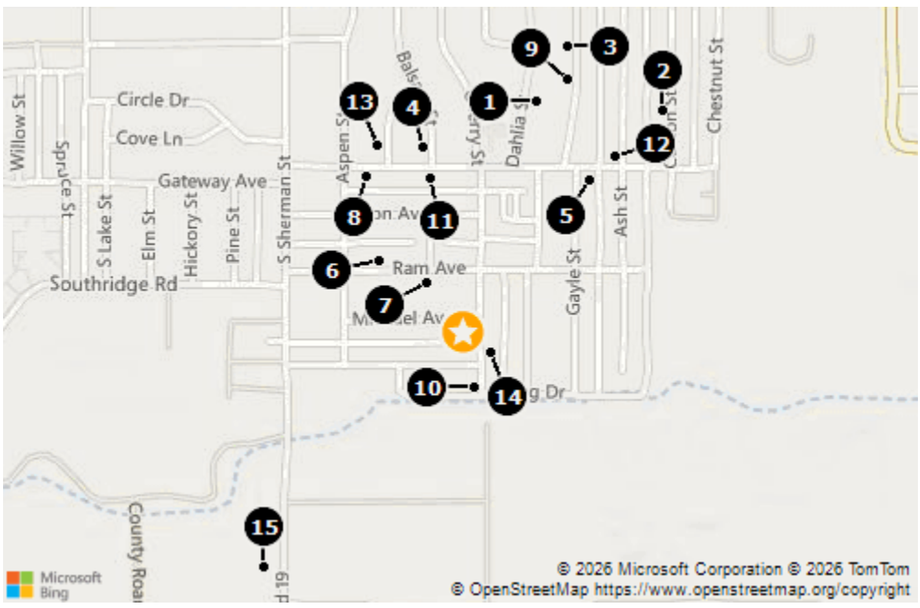
ICE SiteX Report

OrderID: 98697820

SiteX Property Information Report



Subject Property Location

928 MICHAEL AVE, FORT MORGAN, CO 80701-3862

County:	**MORGAN CO**	Census Tract:	080870006.005050
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R007253	Thomas Bros Pg-Grid:	

Valuation

Value:	**$350,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$318,500 - $381,500	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	025
Assd Land Value:	$2,780	Market Land Value:	$44,500	Tax Year:	2025
Assd Improvement:	$17,250	Market Improvment Value:	$275,990	Total Taxable Value:	$1,688
Total Assessed Value:	$20,030	Total Assessor Market Value:	$320,490	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 3 Subdivision: GLENN HAVEN SUB
Abbreviated Description: SUBD GLENN HAVEN SUB FM BLOCK 03 LOT 12 AND- LOT 13 E18FT LT 12 & W52FT LT 13

Property Characteristics

Lot Size:	8,050 SF	Bedrooms:	3	Pool:	
Building Area:	2752 SF	Baths:	1	Fireplace:	1
Year Built:	1978	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Other
Number of Units:	1	Garage Type:	Attached	Heating:	Electric
Number of Stories:	1+B	Number of Cars:	1	A/C:	N
Style:	Ranch	Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/08/2026	Sales Price:	N/A
Document #:	962068 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/15/2025	Loan Amount:	N/A
Document #:	958198 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2055	Type Finance:	

Legal Description:
Lot: 12&13 Block: 3 Subdivision: GLENN HAVEN SUBDIVISION

Prior Transfer

Recording Date:	09/15/2025	Sales Price:	$340,000
Document #:	958197 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: 3 Subdivision: GLENN HAVEN SUB
Abbreviated Description: SUBD GLENN HAVEN SUB FM BLOCK 03 LOT 12 AND- LOT 13 E18FT LT 12 & W52FT LT 13

Prior Transfer

Recording Date:	09/15/2025	Sales Price:	$340,000
Document #:	958197 BK-PG -	Type of Sale:	Full Amount on Deed

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Contract Date: 08/25/2025
Document Type:
Legal Description:
Lot: 12&13 Block: 3 Subdivision: GLENN HAVEN SUBDIVISION
Abbreviated Description: EAST18FT LOT12&W52FT LOT13

Prior Transfer

Recording Date:	09/05/2025	Sales Price:	N/A
Document #:	958067 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/29/2016	Sales Price:	$131,100
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/29/2016	Sales Price:	$131,100
Document #:	901842 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/15/2016		
Document Type:			
Legal Description:			

Lot: 12&13 Block: 3 Subdivision: GLENN HAVEN ADDITION
City/Muni/Twp: FORT MORGAN

Prior Transfer

Recording Date:	04/05/2016	Sales Price:	N/A
Document #:	898948 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/05/2016		
Document Type:			
Legal Description:			

Lot: 12&13 Block: 3 Subdivision: GLENN HAVEN ADDITION
City/Muni/Twp: FORT MORGAN

Prior Transfer

Recording Date:	09/17/2015	Sales Price:	$119,700
Document #:	895706 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/03/2006	Loan Amount:	N/A
Document #:	835108 BK-PG 1242-013	Loan Type:	New Conventional
TD Due Date:	05/01/2036	Type Finance:	
Legal Description:			

Lot: 12&13 Block: 3 Subdivision: GLENN HAVEN ADDITION
Abbreviated Description: E 18FT LOT 12 & W 52FT LOT 13
City/Muni/Twp: FORT MORGAN

Area Sales Analysis

Total Area Sales	$4,773,900	Median # of Bedrooms	3
Median Lot Size	8,092 SF	Median # of Baths	2
Median Living Area	2,948 SF	Median Year Built	1978
Price Range - 2 Yrs	$10,000 to $412,000	Age Range	29 years to 70 years
Median Value	$339,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**304 DAHLIA ST** **FORT MORGAN, CO 80701-3908**	08/24/2026	$375,000	$111	3364	11/4/3	1976	8,676 SF	

APN: R005464 Document #: 963869
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: MURCHYS THIRD ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:MURCHYS THIRD ADDITION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

2	.36Mi.	**307 COTTON ST** **FORT MORGAN, CO 80701-3942**	08/20/2026	$315,000	$102	3076	10/4/1	1984	7,200 SF	

APN: R005245 Document #: 963796
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 5 Subdivision: COUNTRYSIDE ACRES ADDITION Abbreviated Description: Lot:15&16 Block:5 Subdivision:COUNTRYSIDE ACRES ADDITION Abbreviated Description:NORTH20FT LOT16&S40FT LTO115 City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

3	.37Mi.	**211 GAYLE ST** **FORT MORGAN, CO 80701-3911**	07/17/2026	$339,000	$115	2940	11/5/2	1978	7,080 SF	

APN: R007390 Document #: 963248
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: COUNTRYSIDE ACRES ADDITION Abbreviated Description: Lot:6 Block:1 Subdivision:COUNTRYSIDE ACRES ADDITION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

4	.23Mi.	**329 BALSAM ST** **FORT MORGAN, CO 80701-3827**	06/22/2026	$385,000	$115	3336	10/4/2	1958	7,735 SF	

APN: R007949 Document #: 962781
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 4 Subdivision: MURCHYS FIRST ADDITION Abbreviated Description: Lot:9 Block:4 Subdivision:MURCHYS FIRST ADDITION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

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5	.25Mi.	**402 GAYLE ST** **FORT MORGAN, CO 80701-3927**	04/16/2026	$385,000	$113	3382	10/3/2.5	1992	8,475 SF	Spa Only

APN: R016375 Document #: 961694
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: GATEWAY SUBDIVISION Abbreviated Description: Lot:18 Block:1 Subdivision:GATEWAY SUBDIVISION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

6	.14Mi.	**811 RAM AVE** **FORT MORGAN, CO 80701-3867**	04/10/2026	$354,000	$117	3024	11/4/2	1976	9,870 SF	

APN: R005433 Document #: 961626
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: RAMCO SUBDIVISION Abbreviated Description: Lot:3 Block:2 Subdivision:RAMCO SUBDIVISION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

7	.07Mi.	**836 RAM AVE** **FORT MORGAN, CO 80701-3868**	03/11/2026	$412,000	$105	3902	11/3/2	1979	9,000 SF	

APN: R007752 Document #: 961095
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 5 Subdivision: RAMCO SUBDIVISION Abbreviated Description: Lot:7 Block:5 Subdivision:RAMCO SUBDIVISION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

8	.22Mi.	**806 GATEWAY AVE** **FORT MORGAN, CO 80701-3805**	03/02/2026	$290,000	$132	2186	6/3/1	1965	7,875 SF	

APN: R006291 Document #: 960969
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 3 Subdivision: MURCHYS FIRST ADDITION Abbreviated Description: Lot:2&3 Block:3 Subdivision:MURCHYS FIRST ADDITION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

9	.34Mi.	**225 GAYLE ST** **FORT MORGAN, CO 80701-3911**	02/24/2026	$395,000	$135	2920	6/3/2	1978	9,720 SF	

APN: R005348 Document #: 960871
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Block: 1 Subdivision: COUNTRYSIDE ACRES ADDITION Abbreviated Description: Block:1 Subdivision:COUNTRYSIDE ACRES ADDITION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

10	.07Mi.	**709 CHERRY ST** **FORT MORGAN, CO 80701-3886**	12/24/2025	$320,000	$155	2064	/2/1	1978	9,240 SF	

APN: R022477 Document #: 959999
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 4 Subdivision: GLENN HAVEN SUBDIVISION Abbreviated Description: Lot:15&16 Block:4 Subdivision:GLENN HAVEN SUBDIVISION

11	.19Mi.	**916 GATEWAY AVE** **FORT MORGAN, CO 80701-3850**	12/23/2025	$236,000	$111	2116	6/3/1	1956	7,875 SF	

APN: R006450 Document #: 959993
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 3 Subdivision: MURCHYS FIRST ADDITION Abbreviated Description: Lot:8&9 Block:3 Subdivision:MURCHYS FIRST ADDITION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

12	.29Mi.	**329 ASH ST** **FORT MORGAN, CO 80701-3936**	12/11/2025	$310,000	$176	1761	6/2/2	1997	4,286 SF	

APN: R005223 Document #: 959770
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

13	.25Mi.	**335 BELMONT PL** **FORT MORGAN, CO 80701-3831**	10/24/2025	$282,000	$92	3043	6/3/1	1956	8,092 SF	

APN: R006069 Document #: 958900
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20&21 Block: 5 Subdivision: MURCHYS FIRST ADDITION Abbreviated Description: Lot:20&21 Block:5 Subdivision:MURCHYS FIRST ADDITION Abbreviated Description:SOUTH50FT LOT20&SOUTH21 City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

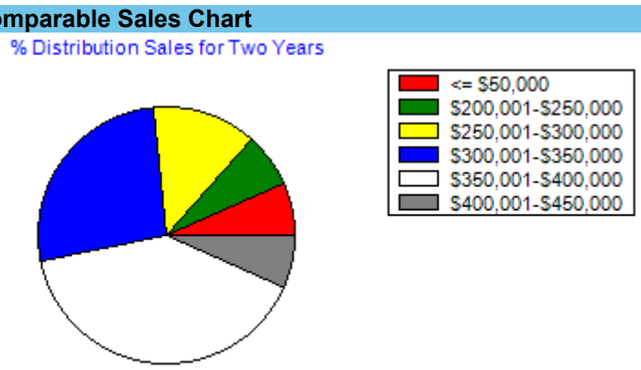
14	.05Mi.	**620 CHERRY ST** **FORT MORGAN, CO 80701-3894**	10/21/2025	$10,000	$3	2728	10/4/2	1979	6,360 SF	

APN: R007524 Document #: 958844
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8&9 Subdivision: SUNNY HEIGHTS SECOND ADDITION Abbreviated Description: Lot:8&9 Subdivision:SUNNY HEIGHTS SECOND ADDITION City/Muni/Twp:FORT MORGAN City/Muni/Twp: FORT MORGAN

15	.38Mi.	**16255 COUNTY ROAD 19** **FORT MORGAN, CO 80701-7134**	10/20/2025	$365,900	$124	2948	9/3/2	1984	43,299 SF	

APN: R010342 Document #: 958816
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2SE4 S07T03NR57W 6PM Abbreviated Description: Sec/Twnship/Range:N2SE4 S07T03NR57W 6PM

Comparable Sales Chart



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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.	**928 MICHAEL AVE**	**09/15/2025**	$320,490	$20,030	2,752	7/3/1	1978	8,050 SF	
.01Mi.	**920 MICHAEL AVE**	**08/24/2020**	$274,700	$17,170	2,000	10/4/2	1978	6,900 SF	
.01Mi.	**613 CHERRY ST**	**12/12/2017**	$325,070	$20,310	2,923	10/3/1.75	1981	7,820 SF	
.02Mi.	**914 MICHAEL AVE**	**09/14/2016**	$278,070	$17,380	2,904	11/3/2	1978	6,900 SF	
.03Mi.	**911 MENG DR**	**12/05/2013**	$297,910	$18,620	2,136	/3/2	1977	6,750 SF	
.03Mi.	**909 MENG DR**	**11/06/2009**	$275,390	$17,220	2,712	9/2/1.75	1978	6,750 SF	
.03Mi.	**623 CHERRY ST**	**10/17/1984**	$304,260	$19,020	3,540	11/5/2	1977	6,750 SF	
.03Mi.	**921 MICHAEL AVE**	**07/20/2007**	$319,730	$19,980	3,411	8/3/2	1977	8,125 SF	
.03Mi.	**905 MENG DR**	**04/12/2022**	$255,550	$15,980	3,038	6/2/1	1978	6,750 SF	
.03Mi.	**927 MICHAEL AVE**	**03/25/2024**	$458,310	$28,640	3,415	14/4/4	1977	9,375 SF	
.03Mi.	**915 MICHAEL AVE**	**05/29/2025**	$313,240	$19,570	2,788	11/4/2	1977	7,500 SF	
.04Mi.	**908 MICHAEL AVE**	**03/18/2022**	$319,440	$19,960	2,552	9/4/2	1978	8,050 SF	
.04Mi.	**909 MICHAEL AVE**	**10/27/2020**	$302,820	$18,930	2,664	9/3/2	1977	8,250 SF	
.04Mi.	**901 MENG DR**	**11/04/2005**	$231,460	$14,470	2,032	/2/1	1979	6,750 SF	
.04Mi.	**602 CHERRY ST**	**05/06/2013**	$359,140	$22,450	3,073	8/5/3	1978	6,960 SF	
.04Mi.	**608 CHERRY ST**	**12/27/2005**	$344,020	$21,510	3,526	11/5/2	1979	6,480 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	36.6 years old	Households:	6,899
Median Household Income:	$68,214	Households w/Family:	68%
Household Income Per Capita:	$30,955	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Fort Morgan School District Re-3	Students:	3,451
Number of Schools:	8	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.70Mi.	**Sherman Early Childhood Center** Number of Students: 409 Student-Teacher Ratio: 15.73	NA	Public	PK - KG
1.26Mi.	**Lincoln High School** Number of Students: 43 Student-Teacher Ratio: 8.32	NA	Public	9 - 12
1.13Mi.	**Fort Morgan Middle School** Number of Students: 749 Student-Teacher Ratio: 15.09	C	Public	6 - 8
7.67Mi.	**Baker Central School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	1 - 5

Flood Report

The Subject Property of **928 MICHAEL AVE, FORT MORGAN, CO 80701-3862** 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	111%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	115%	HIGHER
MURDER	116%	HIGHER
OVERALL	110%	HIGHER

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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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