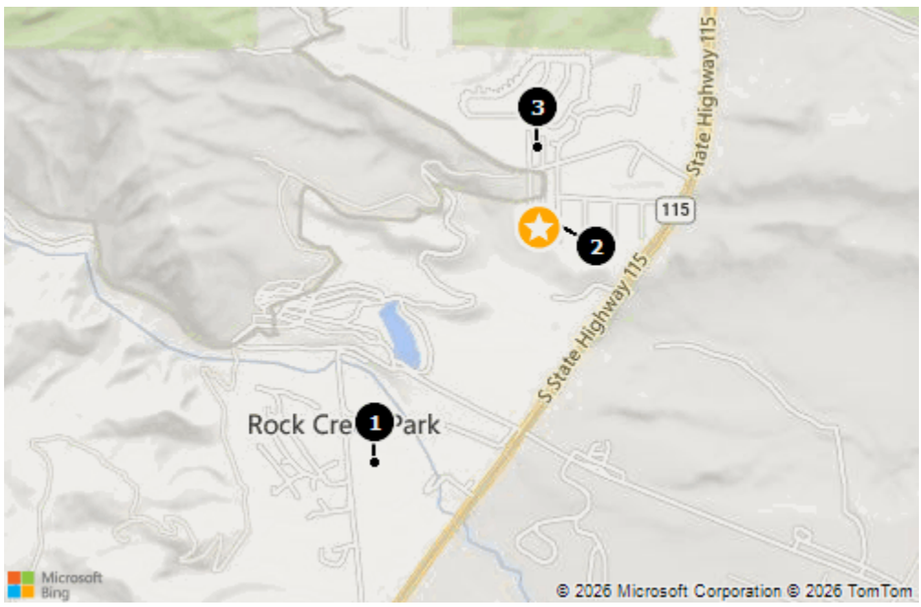
ICE SiteX Report

OrderID: 97528372

SiteX Property Information Report



Subject Property Location

8445 COMMANCHE RD, COLORADO SPRINGS, CO 80926-9755

County:	**EL PASO CO**	Census Tract:	080410033.062014
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	F-5
Parcel Number:	6530305038	Thomas Bros Pg-Grid:	

Valuation

Value:	**$309,000**	FSD:	17	Common Confidence Score:	48
Value Range:	$256,470 - $361,530	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	EBN
Assd Land Value:	$2,970	Market Land Value:	$42,188	Tax Year:	2025
Assd Improvement:	$22,360	Market Improvment Value:	$317,099	Total Taxable Value:	$1,259
Total Assessed Value:	$25,330	Total Assessor Market Value:	$359,287	Delinquent Year:	
				Tax Account ID:	R6530305038
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 2 Subdivision: ROCK CREEK MESA EXT BLK 2 Map Ref: MP: 5303
Abbreviated Description: LOT 13 BLK 2 EXT OF BLK 2 ROCK CREEK MESA SUB

Property Characteristics

Lot Size:	30,060 SF	Bedrooms:	4	Pool:	
Building Area:	1368 SF	Baths:	2	Fireplace:	
Year Built:	1997	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	2
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	Y

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/21/2025	Sales Price:	N/A
Document #:	225032069 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/15/2022	Sales Price:	N/A
Document #:	222107565 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2022	Sales Price:	$377,000
Document #:	222101159 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2022		
Document Type:			
Legal Description:			

Lot: 13 Block: 2 Subdivision: ROCK CREEK MESA SUBDIVISION

Prior Transfer

Recording Date:	07/28/2022	Sales Price:	N/A
Document #:	222101158 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 13 Block: 2 Subdivision: ROCK CREEK MESA EXT BLK 2 Map Ref: MP: 5303
Abbreviated Description: LOT 13 BLK 2 EXT OF BLK 2 ROCK CREEK MESA SUB

Prior Transfer

Recording Date:	06/30/2022	Sales Price:	$377,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/30/2019	Loan Amount:	N/A
Document #:	219103525 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Lot: 13 Block: 2 Subdivision: ROCK CREEK MESA SUBDIVISION

Prior Transfer

Recording Date:	01/06/2016	Sales Price:	N/A
Document #:	216001124 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/31/2015		
Document Type:			

Legal Description:
Lot: 13 Block: 2 Subdivision: ROCK CREEK MESA SUBDIVISION

Prior Transfer

Recording Date:	12/05/2013	Sales Price:	$63,100
Document #:	213145045 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/26/2013	Sales Price:	$120,900
Document #:	213142753 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/26/2013		
Document Type:			

Legal Description:
Lot: 13 Block: 2 Subdivision: ROCK CREEK MESA SUBDIVISION

Prior Transfer

Recording Date:	06/20/2013	Sales Price:	$63,100
Document #:	213080040 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/17/2013		
Document Type:			

Legal Description:
Lot: 13 Block: 2 Subdivision: ROCK CREEK MESA SUBDIVISION

Area Sales Analysis

Total Area Sales	$1,025,000	Median # of Bedrooms	3
Median Lot Size	20,040 SF	Median # of Baths	2
Median Living Area	1,344 SF	Median Year Built	1995
Price Range - 2 Yrs	$300,000 to $375,000	Age Range	29 years to 46 years
Median Value	$350,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.72Mi.	**8975 OLD CANON CITY RD COLORADO SPRINGS, CO 80926-9733**	12/09/2025	$350,000	$270	1296	6/3/2	1995	217,801 SF	
		APN: 7536411001 Document #: 225106590 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 1 Subdivision: LADECH SUBDIVISION Abbreviated Description: Lot:1 Subdivision:LADECH SUBDIVISION								
2	.04Mi.	**8440 PIUTE RD COLORADO SPRINGS, CO 80926-9708**	12/02/2025	$375,000	$248	1512	5/3/2	1997	20,040 SF	
		APN: 6530305036 Document #: 225104707 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 22 Block: 2 Subdivision: ROCK CREEK MESA SUBDIVISION MapRef: MB 3764 PG 1346 Abbreviated Description: Lot:22 Block:2 Subdivision:ROCK CREEK MESA SUBDIVISION Map Ref:MB 3764 PG 1346								
3	.2Mi.	**8255 COMMANCHE RD COLORADO SPRINGS, CO 80926-9735**	01/27/2025	$300,000	$223	1344	8/3/2	1980	20,040 SF	
		APN: 6530303048 Document #: 225007100 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 15 Block: 3 Subdivision: ROCK CREEK MESA SUBDIVISION MapRef: MB 5799 PG 1092 Abbreviated Description: Lot:15 Block:3 Subdivision:ROCK CREEK MESA SUBDIVISION Map Ref:MB 5799 PG 1092								

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.	**8445 COMMANCHE RD**	**07/28/2022**	$359,287	$25,330	1,368	7/4/2	1997	30,060 SF	
.03Mi.	**8395 COMMANCHE RD**	**09/21/2022**	$361,924	$25,520	1,624	6/3/1.75	2018	20,040 SF	
.03Mi.	**8475 COMMANCHE RD**	**03/05/2018**	$40,301	$2,840	1,568		1996		
.03Mi.	**8450 PIUTE RD**	**08/02/2022**	$13,838	$980	684		1968		
.04Mi.	**8440 PIUTE RD**	**11/26/2025**	$39,168	$2,760	1,512	5/3/2	1997	20,040 SF	
.06Mi.	**8375 COMMANCHE RD**	**05/20/2002**	$354,766	$25,010	1,296	5/3/1	1976	30,060 SF	
.09Mi.	**8345 COMMANCHE RD**	**10/10/2013**	$273,955	$19,310	1,092	5/2/1	1977	20,040 SF	
.11Mi.	**8520 PIUTE RD**	**04/06/2018**	$373,000	$26,300	1,904	7/3/2	1994	2 SF	
.11Mi.	**8320 PIUTE RD**	**10/30/2020**	$281,979	$19,880	1,060	6/3/1.5	1966	20,040 SF	
.12Mi.	**8315 COMMANCHE RD**		$354,811	$25,010	1,088	6/2/2	1998	38,150 SF	
.13Mi.	**110 CHEROKEE DR**	**08/31/2010**	$383,724	$27,050	2,079	6/3/2	2000	1 SF	
.14Mi.	**35 PAWNEE RD**		$343,670	$24,220	1,512	5/3/1.5	2002	25,888 SF	
.16Mi.	**107 PAWNEE RD**	**07/28/2015**	$22,813	$1,610	1,216		1996	24,128 SF	
.16Mi.	**107 PAWNEE RD**	**08/25/2005**	$16,872	$1,190	1,216		1996		
.17Mi.	**8285 COMMANCHE RD**	**06/13/1984**	$67,855	$4,780				30,373 SF	
.17Mi.	**30 PAWNEE RD**	**09/06/2022**	$298,106	$21,010	1,152	6/3/1.75	1969	12,576 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	39.0 years old	Households:	640
Median Household Income:	$93,771	Households w/Family:	79%
Household Income Per Capita:	$52,355	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Fountain School District 8	Students:	7,955
Number of Schools:	13	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.10Mi.	**Carson Middle School** Number of Students: 657 Student-Teacher Ratio: 15.91	D+	Public	6 - 8
8.13Mi.	**Fountain-Fort Carson High School** Number of Students: 1,974 Student-Teacher Ratio: 17.31 Advanced Placement: Yes	C+	Public	9 - 12
2.41Mi.	**Weikel Elementary School** Number of Students: 814 Student-Teacher Ratio: 19.1	D+	Public	KG - 5

Flood Report

The Subject Property of **8445 COMMANCHE RD, COLORADO SPRINGS, CO 80926-9755** 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	148%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	53%	NOTABLY LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	149%	NOTABLY HIGHER
MURDER	50%	SIGNIFICANTLY LOWER
OVERALL	69%	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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ICE SiteX Report

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