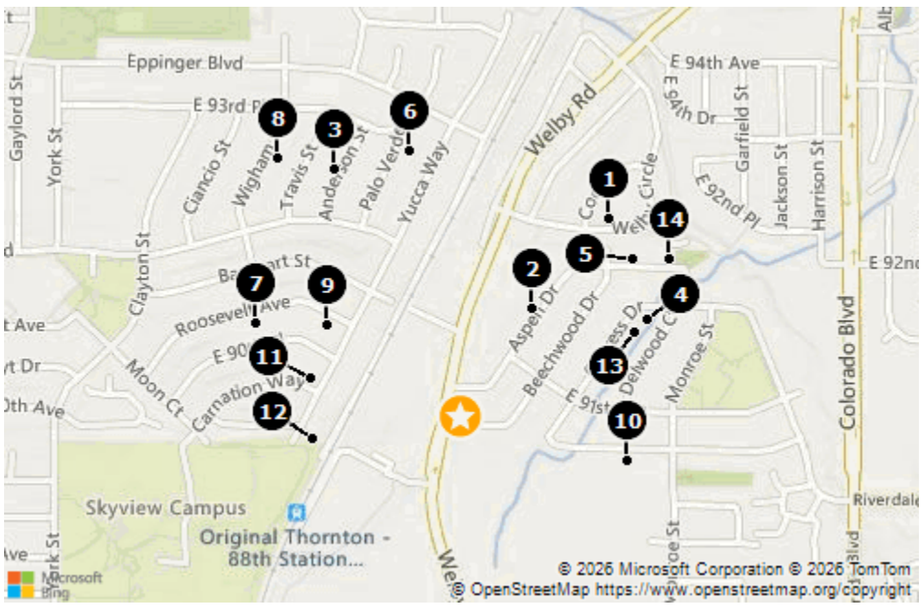
ICE SiteX Report

OrderID: 98295962

SiteX Property Information Report



Subject Property Location

9035 BEECHWOOD DR, THORNTON, CO 80229-4044

County:	**ADAMS CO**	Census Tract:	080010091.042014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0054429	Thomas Bros Pg-Grid:	

Valuation

Value:	**$373,000**	FSD:	24	Common Confidence Score:	28
Value Range:	$283,480 - $462,520	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	110
Assd Land Value:	$5,630	Market Land Value:	$90,000	Tax Year:	2025
Assd Improvement:	$17,060	Market Improvment Value:	$273,000	Total Taxable Value:	$962
Total Assessed Value:	$22,690	Total Assessor Market Value:	$363,000	Delinquent Year:	
				Tax Account ID:	R0054429
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: 2 Subdivision: THORNTON VALLEY EAST Sec/Twnship/Range: SEC 24 QTR 4 TWN 02S RNG 68W
Abbreviated Description: SUB:THORNTON VALLEY EAST BLK:2 LOT:7

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	2	Pool:	
Building Area:	825 SF	Baths:	1	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/06/2023	Loan Amount:	N/A
Document #:	2023000056994 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 7 Block: 2 Subdivision: THORNTON VALLEY EAST

Prior Transfer

Recording Date:	09/27/2023	Sales Price:	N/A
Document #:	2023000055104 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/24/2023		
Document Type:			

Legal Description:
Lot: 7 Block: 2 Subdivision: SUBDIVISION THORNTON VALLEY EAST

Prior Transfer

Recording Date:	09/24/2023	Sales Price:	N/A
Document #:	2023000055104 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: 2 Subdivision: THORNTON VALLEY EAST Sec/Twnship/Range: SEC 24 QTR 4 TWN 02S RNG 68W
Abbreviated Description: SUB:THORNTON VALLEY EAST BLK:2 LOT:7

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Prior Transfer

Recording Date:	03/15/2023	Sales Price:	N/A
Document #:	2023000013775 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/27/2022	Loan Amount:	N/A
Document #:	2022000079776 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/01/2052	Type Finance:	VAR

Legal Description:
Lot: 7 Block: 2 Subdivision: THORNTON VALLEY EAST

Mortgage Record

Recording Date:	09/07/2022	Loan Amount:	N/A
Document #:	2022000075416 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	09/07/2022	Sales Price:	$403,000
Document #:	2022000075414 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/02/2022		
Document Type:			

Legal Description:
Lot: 7 Block: 2 Subdivision: THORNTON VALLEY EAST
City/Muni/Twp: THORNTON

Prior Transfer

Recording Date:	09/02/2022	Sales Price:	$403,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$5,800,500	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	2
Median Living Area	1,020 SF	Median Year Built	1960
Price Range - 2 Yrs	$255,000 to $499,000	Age Range	24 years to 71 years
Median Value	$435,000	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**9209 WELBY CIR** **THORNTON, CO 80229-4283**	08/27/2026	$487,500	$338	1442	6/3/2.5	2002	7,405 SF	
		APN: R0133376 Document #: 2026000051499 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: VILLAGES NORTH SUBDIVISION FILING NO 2 Abbreviated Description: Lot:7 Block:2 Subdivision:VILLAGES NORTH SUBDIVISION FILING NO 2 City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
2	.16Mi.	**9141 ASPEN DR** **THORNTON, CO 80229-4040**	07/10/2026	$499,000	$519	960	5/3/1	1960	7,405 SF	
		APN: R0054414 Document #: 2026000040426 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: THORNTON VALLEY EAST Abbreviated Description: Lot:9 Block:1 Subdivision:THORNTON VALLEY EAST City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
3	.35Mi.	**9261 ANDERSON ST** **THORNTON, CO 80229-3829**	06/26/2026	$380,000	$374	1014	5/3/1	1958	6,970 SF	
		APN: R0053856 Document #: 2026000037366 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 81 Subdivision: THORNTON Abbreviated Description: Lot:5 Block:81 Subdivision:THORNTON								
4	.27Mi.	**9190 CYPRESS DR** **THORNTON, CO 80229-4001**	06/04/2026	$415,000	$443	936	6/3/2	1961	6,534 SF	
		APN: R0054489 Document #: 2026000032497 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 7 Subdivision: THORNTON VALLEY EAST SECOND FILING Abbreviated Description: Lot:2 Block:7 Subdivision:THORNTON VALLEY EAST SECOND FILING								
5	.29Mi.	**9211 ASPEN DR** **THORNTON, CO 80229-4042**	05/07/2026	$285,000	$243	1170	5/3/1	1960	8,276 SF	
		APN: R0054385 Document #: 2026000026532 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 6 Subdivision: THOMTON VALLEY EAST Abbreviated Description: Lot:2 Block:6 Subdivision:THOMTON VALLEY EAST City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
6	.34Mi.	**9290 PALO VERDE ST** **THORNTON, CO 80229-3849**	04/22/2026	$470,000	$463	1014	7/4/2	1958	7,841 SF	
		APN: R0053880 Document #: 2026000022757 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 79 Abbreviated Description: Lot:19 Block:79 City/Muni/Twp:THORNTON City/Muni/Twp: THORNTON								
7	.28Mi.	**2680 ROOSEVELT AVE** **THORNTON, CO 80229-3817**	04/15/2026	$455,000	$432	1053	5/3/2	1959	6,970 SF	
		APN: R0054264 Document #: 2026000021447 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 89D Subdivision: THORNTON Abbreviated Description: Lot:12 Block:89D Subdivision:THORNTON								
8	.39Mi.	**9280 WIGHAM ST**	04/02/2026	$410,000	$375	1093	5/3/1.5	1956	6,534 SF	

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THORNTON, CO 80229-3862
APN: R0053825 Document #: 2026000018601
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 82 Abbreviated Description: Lot:18 Block:82

9	.2Mi.	**2850 ROOSEVELT AVE**	03/31/2026	$459,000	$435	1053	6/4/2	1958	6,970 SF

THORNTON, CO 80229-8102
APN: R0054257 Document #: 2026000017776
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 89D Subdivision: THORNTON Abbreviated Description: Lot:19 Block:89D Subdivision:THORNTON

10	.22Mi.	**3570 E 90TH PL**	03/26/2026	$400,000	$416	960	8/5/2	1964	7,405 SF

THORNTON, CO 80229-4019
APN: R0054598 Document #: 2026000016588
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 13 Subdivision: THORNTON VALLEY EAST THIRD FILING Abbreviated Description: Lot:8 Block:13 Subdivision:THORNTON VALLEY EAST THIRD FILING

11	.19Mi.	**2875 CARNATION WAY**	03/24/2026	$467,500	$455	1026	5/3/2	1961	7,405 SF

THORNTON, CO 80229-3811
APN: R0054288 Document #: 2026000015999
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 89E Subdivision: THORNTON COLORADO Abbreviated Description: Lot:16 Block:89E Subdivision:THORNTON COLORADO

12	.19Mi.	**8960 YUCCA WAY**	03/11/2026	$485,000	$472	1026	5/3/2	1955	9,583 SF

THORNTON, CO 80229-3819
APN: R0054223 Document #: 2026000013094
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 89 Subdivision: BLOCKS 88A 89D 89E 89F 89G 89H AND 89J Abbreviated Description: Lot:1 Block:89 Subdivision:BLOCKS 88A 89D 89E 89F 89G 89H AND 89J

13	.24Mi.	**9170 CYPRESS DR**	02/13/2026	$255,000	$265	960	5/3/1	1961	6,970 SF

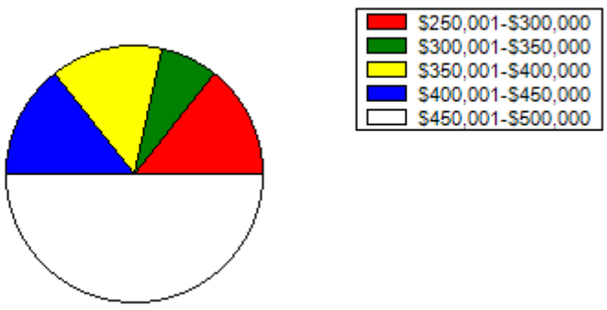
THORNTON, CO 80229-4001
APN: R0054491 Document #: 2026000007746
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 7 Subdivision: THORNTON VALLEY EAST SECOND FILING MapRef: FILE 10 MAP 366 Abbreviated Description: Lot:4 Block:7 Subdivision:THORNTON VALLEY EAST SECOND FILING Map Ref:FILE 10 MAP 366

14	.33Mi.	**9241 ASPEN DR**	02/11/2026	$332,500	$346	960	5/3/1	1961	11,761 SF

THORNTON, CO 80229-4042
APN: R0054388 Document #: 2026000007032
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 6 Subdivision: THORNTON VALLEY EAST SECOND FILING Abbreviated Description: Lot:5 Block:6 Subdivision:THORNTON VALLEY EAST SECOND FILING

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.

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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.	**9035 BEECHWOOD DR**	**09/24/2023**	$363,000	$22,690	825	5/2/1	1959	10,019 SF	
.02Mi.	**9039 BEECHWOOD DR**	**10/14/2015**	$385,000	$24,070	936	5/2/1	1959	8,712 SF	
.02Mi.	**9040 ASPEN DR**	**03/14/2023**	$363,000	$22,690	825	5/2/1	1959	8,712 SF	
.03Mi.	**9020 BEECHWOOD DR**	**08/25/2020**	$392,000	$24,510	900	5/2/1	1961	6,970 SF	
.03Mi.	**9050 ASPEN DR**	**05/06/2021**	$404,000	$25,260	1,584	6/4/2	1959	8,276 SF	
.03Mi.	**9045 BEECHWOOD DR**	**11/06/2015**	$420,000	$26,260	960	5/3/2	1959	7,841 SF	
.04Mi.	**9060 ASPEN DR**	**09/06/2012**	$357,000	$22,320	825	5/2/1	1959	10,890 SF	
.05Mi.	**9040 BEECHWOOD DR**	**11/04/2025**	$365,000	$22,820	1,009	5/3/1	1961	6,970 SF	
.05Mi.	**9045 ASPEN DR**	**04/17/2013**	$369,000	$23,070	936	5/3/1	1959	8,276 SF	
.05Mi.	**9055 BEECHWOOD DR**	**02/11/2022**	$350,000	$21,880	825	5/2/1	1959	8,276 SF	
.05Mi.	**9055 ASPEN DR**	**03/08/2011**	$405,000	$25,320	936	5/2/2	1959	6,970 SF	
.06Mi.	**9065 BEECHWOOD DR**	**02/01/2016**	$383,000	$23,940	825	5/4/2	1959	7,405 SF	
.06Mi.	**9070 ASPEN DR**		$373,000	$17,070	960	5/3/1	1959	9,583 SF	
.06Mi.	**9050 BEECHWOOD DR**	**10/28/2025**	$368,000	$16,750	825	5/2/1	1959	9,583 SF	
.06Mi.	**9075 ASPEN DR**	**08/17/2011**	$362,000	$22,630	960	5/3/1	1959	7,405 SF	
.07Mi.	**9075 BEECHWOOD DR**		$377,000	$17,310	960	5/3/1	1959	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	33.2 years old	Households:	19,746
Median Household Income:	$72,769	Households w/Family:	66%
Household Income Per Capita:	$31,890	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Mapleton School District 1	Students:	7,095
Number of Schools:	20	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**Meadow Community School** Number of Students: 378 Student-Teacher Ratio: 17.18	D+	Public	PK - 8
0.50Mi.	**Academy High School** Number of Students: 399 Student-Teacher Ratio: 17.73	C+	Public	9 - 12
2.72Mi.	**Global Campus** Number of Students: 400 Student-Teacher Ratio: 23.92	C-	Public	PK - 12
0.50Mi.	**Clayton Partnership School** Number of Students: 430 Student-Teacher Ratio: 18.57	C	Public	KG - 8
0.43Mi.	**Mapleton Expeditionary School of the Arts** Number of Students: 393 Student-Teacher Ratio: 16.94 Advanced Placement: Yes	C	Public	7 - 12
1.60Mi.	**Explore Elementary** Number of Students: 557 Student-Teacher Ratio: 19.77	D	Public	KG - 6
2.05Mi.	**Welby Community School** Number of Students: 308 Student-Teacher Ratio: 16.26	B	Public	PK - 6
3.53Mi.	**Valley View (K-8)** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 8
0.59Mi.	**York International (K-12)** Number of Students: 776 Student-Teacher Ratio: 19.45	C	Public	KG - 12
0.62Mi.	**Achieve Academy** Number of Students: 370 Student-Teacher Ratio: 17.62	D+	Public	PK - 8
0.43Mi.	**Mapleton Early College High School** Number of Students: 306 Student-Teacher Ratio: 19.34	C	Public	9 - 12
0.82Mi.	**Monterey Community School** Number of Students: 440 Student-Teacher Ratio: 18.81	C-	Public	PK - 8
2.70Mi.	**Adventure Elementary** Number of Students: 429	C-	Public	PK - 6

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Student-Teacher Ratio: 19.07

Flood Report

The Subject Property of **9035 BEECHWOOD DR, THORNTON, CO 80229-4044** 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	125%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	122%	HIGHER
OVERALL	114%	HIGHER

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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Data deemed reliable, but not guaranteed.
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