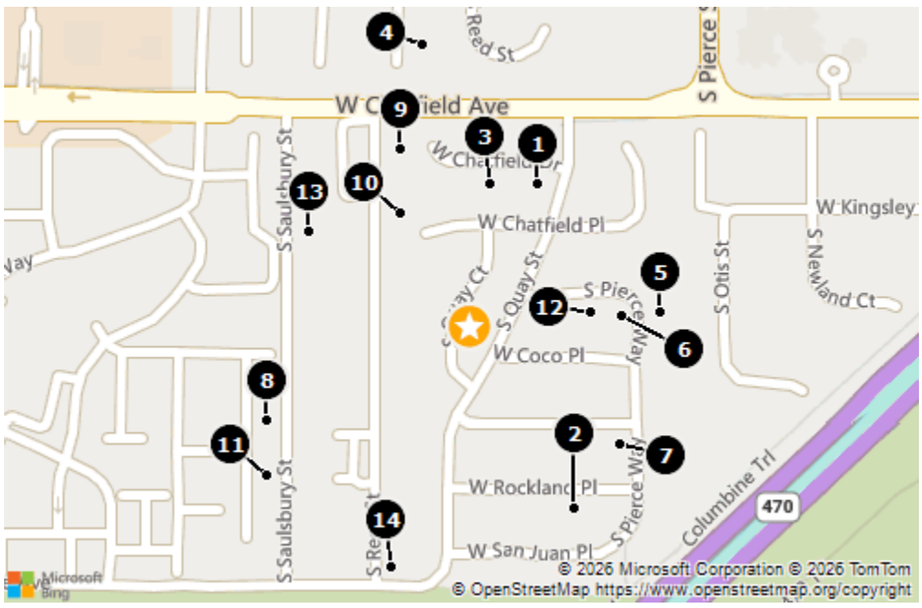
ICE SiteX Report

OrderID: 98472092

SiteX Property Information Report



Subject Property Location

8364 S QUAY CT, LITTLETON, CO 80128-7600

County:	**JEFFERSON CO**	Census Tract:	080590120.553010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	69-021-09-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$556,000**	FSD:	6	Common Confidence Score:	84
Value Range:	$522,640 - $589,360	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$9,277	Market Land Value:	$148,429	Tax Year:	2025
Assd Improvement:	$24,745	Market Improvment Value:	$395,918	Total Taxable Value:	$3,649
Total Assessed Value:	$34,022	Total Assessor Market Value:	$544,347	Delinquent Year:	
				Tax Account ID:	300431805
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 7 Subdivision: WESTLAKE HIGHLANDS FLG #1 Sec/Twnship/Range: SEC 02 TWN 06S RNG 69W

Abbreviated Description:	SECTION 02 TOWNSHIP 06 RANGE 69 QTR NE SUBDIVISIONCD 824450 SUBDIVISIONNAME WESTLAKE HIGHLANDS FLG #1 BLOCK 007 LOT 0002 SIZE
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	4,617 SF	Bedrooms:	2	Pool:	
Building Area:	1307 SF	Baths:	2	Fireplace:	1
Year Built:	2001	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch	Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/18/2026	Sales Price:	$213,750
Document #:	2026032918 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/02/2026	Sales Price:	N/A
Document #:	2026006073 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/19/2025	Sales Price:	N/A
Document #:	2025030679 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/03/2024	Sales Price:	N/A
Document #:	2024051328 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	08/19/2024	Sales Price:	$213,750
Document #:	2024048353 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/05/2019	Sales Price:	N/A
Document #:	2019009165 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/24/2003		
Document Type:			

Legal Description:
Lot: 2 Block: 7 Subdivision: WESTLAKE HIGHLANDS FILING NO 1
Abbreviated Description: PRIOR REF: 1846830 08/25/2003

Prior Transfer

Recording Date:	06/11/2013	Sales Price:	$213,750
Document #:	2013070119 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/01/2008	Sales Price:	$213,750
Document #:	2008091695 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/25/2003	Sales Price:	N/A
Document #:	F1846830 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/24/2003		
Document Type:			

Legal Description:
Lot: 2 Block: 7 Subdivision: WESTLAKE HIGHLANDS FILING #1

Prior Transfer

Recording Date:	07/24/2003	Sales Price:	N/A
Document #:	2019009165 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 7 Subdivision: WESTLAKE HIGHLANDS FLG #1 Sec/Twnship/Range: SEC 02 TWN 06S RNG 69W
Abbreviated Description: SECTION 02 TOWNSHIP 06 RANGE 69 QTR NE SUBDIVISIONCD 824450 SUBDIVISIONNAME WESTLAKE HIGHLANDS FLG #1 BLOCK 007 LOT 0002 SIZE
City/Muni/Twp: UNINCORPORATED AREA

Mortgage Record

Recording Date:	04/30/2003	Loan Amount:	N/A
Document #:	F1739140 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2033	Type Finance:	

Legal Description:
Lot: 2 Block: 7 Subdivision: WESTLAKE HIGHLANDS FILING #1

Prior Transfer

Recording Date:	04/09/2001	Sales Price:	$211,500
Document #:	F1214978 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/26/2001		
Document Type:			

Legal Description:
Lot: 2 Block: 7 Subdivision: WESTLAKE HIGHLANDS FLG #1 Sec/Twnship/Range: SEC 02 TWN 06S RNG 69W

Prior Transfer

Recording Date:	03/26/2001	Sales Price:	$211,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/27/2001	Sales Price:	$188,245
Document #:	F1190518 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/02/2001		
Document Type:			

Legal Description:
Lot: 2 Block: 7 Subdivision: WESTLAKE HIGHLANDS FLG #1 Sec/Twnship/Range: SEC 02 TWN 06S RNG 69W

Area Sales Analysis

Total Area Sales	$7,764,251	Median # of Bedrooms	3
Median Lot Size	4,312 SF	Median # of Baths	3
Median Living Area	1,462 SF	Median Year Built	2002
Price Range - 2 Yrs	$355,351 to $665,000	Age Range	15 years to 99 years
Median Value	$557,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

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1	.1Mi.	**6912 W CHATFIELD DR** **LITTLETON, CO 80128-6303**	09/21/2026	$630,000	$291	2160	/3/3	2011	4,312 SF

APN: 69-021-04-069 Document #: 2026063361
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 9A Subdivision: WESTLAKE HIGHLANDS FILING 2 Abbreviated Description: Lot:15 Block:9A Subdivision:WESTLAKE HIGHLANDS FILING 2

2	.13Mi.	**6838 W ROCKLAND PL** **LITTLETON, CO 80128-7604**	08/19/2026	$563,000	$430	1307	/2/2	2002	4,269 SF

APN: 69-021-11-014 Document #: 2026056138
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 5 Subdivision: WESTLAKE HIGHLANDS FILING NO 1 Abbreviated Description: Lot:8 Block:5 Subdivision:WESTLAKE HIGHLANDS FILING NO 1

3	.09Mi.	**6952 W CHATFIELD DR** **LITTLETON, CO 80128-6303**	08/10/2026	$665,000	$256	2594	/4/3	2011	4,008 SF

APN: 69-021-04-072 Document #: 2026053685
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 9A Subdivision: WESTLAKE HIGHLANDS FILING 2 Abbreviated Description: Lot:12 Block:9A Subdivision:WESTLAKE HIGHLANDS FILING 2

4	.18Mi.	**8278 S REED WAY** **LITTLETON, CO 80128-5677**	06/29/2026	$621,000	$329	1886	/3/3	1994	4,966 SF

APN: 59-354-11-028 Document #: 2026043508
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Block: 2 Subdivision: CHATFIELD ESTATES Abbreviated Description: Lot:26 Block:2 Subdivision:CHATFIELD ESTATES

5	.12Mi.	**8342 S PIERCE WAY** **LITTLETON, CO 80128-6397**	06/29/2026	$560,000	$346	1614	/2/3	2002	4,312 SF

APN: 69-021-10-029 Document #: 2026043366
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Block: 1 Subdivision: WESTLAKE HIGHLANDS FILING NO 1 Abbreviated Description: Lot:26 Block:1 Subdivision:WESTLAKE HIGHLANDS FILING NO 1

6	.09Mi.	**8337 S PIERCE WAY** **LITTLETON, CO 80128-6399**	05/28/2026	$575,000	$393	1462	/3/3	2003	4,530 SF

APN: 69-021-14-008 Document #: 2026035989
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: WESTLAKE HIGHLANDS FILING NO 1 Abbreviated Description: Lot:6 Block:2 Subdivision:WESTLAKE HIGHLANDS FILING NO 1

7	.12Mi.	**6800 W REMINGTON PL** **LITTLETON, CO 80128-7602**	05/26/2026	$575,000	$393	1462	/3/3	2002	4,922 SF

APN: 69-021-12-012 Document #: 2026035254
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 4 Subdivision: WESTLAKE HIGHLANDS FILING NO 1 Abbreviated Description: Lot:11 Block:4 Subdivision:WESTLAKE HIGHLANDS FILING NO 1

8	.14Mi.	**8444 S UPHAM WAY** **LITTLETON, CO 80128-6361**	05/07/2026	$550,000	$439	1252	/2/2	1986	3,659 SF

APN: 69-021-06-005 Document #: 2026030651
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14S Block: 1 Subdivision: MARINA POINTE SUBDIVISION FILING NO 3 Abbreviated Description: Lot:14S Block:1 Subdivision:MARINA POINTE SUBDIVISION FILING NO 3

9	.12Mi.	**8306 S REED ST** **LITTLETON, CO 80128-6358**	04/02/2026	$530,900	$277	1910	/4/3	2000	6,273 SF

APN: 69-021-04-024 Document #: 2026021206
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: 1 Subdivision: WESTLAKE AT SOUTH REED STREET Abbreviated Description: Lot:17 Block:1 Subdivision:WESTLAKE AT SOUTH REED STREET

10	.08Mi.	**8346 S REED ST** **LITTLETON, CO 80128-6358**	03/30/2026	$515,000	$394	1307	/3/2	2000	6,273 SF

APN: 69-021-04-028 Document #: 2026019799
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 1 Subdivision: WESTLAKE AT SOUTH REED STREET Abbreviated Description: Lot:13 Block:1 Subdivision:WESTLAKE AT SOUTH REED STREET

11	.16Mi.	**8474 S UPHAM WAY** **LITTLETON, CO 80128-6362**	03/23/2026	$535,000	$604	885	/3/2	1986	3,659 SF

APN: 69-021-06-009 Document #: 2026017843
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18S Block: 1 Subdivision: MARINA POINTE SUBDIVISION FILING NO 3 Abbreviated Description: Lot:18S Block:1 Subdivision:MARINA POINTE SUBDIVISION FILING NO 3

12	.08Mi.	**8317 S PIERCE WAY** **LITTLETON, CO 80128-6399**	02/10/2026	$554,000	$423	1307	/2/2	2002	4,269 SF

APN: 69-021-14-010 Document #: 2026008350
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: WESTLAKE HIGHLANDS FILING NO 1 Abbreviated Description: Lot:4 Block:2 Subdivision:WESTLAKE HIGHLANDS FILING NO 1

13	.11Mi.	**8340 S SAULSBURY ST** **LITTLETON, CO 80128-6306**	12/10/2025	$355,351	$333	1067	/3/1	1927	12,937 SF

APN: 69-021-05-030 Document #: 2025079765
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Block: 5 Subdivision: MEADOWBROOK HEIGHTS Abbreviated Description: Lot:25 Block:5 Subdivision:MEADOWBROOK HEIGHTS

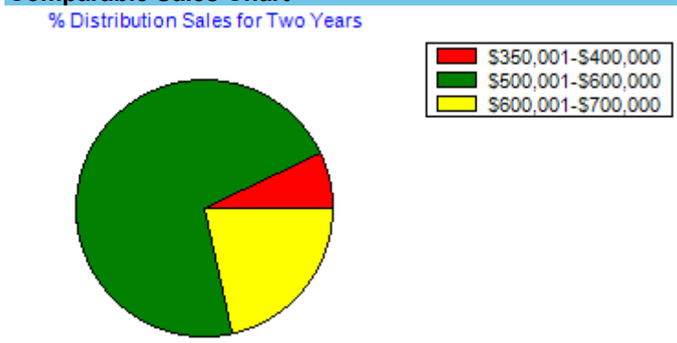
14	.16Mi.	**6995 W PAYNE AVE** **LITTLETON, CO 80128-6300**	11/17/2025	$535,000	$340	1573	/4/3	2011	4,138 SF

APN: 69-021-04-092 Document #: 2025074156
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6A Subdivision: WESTLAKE HIGHLANDS FILING 2 Abbreviated Description: Lot:1 Block:6A Subdivision:WESTLAKE HIGHLANDS FILING 2

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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.	**8364 S QUAY CT**	**07/24/2003**	$544,347	$34,022	1,307	/2/2	2001	4,617 SF	
.01Mi.	**8354 S QUAY CT**	**09/09/2025**	$577,743	$36,109	1,614	/3/3	2001	4,312 SF	
.01Mi.	**8374 S QUAY CT**	**10/07/2022**	$629,198	$39,325	1,462	/3/3	2001	6,098 SF	
.02Mi.	**8344 S QUAY CT**	**07/10/2025**	$646,472	$40,404	2,109	/4/3	2001	4,138 SF	
.02Mi.	**8365 S QUAY CT**	**02/25/2014**	$520,700	$32,544	1,462	/3/3	2001	4,008 SF	
.03Mi.	**8355 S QUAY CT**	**08/31/2018**	$555,903	$34,744	1,614	/3/3	2001	4,400 SF	
.03Mi.	**8345 S QUAY CT**	**07/14/2015**	$536,173	$33,511	1,307	/2/2	2001	5,576 SF	
.03Mi.	**8375 S QUAY CT**	**09/29/2025**	$550,955	$34,435	1,690	/3/3	2001	4,008 SF	
.03Mi.	**8334 S QUAY CT**	**10/22/2008**	$540,210	$33,763	1,307	/2/2	2001	4,269 SF	
.03Mi.	**8335 S QUAY CT**	**10/19/2016**	$640,600	$40,037	1,911	/3/3	2001	6,142 SF	
.03Mi.	**8325 S QUAY CT**	**10/27/2017**	$538,089	$33,630	1,462	/3/3	2001	4,792 SF	
.03Mi.	**8385 S QUAY CT**	**03/27/2008**	$515,040	$32,190	1,307	/2/2	2001	4,008 SF	
.04Mi.	**6865 W COCO PL**	**01/17/2024**	$622,548	$38,909	1,930	/3/3	2002	4,051 SF	
.04Mi.	**8324 S QUAY CT**	**09/11/2021**	$548,928	$34,308	1,614	/3/3	2001	4,312 SF	
.04Mi.	**8315 S QUAY CT**	**06/22/2021**	$580,780	$36,299	1,614	/3/4	2001	4,879 SF	
.04Mi.	**6876 W COCO PL**	**03/22/2017**	$552,862	$34,554	1,307	/3/2	2002	4,312 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	41.1 years old	Households:	14,720
Median Household Income:	$118,610	Households w/Family:	70%
Household Income Per Capita:	$55,662	Households w/Family Married:	56%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Jefferson County School District R-1	Students:	73,532
Number of Schools:	144	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.73Mi.	**Columbine High School** Number of Students: 1,710 Student-Teacher Ratio: 20.73 Advanced Placement: Yes	B+	Public	9 - 12
1.25Mi.	**Ken Caryl Middle School** Number of Students: 725 Student-Teacher Ratio: 18.51	B+	Public	6 - 8
1.10Mi.	**Columbine Hills Elementary School** Number of Students: 315 Student-Teacher Ratio: 15.43	B	Public	PK - 5

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Flood Report

The Subject Property of **8364 S QUAY CT, LITTLETON, CO 80128-7600** 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	95%	SIMILAR
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	46%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	69%	NOTABLY LOWER
OVERALL	56%	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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