subdivision:PLATTE RIVER RANCH FILING NO 4								
7	.05Mi.	**857 MOCKINGBIRD LN** **BRIGHTON, CO 80601-7354**	10/24/2025	$355,000	$246	1440	6/3/1	1999	3,485 SF	
		APN: R0113437 Document #: 2025000062829 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 13 Block: 2 Subdivision: PLATTE RIVER RANCH FILING NO 1 Abbreviated Description: Lot:13 Block:2 Subdivision:PLATTE RIVER RANCH FILING NO 1								

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8	.1Mi.	**897 MOCKINGBIRD LN** **BRIGHTON, CO 80601-7354**	09/29/2025	$369,900	$256	1440	6/3/2	1999	3,920 SF
		APN: R0113450 Document #: 2025000056576 Document Type: Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 1 Block: 2 Subdivision: PLATTE RIVER RANCH FILING NO 1 Abbreviated Description: Lot:1 Block:2 Subdivision:PLATTE RIVER RANCH FILING NO 1							
9	.07Mi.	**817 PINTAIL AVE** **BRIGHTON, CO 80601-7457**	09/08/2025	$389,500	$278	1400	5/3/1.5	2001	3,049 SF
		APN: R0118836 Document #: 2025000052112 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 13 Block: 2 Subdivision: PLATTE RIVER RANCH FILING NO 4 Abbreviated Description: Lot:13 Block:2 Subdivision:PLATTE RIVER RANCH FILING NO 4							
10	.09Mi.	**742 MOCKINGBIRD LN** **BRIGHTON, CO 80601-3800**	08/29/2025	$375,000	$302	1240	5/2/1	1999	3,049 SF
		APN: R0113346 Document #: 2025000050210 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 27 Block: 3 Subdivision: PLATTE RIVER RANCH FILING NO 1 Abbreviated Description: Lot:27 Block:3 Subdivision:PLATTE RIVER RANCH FILING NO 1							
11	.08Mi.	**814 PINTAIL AVE** **BRIGHTON, CO 80601-7456**	07/11/2025	$400,000	$245	1630	6/3/2	2001	2,614 SF
		APN: R0118892 Document #: 2025000040039 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 22 Block: 3 Subdivision: PLATTE RIVER RANCH FILING NO 4 Abbreviated Description: Lot:22 Block:3 Subdivision:PLATTE RIVER RANCH FILING NO 4							
12	.04Mi.	**849 CANARY LN** **BRIGHTON, CO 80601-7455**	07/01/2025	$400,000	$294	1360	6/3/1.5	2000	3,049 SF
		APN: R0118857 Document #: 2025000038115 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 9 Block: 4 Subdivision: PLATTE RIVER RANCH Abbreviated Description: Lot:9 Subdivision:PLATTE RIVER RANCH Abbreviated Description:FILING NO 4							
13	.08Mi.	**747 MOCKINGBIRD ST** **BRIGHTON, CO 80601-7387**	06/23/2025	$385,000	$310	1240	5/2/1.5	1999	3,049 SF
		APN: R0113395 Document #: 2025000035958 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 38 Block: 3 Subdivision: PLATTE RIVER RANCH FILING NO 1 Abbreviated Description: Lot:38 Block:3 Subdivision:PLATTE RIVER RANCH FILING NO 1							
14	.11Mi.	**715 MOCKINGBIRD ST** **BRIGHTON, CO 80601-7387**	05/23/2025	$405,250	$281	1440	6/3/2	1999	3,920 SF
		APN: R0113400 Document #: 2025000029527 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 33 Block: 3 Subdivision: PLATTE RIVER RANCH FILING NO 1 Abbreviated Description: Lot:33 Block:3 Subdivision:PLATTE RIVER RANCH 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.	**833 MOCKINGBIRD ST**	**05/19/2023**	$365,000	$22,820	1,240	5/3/1	1999	3,049 SF	
.01Mi.	**831 MOCKINGBIRD ST**	**09/01/2021**	$372,000	$23,250	1,440	6/3/2	1999	3,049 SF	
.01Mi.	**841 MOCKINGBIRD ST**	**05/15/2000**	$323,000	$20,190	942	4/2/1	1999	3,049 SF	
.01Mi.	**843 MOCKINGBIRD ST**	**11/12/2021**	$356,000	$22,250	1,440	6/2/1	1999	3,049 SF	
.01Mi.	**823 MOCKINGBIRD ST**	**02/07/2001**	$348,000	$21,750	1,240	5/3/1	1999	3,485 SF	
.02Mi.	**851 MOCKINGBIRD ST**	**11/22/2024**	$363,000	$22,690	1,240	5/2/2	1999	3,485 SF	
.02Mi.	**821 MOCKINGBIRD ST**	**03/30/2021**	$381,000	$23,820	1,440	6/3/2	1999	3,485 SF	
.02Mi.	**838 MOCKINGBIRD LN**	**10/24/2024**	$338,000	$21,130	1,159	5/2/1	1999	3,049 SF	
.02Mi.	**846 MOCKINGBIRD LN**	**10/12/2022**	$377,000	$23,570	1,440	6/3/2	1999	3,049 SF	
.02Mi.	**836 MOCKINGBIRD LN**	**03/31/2021**	$367,000	$22,940	1,240	5/2/2	1999	3,049 SF	
.02Mi.	**848 MOCKINGBIRD LN**	**03/14/2025**	$373,000	$23,320	1,159	5/2/2	1999	3,049 SF	
.02Mi.	**828 MOCKINGBIRD LN**	**11/21/2023**	$380,000	$23,750	1,340	5/3/2	1999	3,485 SF	
.02Mi.	**853 MOCKINGBIRD ST**	**04/11/2025**	$386,000	$24,130	1,440	6/3/2	1999	3,485 SF	
.02Mi.	**803 MOCKINGBIRD ST**	**09/30/2024**	$357,000	$22,320	1,159	5/2/2	1999	3,049 SF	
.03Mi.	**856 MOCKINGBIRD LN**	**11/10/2016**	$359,000	$22,440	1,240	5/2/2	1999	3,049 SF	
.03Mi.	**826 MOCKINGBIRD LN**	**04/03/2023**	$369,000	$23,070	1,236	5/3/1	1999	3,485 SF	

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
3.40Mi.	**Riverdale Ridge High School** Number of Students: 1,784 Student-Teacher Ratio: 21.7	C	Public	9 - 12
3.57Mi.	**Henderson Elementary School** Number of Students: 357 Student-Teacher Ratio: 14.88	C	Public	PK - 5
3.49Mi.	**Quist Middle School** Number of Students: 855 Student-Teacher Ratio: 18.56	C-	Public	6 - 8

Flood Report

The Subject Property of **833 MOCKINGBIRD ST, BRIGHTON, CO 80601-7387** 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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