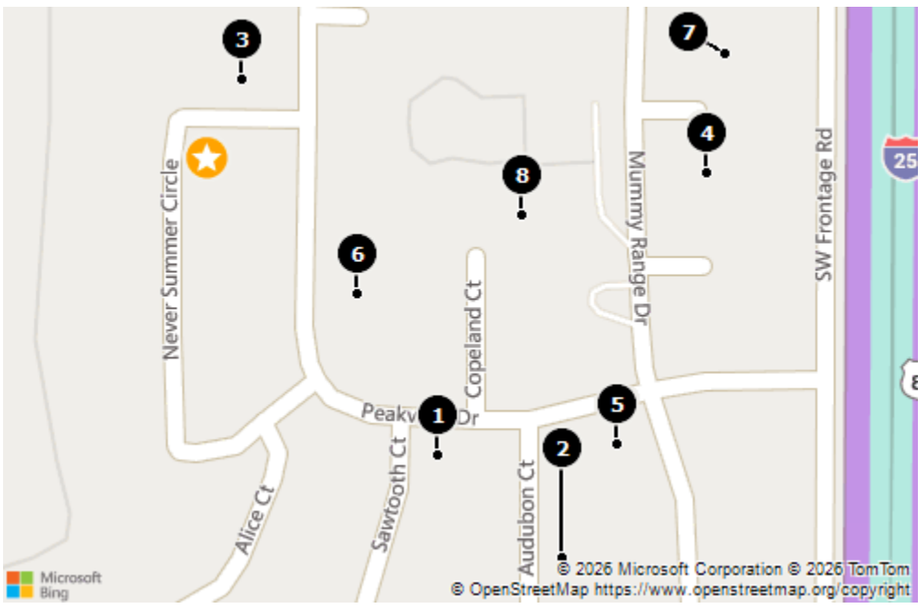
ICE SiteX Report

OrderID: 97908938

SiteX Property Information Report



Subject Property Location

8402 NEVER SUMMER CIR, FORT COLLINS, CO 80528-9224

County:	**LARIMER CO**	Census Tract:	080690016.083027
Property Use:	Modular/Pre-Fabricated Homes	Zoning:	
Parcel Number:	86223-29-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$375,000**	FSD:	9	Common Confidence Score:	63
Value Range:	$341,250 - $408,750	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1095
Assd Land Value:	$1,625	Market Land Value:	$26,000	Tax Year:	2025
Assd Improvement:	$18,863	Market Improvment Value:	$301,800	Total Taxable Value:	$3,381
Total Assessed Value:	$20,488	Total Assessor Market Value:	$327,800	Delinquent Year:	
				Tax Account ID:	R1183591
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Subdivision: MOUNTAIN RANGE SHADOWS Map Ref: 86223 Sec/Twnship/Range: SEC 22 TWN 6N RNG 68W
Abbreviated Description: LOT 2, MTN RANGE SHADOWS IV

Property Characteristics

Lot Size:	8,445 SF	Bedrooms:	3	Pool:	
Building Area:	1862 SF	Baths:	2	Fireplace:	
Year Built:	1984	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	Prefab	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/10/2025	Sales Price:	$80,586
Document #:	20250059270 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/29/2022	Loan Amount:	N/A
Document #:	20220059004 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2040	Type Finance:	

Legal Description:
Lot: 2 Block: 5 Subdivision: MOUNTAIN RANGE SHADOWS IV
City/Muni/Twp: FORT COLLINS

Prior Transfer

Recording Date:	05/27/2010	Sales Price:	$97,500
Document #:	20100029745 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/21/2010		
Document Type:			

Legal Description:
Lot: 2 Subdivision: MOUNTAIN RANGE SHADOWS IV Sec/Twnship/Range: SW4 S22T06NR68W 6TH PM

Prior Transfer

Recording Date:	05/21/2010	Sales Price:	$97,500

ICE SiteX Report

OrderID: 97908938

Document #:	RECEPT # 20100029745 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Subdivision: MOUNTAIN RANGE SHADOWS Map Ref: 86223 Sec/Twnship/Range: SEC 22 TWN 6N RNG 68W
Abbreviated Description: LOT 2, MTN RANGE SHADOWS IV

Prior Transfer

Recording Date:	02/12/2010	Sales Price:	N/A
Document #:	20100008148 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/01/2010		
Document Type:			

Legal Description:
Lot: 2 Subdivision: MOUNTAIN RANGE SHADOWS 4TH FILING

Prior Transfer

Recording Date:	04/22/2008	Sales Price:	$74,000
Document #:	20080024846 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/18/2008		
Document Type:			

Legal Description:
Lot: 2 Subdivision: MOUNTAIN RANGE SHADOWS 4TH FILING

Mortgage Record

Recording Date:	05/31/2005	Loan Amount:	N/A
Document #:	2005-0043467 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	03/01/2033	Type Finance:	

Legal Description:
Lot: 2 Subdivision: MOUNTAIN RANGE SHADOWS IV
Abbreviated Description: PRIOR REF 2003017208 02/11/2003: AMENDED PLAT LOTS8-13&16-19 BLK5 & LOTS24&25 BLK6 AMENDED PLAT

Prior Transfer

Recording Date:	02/11/2003	Sales Price:	$142,500
Document #:	2003017207 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/07/2003		
Document Type:			

Legal Description:
Lot: 2 Subdivision: MOUNTAIN RANGE SHADOWS 4TH FILING

Mortgage Record

Recording Date:	08/19/1997	Loan Amount:	N/A
Document #:	97053901 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2027	Type Finance:	

Legal Description:
Lot: 2 Subdivision: MOUNTAIN RANGE SHADOWS IV

Area Sales Analysis

Total Area Sales	$2,113,000	Median # of Bedrooms	3
Median Lot Size	5,291 SF	Median # of Baths	2
Median Living Area	1,146 SF	Median Year Built	1980
Price Range - 2 Yrs	$190,000 to $357,000	Age Range	10 years to 51 years
Median Value	$246,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**8500 SAWTOOTH CT** **FORT COLLINS, CO 80528-9233**	05/18/2026	$295,000	$302	975	5/3/2	2016	3,373 SF	
		APN: 86223-10-039 Document #: 20260023463 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 39 Block: 6 Subdivision: MOUNTAIN RANGE SHADOWS Abbreviated Description: Lot:39 Block:6 Subdivision:MOUNTAIN RANGE SHADOWS								
2	.17Mi.	**8508 AUDUBON CT** **FORT COLLINS, CO 80528-9202**	05/07/2026	$267,000	$219	1216	7/3/2	1993	4,333 SF	
		APN: 86223-25-002 Document #: 20260021670 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 2 Block: 6 Subdivision: MOUNTAIN RANGE SHADOWS Abbreviated Description: Lot:2 Block:6 Subdivision:MOUNTAIN RANGE SHADOWS								
3	.03Mi.	**8325 NEVER SUMMER CIR** **FORT COLLINS, CO 80528-9244**	03/30/2026	$225,000	$167	1344	5/3/2	1978	5,425 SF	
		APN: 86223-26-003 Document #: 20260014320 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 3 Block: 7 Subdivision: MOUNTAIN RANCGE SHADOWS Abbreviated Description: Lot:3 Block:7 Subdivision:MOUNTAIN RANCGE SHADOWS								
4	.15Mi.	**8412 MUMMY RANGE DR** **FORT COLLINS, CO 80528-9218**	02/20/2026	$208,000	$225	924	4/2/2	1975	4,356 SF	
		APN: 86223-07-010 Document #: 20260007528 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 10 Block: 3 Subdivision: MOUNTAIN RANGE SHADOWS Abbreviated Description: Lot:10 Block:3 Subdivision:MOUNTAIN RANGE SHADOWS								
5	.15Mi.	**8501 MUMMY RANGE DR** **FORT COLLINS, CO 80528-9219**	12/18/2025	$357,000	$231	1540	8/3/2	1976	5,354 SF	
		APN: 86223-10-020 Document #: 20250060749 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 20 Block: 6 Subdivision: MOUNTAIN RANGE SHADOWS Sec/Twnship/Range: SW4 S22T06NR68W 6PM Abbreviated Description: Lot:20 Block:6 Subdivision:MOUNTAIN RANGE SHADOWS Sec/Twnship/Range:SW4 S22T06NR68W 6PM								
6	.06Mi.	**8416 PEAKVIEW DR** **FORT COLLINS, CO 80528-9232**	08/12/2025	$346,000	$300	1152	5/3/2	1983	9,914 SF	
		APN: 86223-23-019 Document #: 20250037075 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 97908938

Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 19&20 Block: 2 Subdivision: MOUNTAIN RANGE SHADOWS Abbreviated Description: Lot:19&20 Block:2 Subdivision:MOUNTAIN RANGE SHADOWS

7	.16Mi.	**8404 MUMMY RANGE DR FORT COLLINS, CO 80528-9218**	08/11/2025	$190,000	$188	1008	4/2/2	1975	5,227 SF

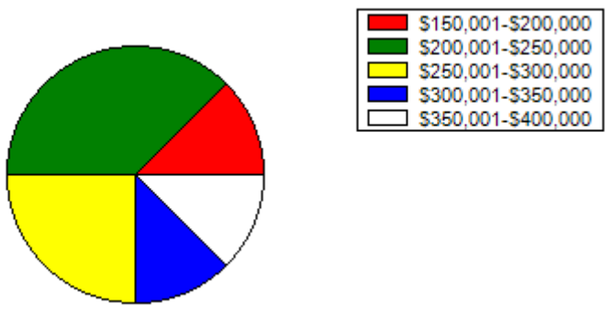
APN: 86223-07-014 Document #: 20250036596
Document Type: Price Code: D
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 14 Block: 3 Subdivision: MOUNTAIN RANGE SHADOWS Abbreviated Description: Lot:14 Block:3 Subdivision:MOUNTAIN RANGE SHADOWS

8	.1Mi.	**8406 COPELAND CT FORT COLLINS, CO 80528-9203**	01/21/2025	$225,000	$197	1140	5/3/2	1983	6,098 SF

APN: 86223-23-010 Document #: 20250002501
Document Type: Price Code: D
Land Use: Modular/Pre-Fabricated Homes
Legal: Lot: 10 Block: 2 Subdivision: MOUNTAIN RANGE SHADOWS Abbreviated Description: Lot:10 Block:2 Subdivision:MOUNTAIN RANGE SHADOWS

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.	**8402 NEVER SUMMER CIR**	**05/21/2010**	$327,800	$20,488	1,862	6/3/2	1984	8,445 SF	
.02Mi.	**8401 PEAKVIEW DR**	**05/19/2017**	$246,900	$15,431	1,056	5/3/2	1971	9,080 SF	
.02Mi.	**8406 NEVER SUMMER CIR**	**05/02/2022**	$306,200	$19,138	1,868	5/3/2	1986	8,364 SF	
.02Mi.	**8409 PEAKVIEW DR**	**09/24/2020**	$271,700	$16,981	1,620	5/3/2	1985	4,493 SF	
.02Mi.	**8407 NEVER SUMMER CIR**	**10/09/1980**	$259,800	$16,238	1,056	4/2/1	1978	7,575 SF	
.03Mi.	**8403 NEVER SUMMER CIR**	**05/03/2002**	$249,600	$15,600	1,056	5/3/1	1978	6,168 SF	
.03Mi.	**8329 NEVER SUMMER CIR**	**01/03/2025**	$265,200	$16,575	1,152	5/3/2	1983	5,313 SF	
.03Mi.	**8325 NEVER SUMMER CIR**	**05/15/2015**	$274,800	$17,175	1,344	5/3/2	1978	5,425 SF	
.03Mi.	**8333 NEVER SUMMER CIR**	**06/03/2022**	$289,600	$18,100	1,216	4/3/2	1983	6,564 SF	
.03Mi.	**8341 NEVER SUMMER CIR**	**05/20/2016**	$243,200	$15,200	952	4/2/1	1976	6,078 SF	
.03Mi.	**8315 NEVER SUMMER CIR**	**08/22/2017**	$281,300	$17,581	1,344	5/3/2	1983	6,207 SF	
.03Mi.	**8411 NEVER SUMMER CIR**	**01/03/2008**	$304,500	$19,031	1,248	6/3/2	1978	7,857 SF	
.04Mi.	**8413 PEAKVIEW DR**	**12/30/2025**	$233,100	$14,569	1,056	5/3/2	1980	4,493 SF	
.04Mi.	**8412 NEVER SUMMER CIR**	**12/15/2023**	$379,000	$23,688	1,664	6/4/2	1980	8,276 SF	
.04Mi.	**8400 PEAKVIEW DR**	**12/03/2019**	$264,200	$16,513	1,352	5/3/2	1978	7,187 SF	
.05Mi.	**8415 PEAKVIEW DR**	**01/03/2014**	$212,500	$13,281	896	5/3/1	1976	4,493 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	36.2 years old	Households:	9,874
Median Household Income:	$137,998	Households w/Family:	75%
Household Income Per Capita:	$60,314	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	43%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.67Mi.	**Bamford Elementary School**	B	Public	PK - 5
Number of Students: 310				
Student-Teacher Ratio: 12.7				
3.85Mi.	**Preston Middle School**	B+	Public	6 - 8

ICE SiteX Report

OrderID: 97908938

Number of Students: 568
Student-Teacher Ratio: 16.4

3.42Mi. **Fossil Ridge High School** A Public 9 - 12
Number of Students: 1,846
Student-Teacher Ratio: 19.26
Advanced Placement: Yes

Flood Report

The Subject Property of **8402 NEVER SUMMER CIR, FORT COLLINS, CO 80528-9224** 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	69%	NOTABLY LOWER
BURGLARY	31%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	47%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	17%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	32%	SIGNIFICANTLY LOWER
MURDER	57%	NOTABLY LOWER
OVERALL	38%	SIGNIFICANTLY LOWER

Disaster Alerts

7/30/2024 - Stone Mountain Fire 7/31/2024 - Alexander Mountain Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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