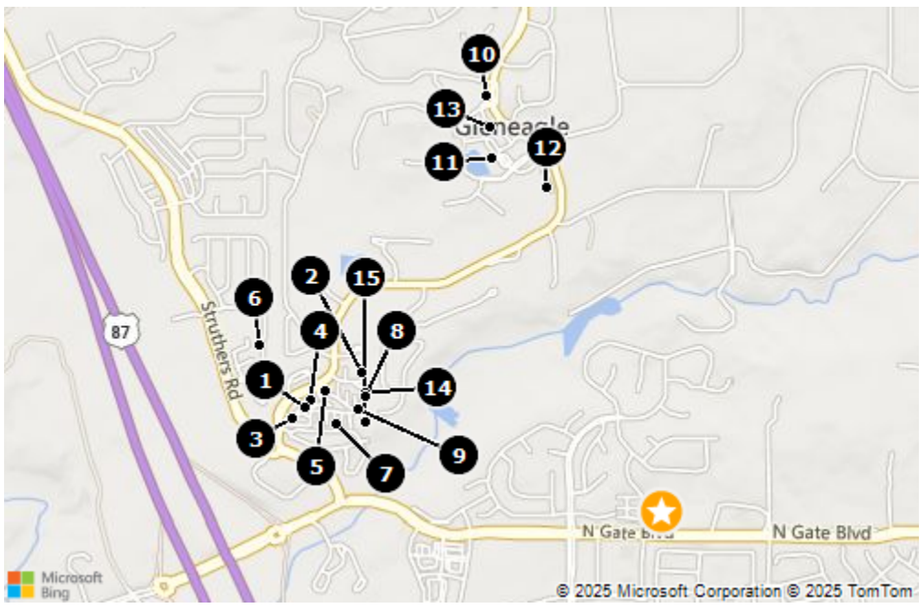
ICE SiteX Report

OrderID: 96092630

SiteX Property Information Report



Subject Property Location

867 YELLOW JASPER PT, COLORADO SPRINGS, CO 80921-7673

County:	**EL PASO CO**	Census Tract:	080410072.042024
Property Use:	Townhouse (Residential)	Zoning:	OC/CR
Parcel Number:	6206411023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$527,000**	FSD:	6
Value Range:	$495,380 - $558,620	Confidence Score:	94

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2023	Tax Rate Code Area:	JBF
Assd Land Value:	$6,700	Market Land Value:	$100,000	Tax Year:	2024
Assd Improvement:	$27,520	Market Improvment Value:	$410,701	Total Taxable Value:	$1,818
Total Assessed Value:	$34,220	Total Assessor Market Value:	$510,701	Delinquent Year:	
				Tax Account ID:	R6206411023
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Subdivision: NORTHGATE ESTATES FIL NO 3 Map Ref: MP: 2064
Abbreviated Description: LOT 6 NORTHGATE ESTATES FIL NO 3

Property Characteristics

Lot Size:	3,042 SF	Bedrooms:	3	Pool:	
Building Area:	1158 SF	Baths:	2.25	Fireplace:	1
Year Built:	2016	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:	Finished	Roof Cover:	3
		Foundation:		Elevator:	Y

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/22/2025	Sales Price:	$386,650
Document #:	225072149 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/03/2021	Loan Amount:	N/A
Document #:	221221504 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 6 Subdivision: NORTHGATE ESTATES FILING NO 3
City/Muni/Twp: COLORADO SPRINGS

Mortgage Record

Recording Date:	02/25/2021	Loan Amount:	N/A
Document #:	221036814 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/28/2041	Type Finance:	VAR

Legal Description:
Lot: 6 Subdivision: NORTHGATE ESTATES FILING NO 5
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	10/01/2018	Sales Price:	$355,000

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Document #:	218114290 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 6 Subdivision: NORTHGATE ESTATES FIL NO 3 Map Ref: MP: 2064
Abbreviated Description: LOT 6 NORTHGATE ESTATES FIL NO 3

Prior Transfer

Recording Date:	10/01/2018	Sales Price:	$355,000
Document #:	218114290 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 6 Subdivision: NORTHGATE ESTATES FILING # 3
City/Muni/Twp: COLORADO SPRINGS

Prior Transfer

Recording Date:	04/25/2017	Sales Price:	$331,005
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/25/2017	Sales Price:	$331,005
Document #:	217047079 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/24/2017		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 6 Subdivision: NORTHGATE ESTATES FILING NO 3
City/Muni/Twp: COLORADO SPRINGS

Area Sales Analysis

Total Area Sales	$6,536,500	Median # of Bedrooms	3
Median Lot Size	1,816 SF	Median # of Baths	3
Median Living Area	1,335 SF	Median Year Built	1994
Price Range - 2 Yrs	$350,000 to $642,000	Age Range	21 years to 52 years
Median Value	$405,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.94Mi.	**294 LUXURY LN** **COLORADO SPRINGS, CO 80921-3305**	11/21/2025	$378,000	$283	1335	8/3/3	1996	1,741 SF	
		APN: 6206301130 Document #: 225102186 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 4 Subdivision: SUN MESA TOWNHOMES PHASE NO 12 Abbreviated Description: Lot:4 Subdivision:SUN MESA TOWNHOMES PHASE NO 12 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS								
2	.84Mi.	**54 RISING SUN TER** **COLORADO SPRINGS, CO 80921-3242**	09/29/2025	$405,000	$327	1238	4/2/2	1986	2,095 SF	
		APN: 6206301031 Document #: 225083861 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 8 Subdivision: SUNRISE TOWNHOMES AT GLENEAGLE Phase No: 2 Abbreviated Description: Lot:8 Subdivision:SUNRISE TOWNHOMES AT GLENEAGLE Phase No:2								
3	.96Mi.	**254 LUXURY LN** **COLORADO SPRINGS, CO 80921-3304**	09/29/2025	$415,000	$310	1335	10/3/2.75	1997	1,816 SF	
		APN: 6206301149 Document #: 225083651 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 2 Subdivision: SUN MESA TOWNHOMES PHASE NO 15 Abbreviated Description: Lot:2 Subdivision:SUN MESA TOWNHOMES PHASE NO 15								
4	.93Mi.	**308 LUXURY LN** **COLORADO SPRINGS, CO 80921-3320**	09/24/2025	$385,000	$171	2242	10/4/3.75	1997	1,726 SF	
		APN: 6206301142 Document #: 225082589 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 2 Subdivision: SUN MESA TOWNHOMES PHASE NO 14 Abbreviated Description: Lot:2 Subdivision:SUN MESA TOWNHOMES PHASE NO 14								
5	.9Mi.	**8 LUXURY LN** **COLORADO SPRINGS, CO 80921-3300**	09/16/2025	$398,000	$316	1258	7/2/2.5	1994	1,673 SF	
		APN: 6206301057 Document #: 225079693 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 2 Subdivision: SUN MESA TOWNHOMES PHASE NO 3 Abbreviated Description: Lot:2 Subdivision:SUN MESA TOWNHOMES PHASE NO 3								
6	1.1Mi.	**13789 PARADISE VILLAS GRV** **COLORADO SPRINGS, CO 80921-3296**	09/03/2025	$617,000	$329	1872	9/3/3	2004	2,508 SF	
		APN: 7201401077 Document #: 225075079 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 32 Subdivision: PARADISE VILLAS PHASE 3E Abbreviated Description: Lot:32 Subdivision:PARADISE VILLAS PHASE 3E								
7	.85Mi.	**174 LUXURY LN** **COLORADO SPRINGS, CO 80921-3303**	08/04/2025	$350,000	$156	2242	10/4/4	1995	1,598 SF	
		APN: 6206301105 Document #: 225066016 Document Type: Special Warranty Deed Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 7 Subdivision: SUN MESA TOWNHOMES PHASE NO 9 Abbreviated Description: Lot:7 Subdivision:SUN MESA TOWNHOMES PHASE NO 9								
8	.8Mi.	**94 RISING SUN TER** **COLORADO SPRINGS, CO 80921-3243**	07/23/2025	$366,500	$296	1238	5/2/3	1987	1,904 SF	
		APN: 6206301044 Document #: 225062100 Document Type: Warranty Deed Price Code: D Land Use: Townhouse (Residential)								

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Legal: Lot: 10 Subdivision: SUNRISE TOWNHOMES AT GLENEAGLE Phase No: 3 Abbreviated Description: Lot:10 Subdivision:SUNRISE TOWNHOMES AT GLENEAGLE Phase No:3

9	.81Mi.	**92 LUXURY LN** **COLORADO SPRINGS, CO 80921-3301**	07/16/2025	$380,000	$284	1335	8/3/3	1994	1,750 SF

APN: 6206301085 Document #: 225060138
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 12 Subdivision: SUN MESA TOWNHOMES PHASE NO 6 Abbreviated Description: Lot:12 Subdivision:SUN MESA TOWNHOMES PHASE NO 6

10	1.13Mi.	**344 MISSION HILL WAY** **COLORADO SPRINGS, CO 80921-3239**	06/13/2025	$470,000	$326	1440	7/2/3	1984	2,614 SF

APN: 6206102128 Document #: 225050272
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 4 Subdivision: GLENEAGLE TOWNHOMES Abbreviated Description: Lot:4 Block:4 Subdivision:GLENEAGLE TOWNHOMES

11	.99Mi.	**14440 CLUB VILLA DR** **COLORADO SPRINGS, CO 80921-2705**	05/29/2025	$500,000	$243	2057	6/3/2.5	1973	2,437 SF

APN: 6206102071 Document #: 225045154
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 2 Block: 2 Subdivision: CLUB VILLA TOWNHOUSES Abbreviated Description: Lot:2 Block:2 Subdivision:CLUB VILLA TOWNHOUSES

12	.86Mi.	**14330 EAGLE VILLA GRV** **COLORADO SPRINGS, CO 80921-3200**	05/14/2025	$642,000	$322	1993	8/3/3.5	2001	3,180 SF

APN: 6206103041 Document #: 225040665
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 15 Subdivision: EAGLE VILLAS FILING NO 3 Abbreviated Description: Lot:15 Subdivision:EAGLE VILLAS FILING NO 3

13	1.06Mi.	**370 MISSION HILL WAY** **COLORADO SPRINGS, CO 80921-3240**	04/25/2025	$450,000	$394	1142	7/3/2.5	1984	3,049 SF

APN: 6206102114 Document #: 225034167
Document Type: Special Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 11 Block: 3 Subdivision: GLENEAGLE TOWNHOMES Abbreviated Description: Lot:11 Block:3 Subdivision:GLENEAGLE TOWNHOMES

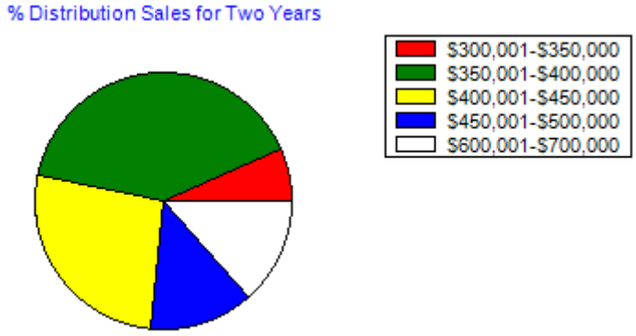
14	.8Mi.	**86 RISING SUN TER** **COLORADO SPRINGS, CO 80921-3243**	04/16/2025	$355,000	$269	1316	8/3/3	1987	1,568 SF

APN: 6206301042 Document #: 225030962
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 8 Subdivision: SUNRISE TOWNHOMES AT GLENEAGLE Phase No: 3 Abbreviated Description: Lot:8 Subdivision:SUNRISE TOWNHOMES AT GLENEAGLE Phase No:3 City/Muni/Twp:COLORADO SPRINGS City/Muni/Twp: COLORADO SPRINGS

15	.78Mi.	**122 LUXURY LN** **COLORADO SPRINGS, CO 80921-3302**	04/01/2025	$425,000	$336	1264	9/3/2.5	1994	1,762 SF

APN: 6206301069 Document #: 225026236
Document Type: Warranty Deed Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 6 Subdivision: SUN MESA TOWNHOMES PHASE NO 5 Abbreviated Description: Lot:6 Subdivision:SUN MESA TOWNHOMES PHASE NO 5

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.	**867 YELLOW JASPER PT**	**10/01/2018**	$510,701	$34,220	1,158	7/3/2.25	2016	3,042 SF	
.01Mi.	**853 YELLOW JASPER PT**	**05/24/2024**	$511,969	$34,300	1,158	7/3/2.25	2016	3,042 SF	
.01Mi.	**881 YELLOW JASPER PT**	**04/24/2017**	$508,673	$34,080	1,158	7/3/2.25	2016	3,128 SF	
.01Mi.	**839 YELLOW JASPER PT**	**04/14/2017**	$520,968	$34,900	1,158	7/3/2.25	2016	3,042 SF	
.02Mi.	**866 YELLOW JASPER PT**	**09/24/2024**	$509,109	$34,110	1,255	7/3/2.25	2016	3,444 SF	
.02Mi.	**880 YELLOW JASPER PT**	**08/11/2020**	$500,000	$33,500	1,255	7/3/2.25	2016	4,121 SF	
.02Mi.	**825 YELLOW JASPER PT**	**03/11/2021**	$517,547	$34,680	1,158	7/3/2.25	2016	3,042 SF	
.02Mi.	**852 YELLOW JASPER PT**	**08/20/2021**	$519,337	$34,800	1,255	7/3/2.25	2016	3,444 SF	
.03Mi.	**838 YELLOW JASPER PT**	**06/11/2021**	$515,928	$34,570	1,255	7/3/2.25	2016	3,444 SF	
.03Mi.	**811 YELLOW JASPER PT**	**03/28/2017**	$510,701	$34,220	1,158	7/3/2.25	2016	3,432 SF	
.03Mi.	**824 YELLOW JASPER PT**	**12/17/2020**	$509,109	$34,110	1,255	7/3/2.25	2016	3,444 SF	
.04Mi.	**865 CITRINE VW**	**10/26/2020**	$514,123	$34,450	1,158	7/3/2.25	2016	3,198 SF	
.04Mi.	**875 CITRINE VW**	**08/18/2017**	$510,701	$34,220	1,158	7/3/2.25	2016	3,827 SF	
.04Mi.	**855 CITRINE VW**	**04/21/2023**	$517,547	$34,680	1,158	7/3/2.25	2016	3,198 SF	
.04Mi.	**810 YELLOW JASPER PT**	**09/26/2023**	$509,109	$34,110	1,255	7/3/2.5	2016	3,612 SF	
.04Mi.	**845 CITRINE VW**	**02/09/2017**	$514,123	$34,450	1,158	7/3/2.25	2016	3,198 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	43.9 years old	Households:	10,336
Median Household Income:	$131,653	Households w/Family:	75%
Household Income Per Capita:	$57,832	Households w/Family Married:	67%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Academy School District 20	Students:	25,711
Number of Schools:	40	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.91Mi.	**Discovery Canyon Campus High School**	B-	Public	9 - 12
Number of Students: 1,160 Student-Teacher Ratio: 18.92 Advanced Placement: Yes				
1.21Mi.	**The da Vinci Academy Elementary School**	C+	Public	KG - 5
Number of Students: 416 Student-Teacher Ratio: 15.41				

Flood Report

The Subject Property of **867 YELLOW JASPER PT, COLORADO SPRINGS, CO 80921-7673** 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	18%	SIGNIFICANTLY LOWER
BURGLARY	34%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	38%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	57%	NOTABLY LOWER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	23%	SIGNIFICANTLY LOWER
MURDER	37%	SIGNIFICANTLY LOWER
OVERALL	18%	SIGNIFICANTLY 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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