

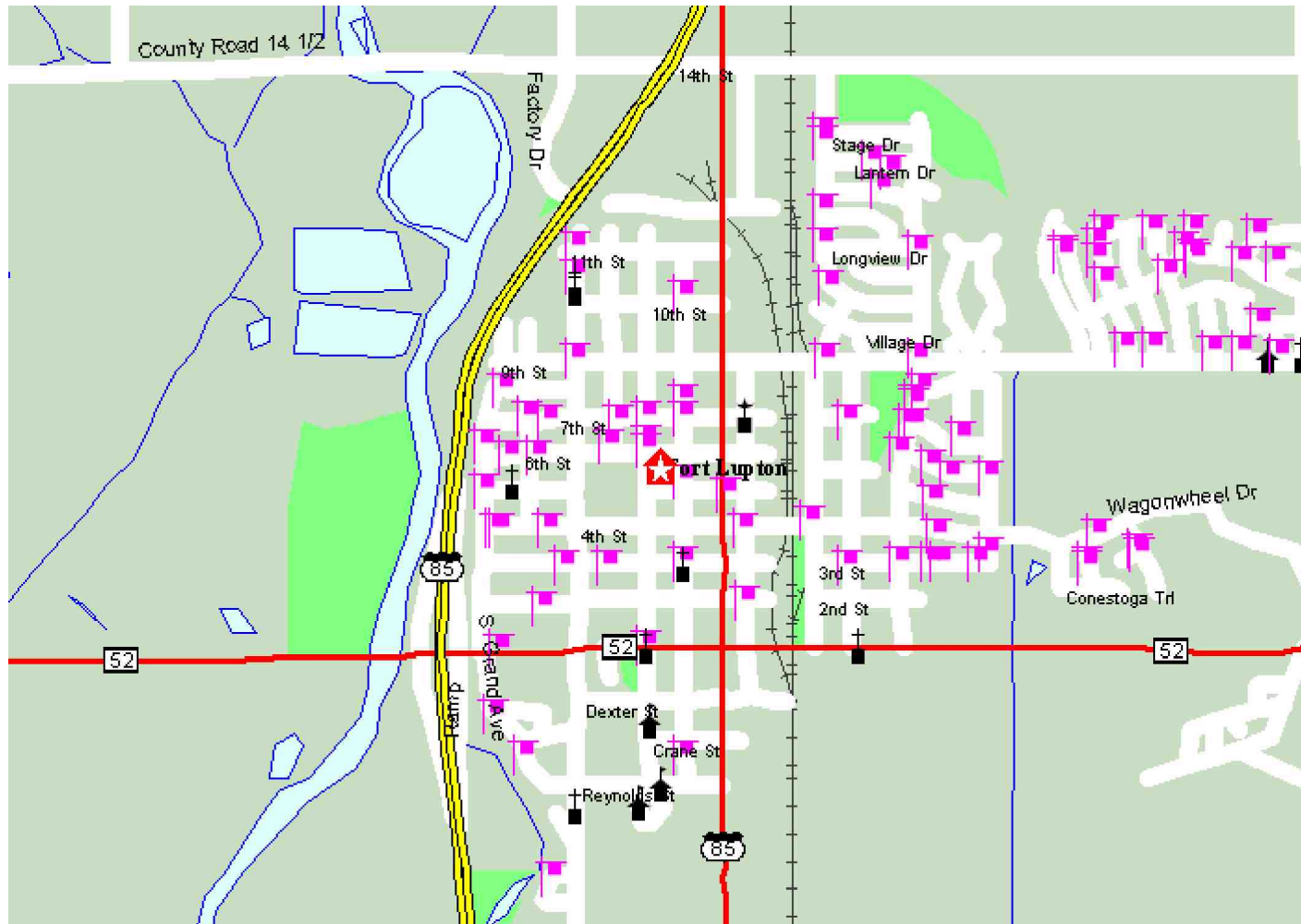
Neighborhood Report



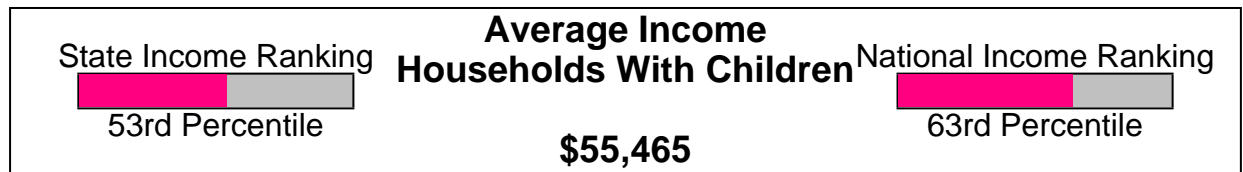
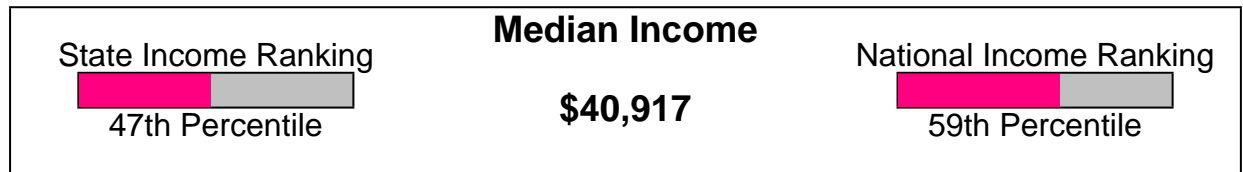
The Batson Team
Brass Key Property Brokers
1 W. Flatiron Circle
Suite 308
Broomfield, CO 80021
Office: 303-554-7652
Fax: 303-265-9805
email: Teambatson@yourwayhome.com

The Batson Team
Office: 303-554-7652
email: Teambatson@yourwayhome.com

FORT LUPTON, CO

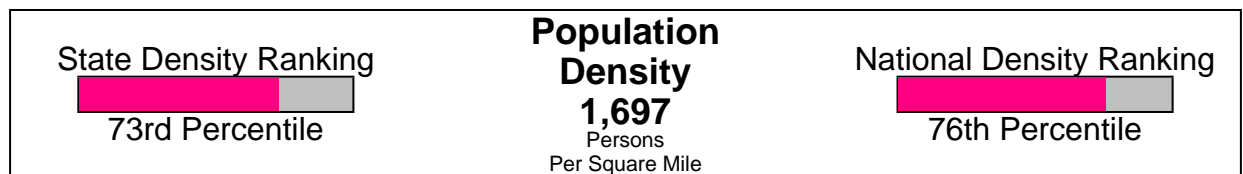


Income For City of Fort Lupton

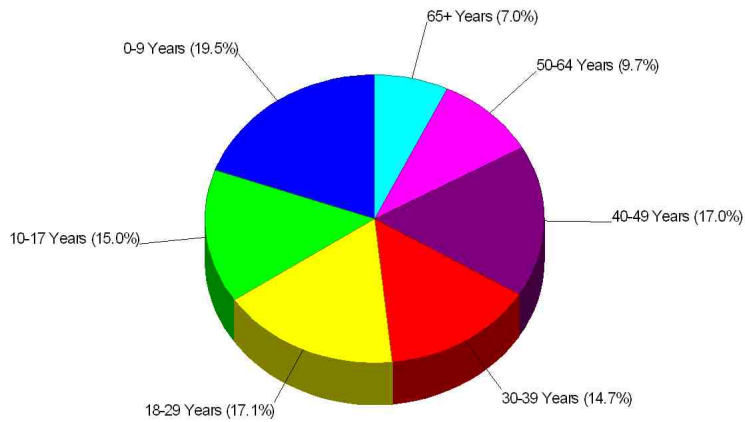


Population For City of Fort Lupton

Population = 6,787
Land Area = 4.0 Square Miles

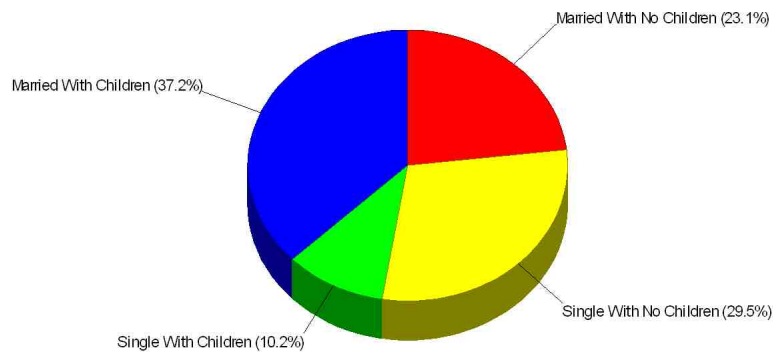


Age Breakdown For City of Fort Lupton Average Age = 28.8 Years



Household Characteristics For City of Fort Lupton

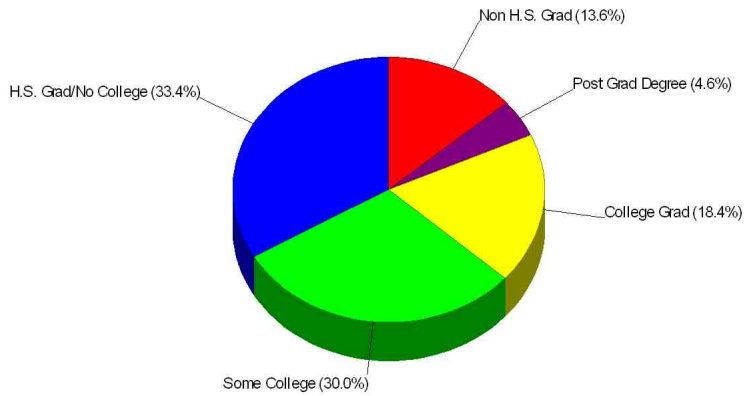
60.3% Married
47.4% With Children



Prepared by The Batson Team

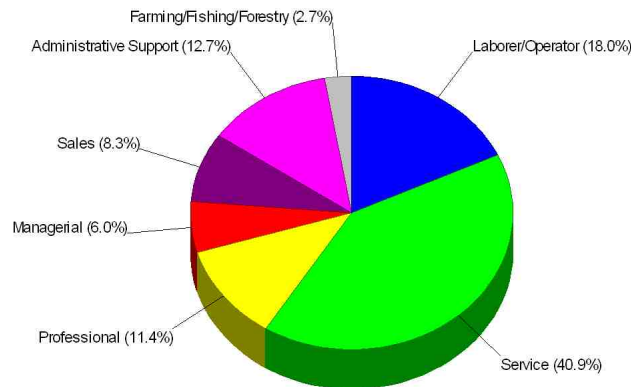
Adult Education Level For City of Fort Lupton

86.4% High School Graduates
23.0% College Graduates



Employment For City of Fort Lupton

Average Travel Time To Work = 27.6 Minutes



Occupation

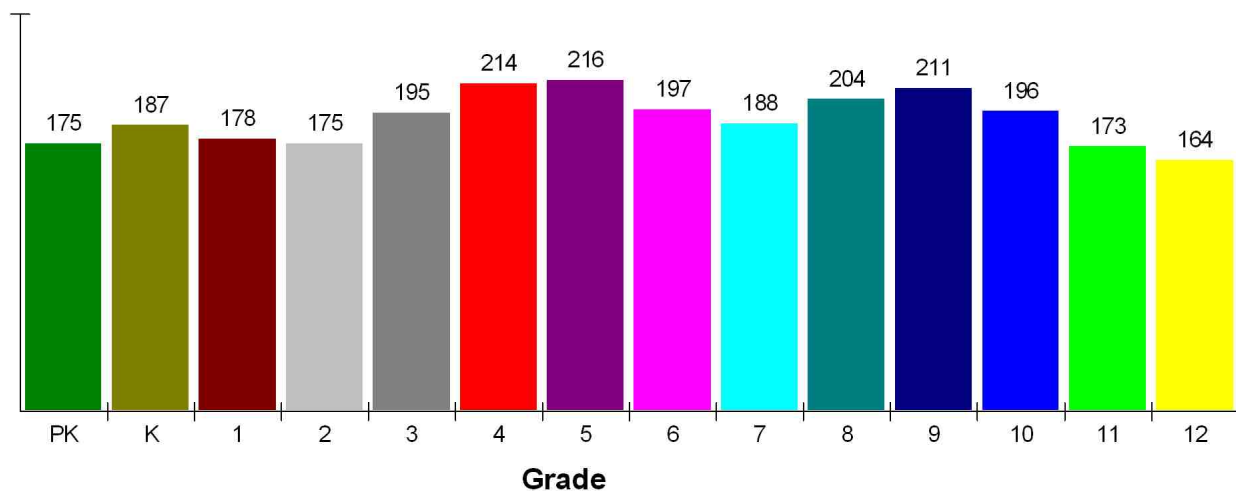
General Facts FOR WELD COUNTY RE-8

WELD COUNTY RE-8
301 REYNOLDS STREET
FORT LUPTON, CO 80621

| | | |
|-----------------------------------|---------------|----------------------------|
| Type: | (303)857-3200 | Independent Local District |
| Grade Range: | | PK - 12 |
| Schools: | | 4 |
| Teacher: | | 174 |
| Students: | | 2,673 |
| Student/Teacher Ratio: | | 15.4 To 1 |
| Student/Librarian Ratio: | | 862.3 To 1 |
| Secondary Student/Guidance Ratio: | | 124.0 To 1 |

Student Enrollment By Grade FOR WELD COUNTY RE-8

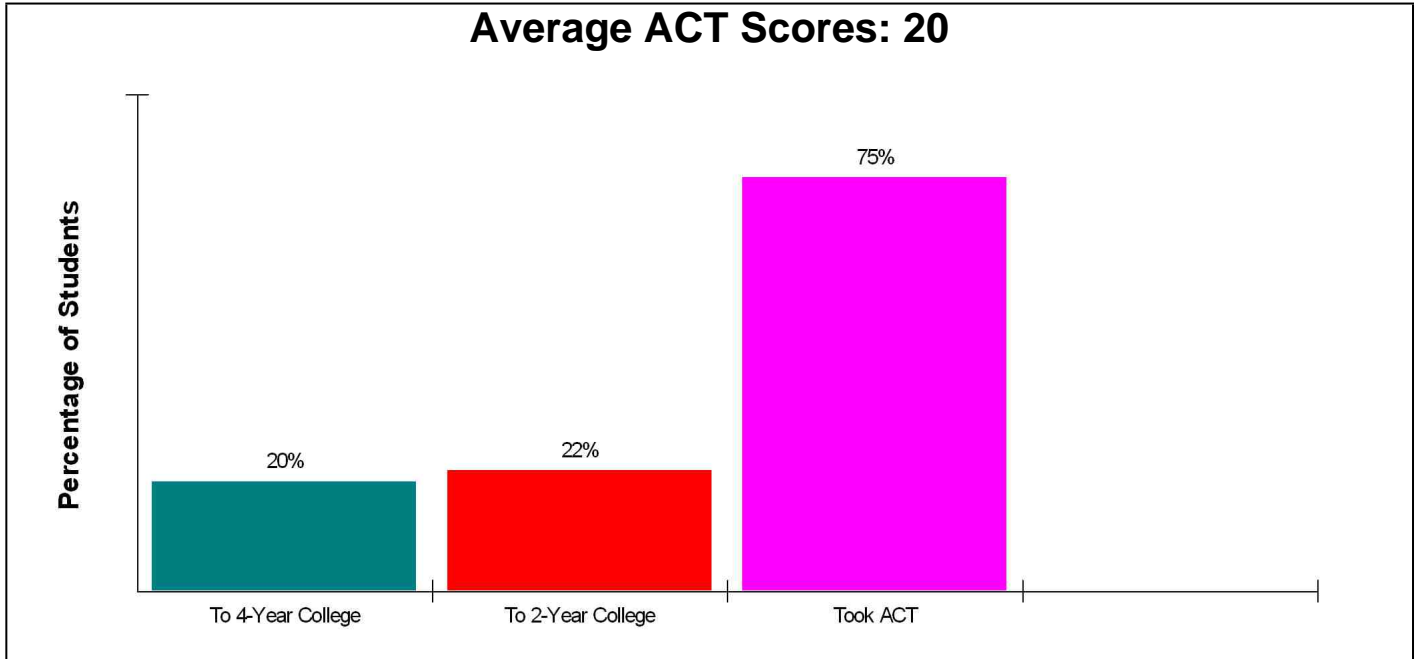
Total Enrollment = 2,673



National Enrollment Ranking: 3,727 of 15,679 (76th Percentile)
State Enrollment Ranking: 41 of 162 (75th Percentile)

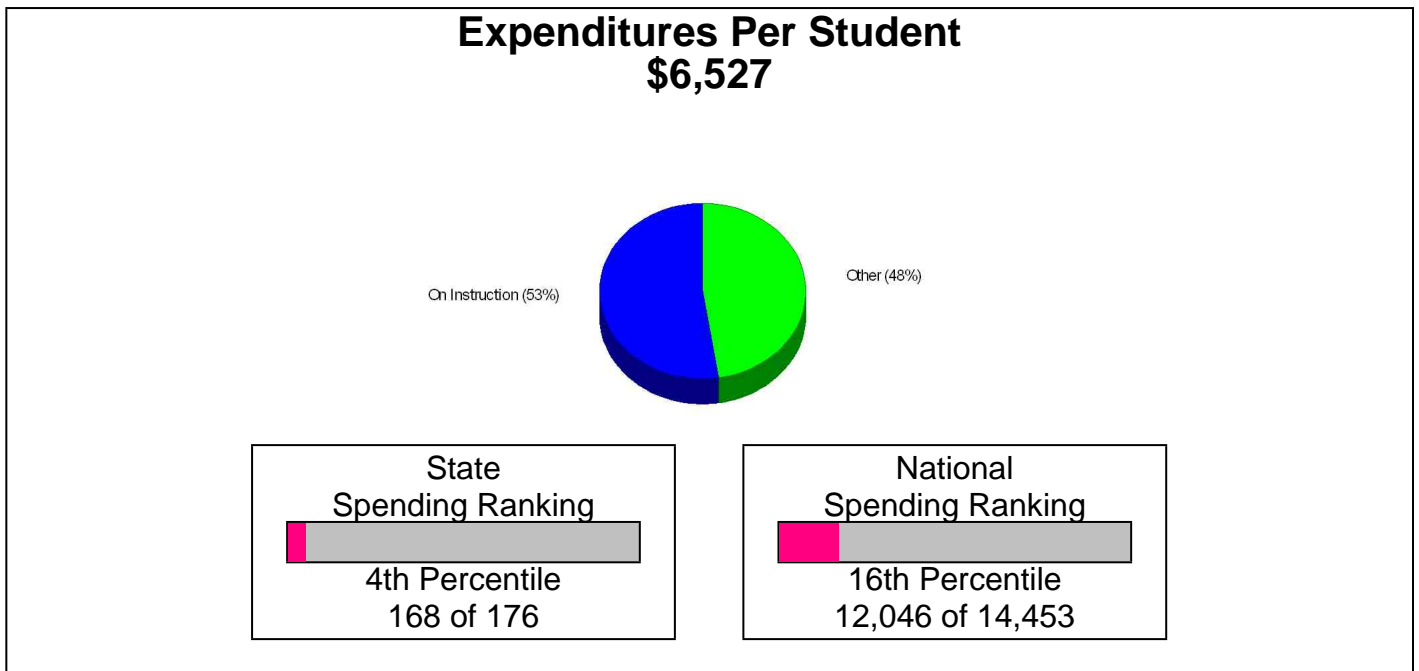
High School Statistics FOR WELD COUNTY RE-8

Average ACT Scores: 20



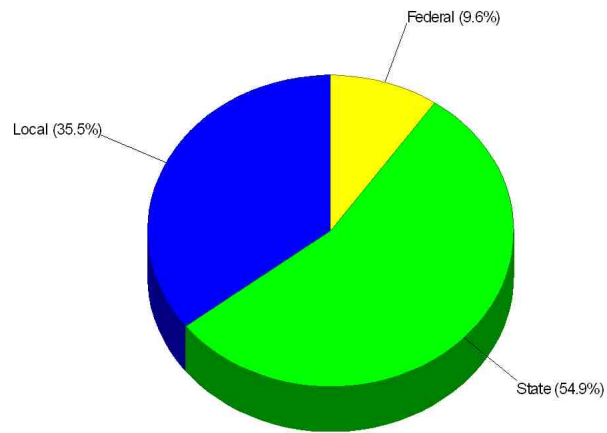
School Expenditures FOR WELD COUNTY RE-8

Expenditures Per Student
\$6,527



Prepared by The Batson Team

School Funding FOR WELD COUNTY RE-8



Public Schools for District

FORT LUPTON MIDDLE SCHOOL **Phone:** (303)857-7200
201 SOUTH MCKINLEY, FORT LUPTON, CO 80621 **Grades:** 5 - 8
Distance from Subject: 0.4 Miles **School Type:** Regular
Student/Teacher Ratio: 14.9 to 1 **Students/Teachers:** 805/54
Mascot: Blue Devils **School Colors :** Royal & White
Enrollment By Grade: 5-216 6-197 7-188 8-204

FORT LUPTON HIGH SCHOOL **Phone:** (303)857-7100
530 REYNOLDS STREET, FORT LUPTON, CO 80621 **Grades:** 9 - 12
Distance from Subject: 0.5 Miles **School Type:** Regular
Student/Teacher Ratio: 14.9 to 1 **Students/Teachers:** 744/50
Mascot: Devils **School Colors :** Royal & White
Students Taking SAT: 75.0% **Graduates To 2-Year College:** 22.0%
Average ACT: 20 **Graduates To 4-Year College:** 20.0%
Students Taking ACT: 75%
Enrollment By Grade: 9-211 10-196 11-173 12-164

LEO WM BUTLER ELEMENTARY SCHOOL **Phone:** (303)857-7300
411 SOUTH MCKINLEY, FORT LUPTON, CO 80621 **Grades:** 3 - 4
Distance from Subject: 0.6 Miles **School Type:** Regular
Student/Teacher Ratio: 14.1 to 1 **Students/Teachers:** 409/29
Mascot: Eagles **School Colors :** Royal & White
Enrollment By Grade: 3-195 4-214

TWOMBLY PRIMARY SCHOOL **Phone:** (303)857-7400
1600 NINTH STREET, FORT LUPTON, CO 80621 **Grades:** PK - 2
Distance from Subject: 1.1 Miles **School Type:** Regular
Student/Teacher Ratio: 17.4 to 1 **Students/Teachers:** 715/41
Mascot: Bears **School Colors :** Red & Royal
Enrollment By Grade: PK-175 K-187 1-178 2-175

Private Schools

Private School Enrollment= 2% within School District

BRIGHTON MONTESSORI SCHOOL
203 S 3RD AVE, BRIGHTON, CO 80601
Distance from Subject: 7.0 Miles
Affiliation: Nonsectarian
Students: 37
Enrollment By Grade: PK-30 K-7

Phone: (303)659-0515
Grades: PK - K
School Type: Montessori
Gender: Coed
Student/Teacher Ratio: 6.2 to 1

ZION LUTHERAN SCHOOL
1400 Skeel St, BRIGHTON, CO 80601
Distance from Subject: 7.1 Miles
Affiliation: Lutheran Church
Students: 329
Student/ Homeroom Ratio: 27.4
School Colors: Kelly Green & White
Enrollment By Grade: PK-60 K-37 1-33 2-34 3-38 4-32 5-24 6-26 7-20 8-25

Phone: (303)659-3443
Grades: PK - 8
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 24.2 to 1
Mascot: Lions

BRIGHTON ADVENTIST ACADEMY
820 S 5th Ave, BRIGHTON, CO 80601
Distance from Subject: 7.6 Miles
Affiliation: Seventh-Day Adventist
Students: 93
Student/ Homeroom Ratio: 15.5
Enrollment By Grade: K-11 1-9 2-7 3-4 4-11 5-8 6-10 7-9 8-12 9-12 10-4 11-9

Phone: (303)659-1223
Grades: K - 10
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 12.2 to 1

ELMWOOD BAPTIST ACADEMY
13100 E 144th Ave, BRIGHTON, CO 80601
Distance from Subject: 8.8 Miles
Affiliation: Baptist
Students: 48
Student/ Homeroom Ratio: 8.0
School Colors: Royal & White
Enrollment By Grade: PK-6 K-8 1-7 2-10 3-5 4-3 5-3 6-4 7-1 8-1 9-1 11-7

Phone: (303)659-3818
Grades: PK - 9
School Type: Alternative
Gender: Coed
Student/Teacher Ratio: 7.8 to 1
Mascot: Warriors

RINN VALLEY ELEMENTARY SCHOOL
3801 WCR 18, ERIE, CO 80516
Distance from Subject: 12.2 Miles
Affiliation: Nonsectarian
Students: 30
Enrollment By Grade: PK-18 K-5 1-3 3-1 4-2 5-1 11-3

Phone: (303)651-3215
Grades: PK - 5
School Type: Alternative
Gender: Coed
Student/Teacher Ratio: 6.0 to 1

Private Schools

Private School Enrollment= 2% within School District

LITTLE VILLAGE CHRISTIAN DAY C
4550 E 128TH AVE, THORNTON, CO 80241
Distance from Subject: 12.6 Miles
Affiliation: Baptist
Students: 58
Enrollment By Grade: PK-42 K-16

Phone: (303)452-2944
Grades: PK - K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 16.0 to 1

EASTLAKE MONTESSORI SCHOOL
BOX 222, EASTLAKE, CO 80614
Distance from Subject: 13.6 Miles
Affiliation: Nonsectarian
Students: 39
Enrollment By Grade: PK-24 K-15

Phone: (303)452-3835
Grades: PK - K
School Type: Montessori
Gender: Coed
Student/Teacher Ratio: 5.0 to 1

COMMUNITY CHRISTIAN
11980 Irma Dr, NORTHGLENN, CO 80233
Distance from Subject: 14.4 Miles
Affiliation: Baptist
Students: 225
Student/ Homeroom Ratio: 25.0
School Colors: Maroon & Gray
Enrollment By Grade: K-21 1-23 2-22 3-22 4-16 5-24 6-26 7-22 8-12
9-12 10-11 11-23

Phone: (303)452-7514
Grades: K - 10
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 17.1 to 1
Mascot: Crusaders

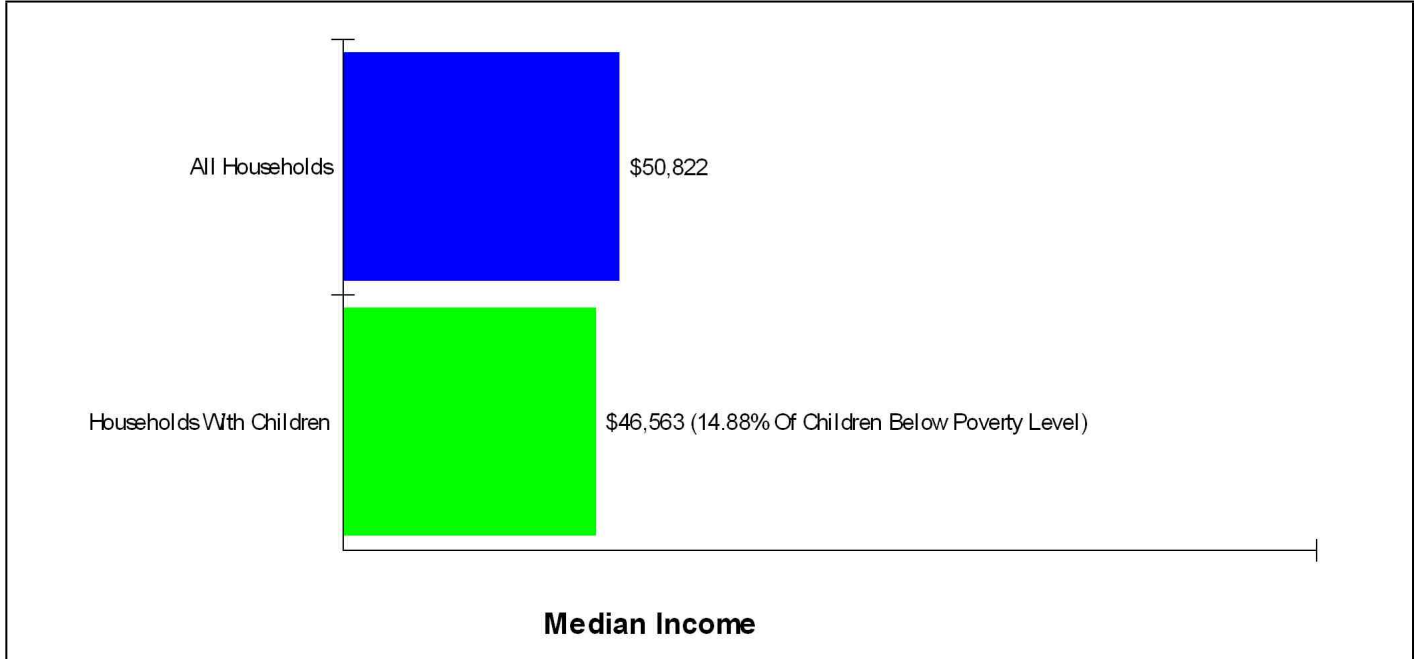
CHILDRENS WORLD LEARNING CENTE
12290 PENNSYLVANIA, THORNTON, CO 80241
Distance from Subject: 14.6 Miles
Affiliation: Nonsectarian
Students: 126
Enrollment By Grade: UG-1 PK-80 K-15 1-15 2-9 3-6 11-15

Phone: (303)457-9249
Grades: PK - 3
School Type: Regular
Gender: Coed
Student/Teacher Ratio: 28.3 to 1

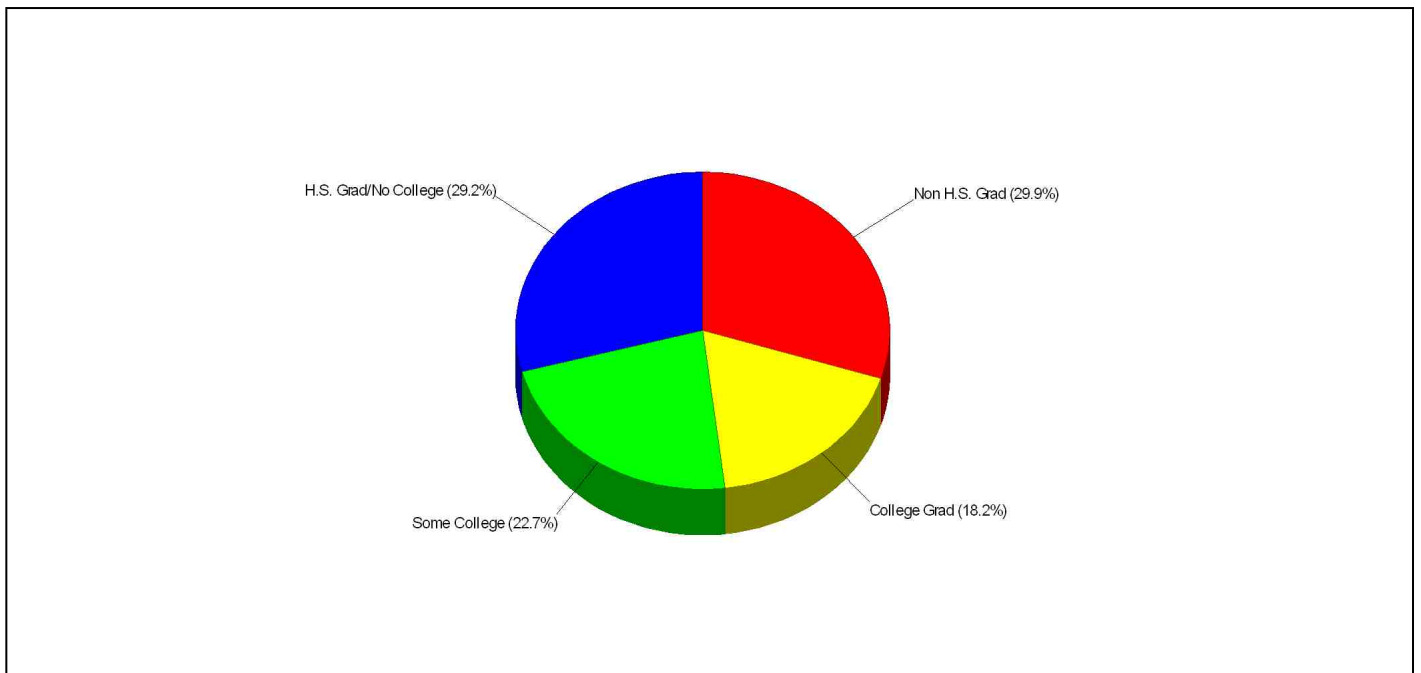
NORTHSIDE CHRISTIAN SCHOOL
11550 N Washington St, NORTHGLENN, CO 80233
Distance from Subject: 15.1 Miles
Affiliation: Not Given
Students: 59
Student/ Homeroom Ratio: 11.8
School Colors: Kelly Green & White

Phone: (303)452-6721
Grades: PK - K
School Type: Not Given
Gender: Not Given

Income FOR WELD COUNTY RE-8



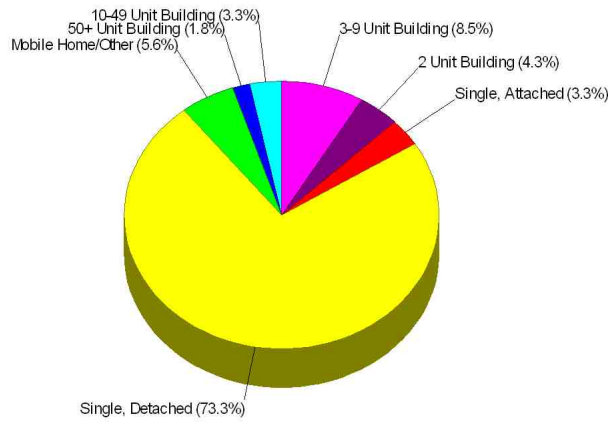
Parent Education Level FOR WELD COUNTY RE-8



Prepared by The Batson Team

Housing Characteristics For City of Fort Lupton

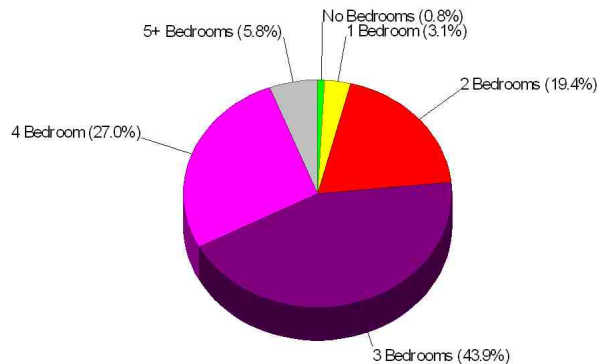
Average Age of Housing 25 years



Type of Dwelling

Home Ownership For City of Fort Lupton

Owner Occupied Households = 67.9%
Median Housing Value = \$129,300
Median Number of Bedrooms = 3

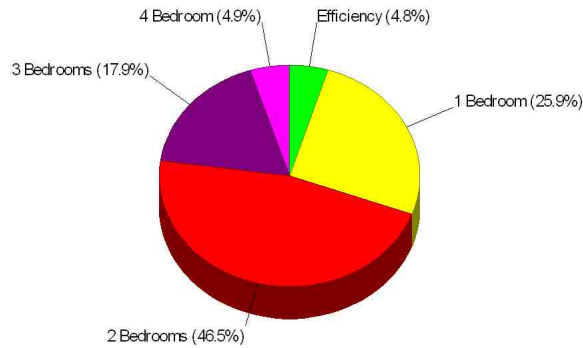


Home Size Breakdown

Prepared by The Batson Team

Rental For City of Fort Lupton

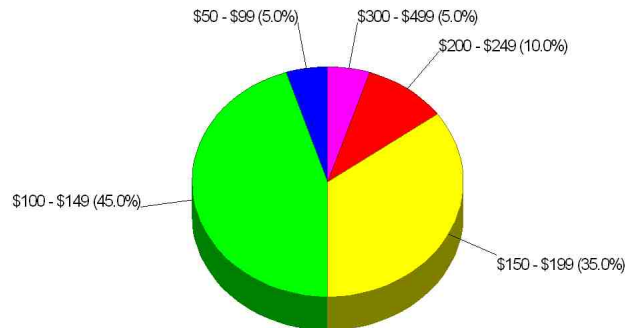
Renter Occupied Households = 32.1%
Median Monthly Rent = \$616
Median Number of Bedrooms = 2



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

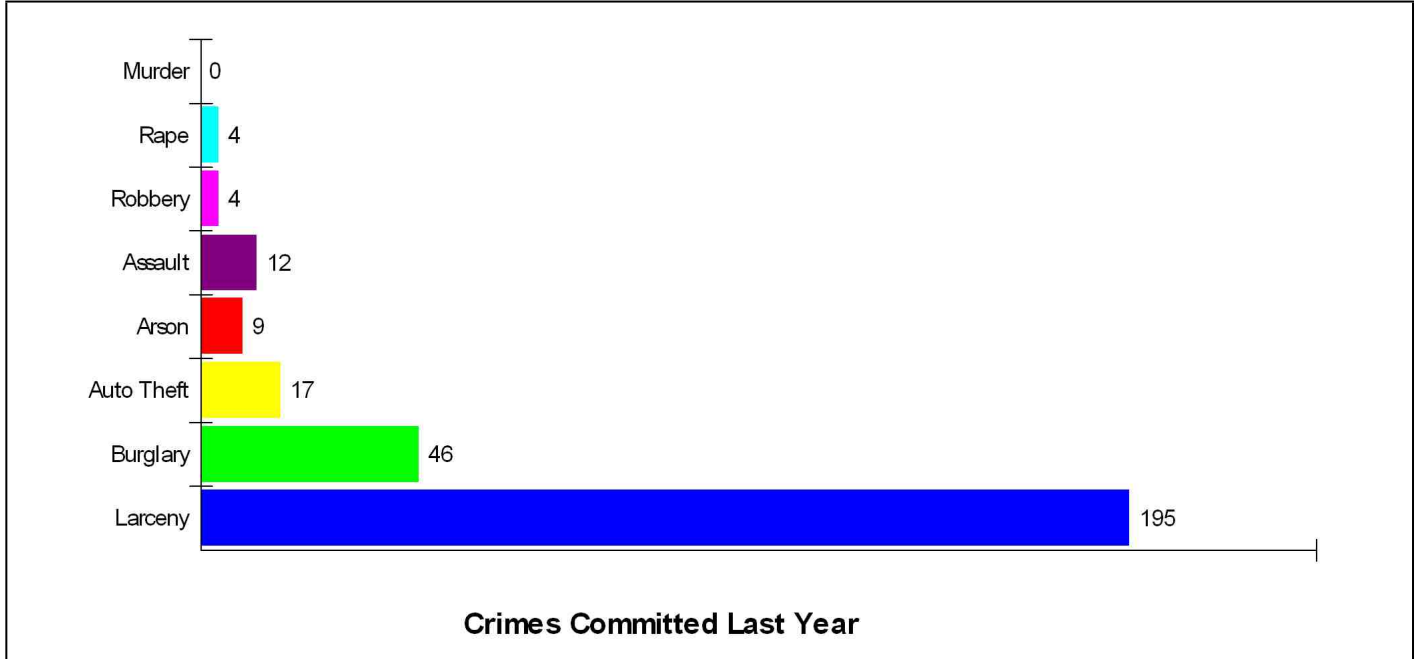
Median Price = \$147,500
Average Price = \$155,650



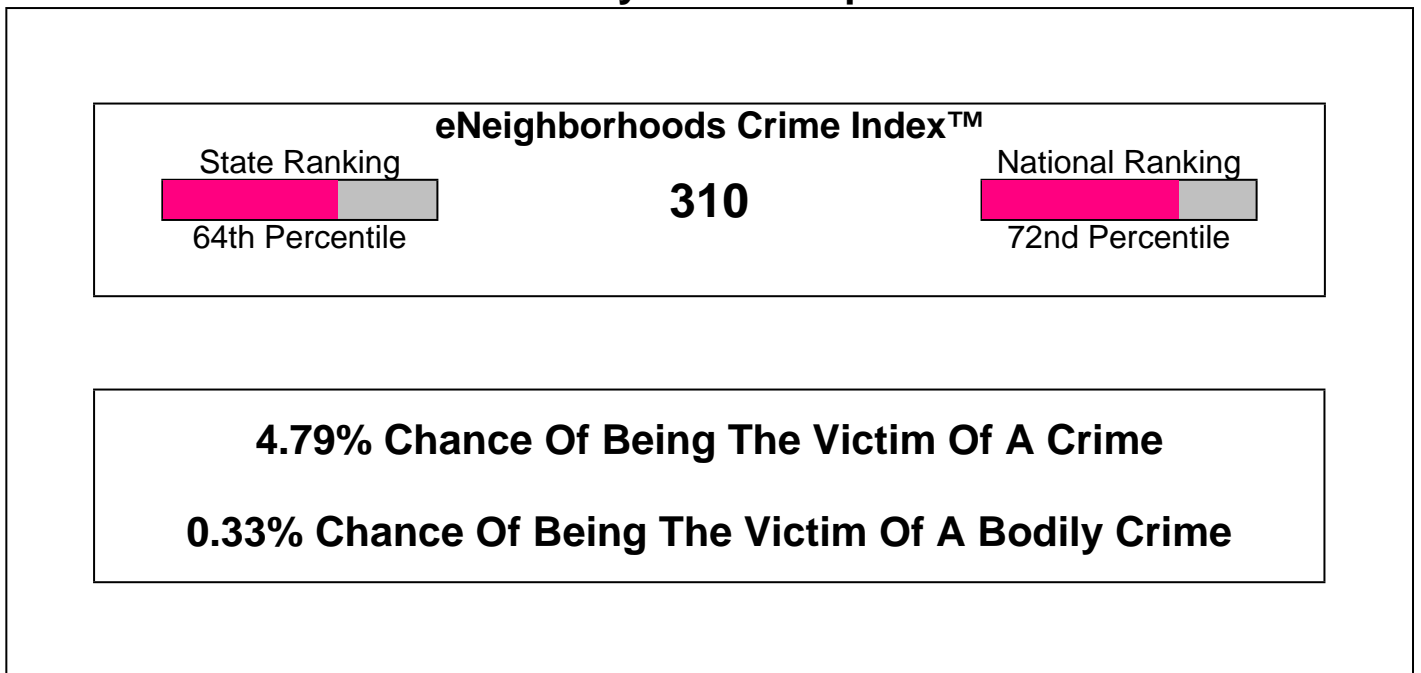
Dollars In Thousands
Homes Sold In Past Year

Prepared by The Batson Team

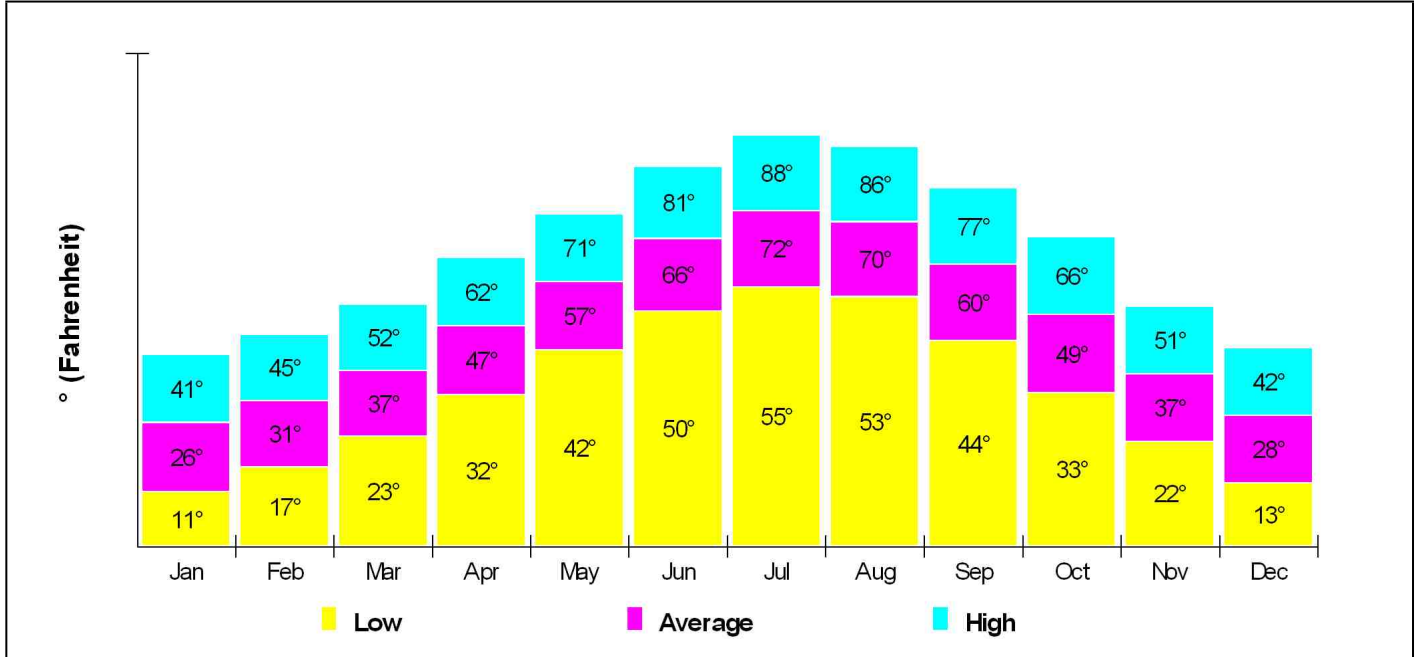
Crime Incidents For City of Fort Lupton



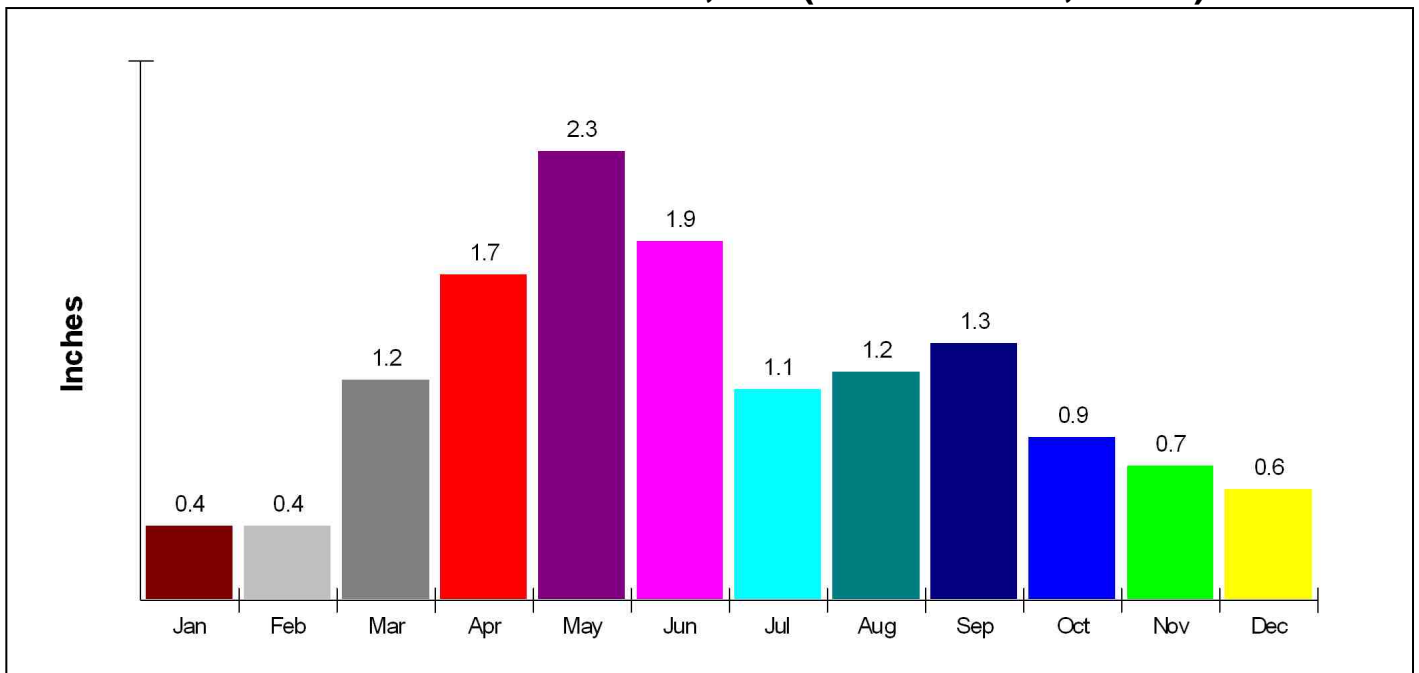
Crime Index For City of Fort Lupton



Temperature Measured at LONGMONT, CO (elevation = 4,990ft.)



Average Precipitation Measured at LONGMONT, CO (elevation = 4,990ft.)



Prepared by The Batson Team

Houses of Worship

BUDDHIST TEMPLE

720 MAIN ST, FORT LUPTON, CO 80621

Denomination: Buddhist Temples

Phone: (303)857-6833

Distance from Subject: 0.20 miles

FT LUPTON 1ST UNITED METHODIST

3RD & PARK, FORT LUPTON, CO 80621

Denomination: Methodist Churches

Phone: (303)857-2257

Distance from Subject: 0.20 miles

CHURCH JESUS CHRIST LATTER DAY SAINTS

300 FIRST, FIRESTONE, CO 80520

Denomination: Church of Jesus Christ of Latter Day Saints

Phone: (303)833-3528

Distance from Subject: 0.30 miles

CALVARY BAPTIST CHURCH

100 MCKINLEY AVE, FORT LUPTON, CO 80621

Denomination: Baptist Churches

Phone: (303)857-2355

Distance from Subject: 0.30 miles

SAINT WILLIAMS CATHOLIC CHURCH

1025 FULTON AVE, FORT LUPTON, CO 80621

Denomination: Catholic Churches

Phone: (303)857-6642

Distance from Subject: 0.30 miles

SAINT WILLIAM'S HALL

1035 FULTON AVE, FORT LUPTON, CO 80621

Denomination: Catholic Churches

Phone: (303)857-9961

Distance from Subject: 0.30 miles

FIRST BAPTIST CHURCH FT LUPTON

1115 1ST ST, FORT LUPTON, CO 80621

Denomination: Baptist Churches

Phone: (303)857-2709

Distance from Subject: 0.50 miles

FIRST ASSEMBLY GOD FT LUPTON

307 S FULTON AVE, FORT LUPTON, CO 80621

Denomination: Assembly of God Churches

Phone: (303)857-2397

Distance from Subject: 0.60 miles

MOUNT CALVARY LUTHERAN CHURCH

650 S PARK AVE, FORT LUPTON, CO 80621

Denomination: Lutheran Churches

Phone: (303)857-6827

Distance from Subject: 0.90 miles

LIGHT & HOPE FELLOWSHIP 4SQ GOSPEL

900 NORTHRUP AVE, FORT LUPTON, CO 80621

Denomination: Churches, Denomination Unknown

Phone: (303)857-6260

Distance from Subject: 1.10 miles

Houses of Worship

SEVENTH-DAY ADVENTIST

900 NORTHRUP AVE, FORT LUPTON, CO 80621

Denomination: Seventh Day Adventist Churches

Phone: (303)857-2311

Distance from Subject: 1.10 miles

JEHOVAH WITNESSES HGLND PK ENGL

1955 JENNIFER CT, BRIGHTON, CO 80601

Denomination: Jehovah's Witnesses

Phone: (303)659-1312

Distance from Subject: 6.10 miles

SAINT THERESAS CATH RECTORY

436 5TH, FREDERICK, CO 80530

Denomination: Catholic Churches

Phone: (303)833-2966

Distance from Subject: 6.30 miles

NEW HORIZON FELLOWSHIP

218 N 6TH AVE, BRIGHTON, CO 80601

Denomination: Churches, Denomination Unknown

Phone: (303)654-0498

Distance from Subject: 6.50 miles

NEW HORIZONS CHRISTIAN CHURCH

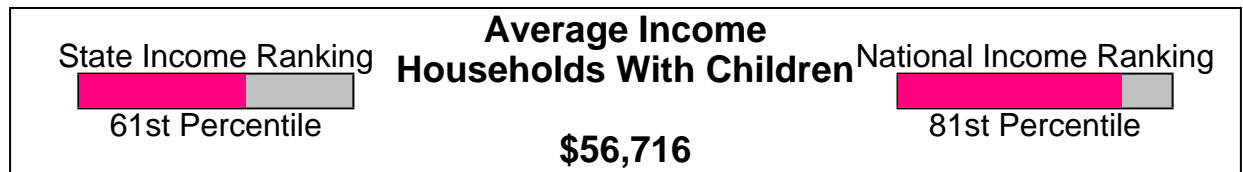
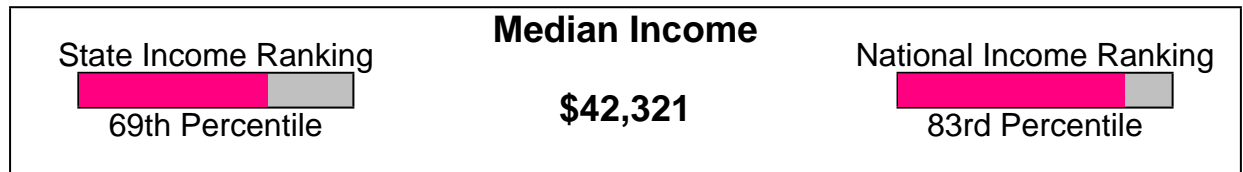
530 CHERRY, DACONO, CO 80514

Denomination: Churches, Non-Denominational

Phone: (303)833-3013

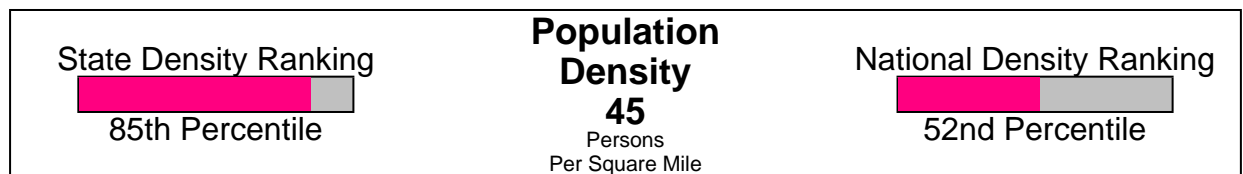
Distance from Subject: 6.60 miles

Income For Weld County



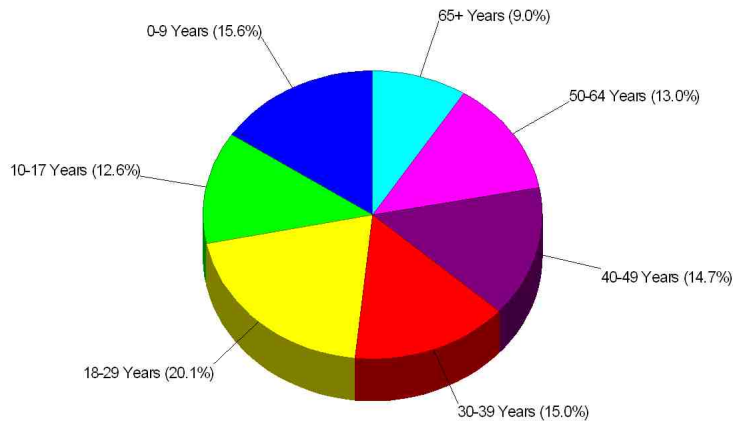
Population For Weld County

Population = 180,936
Land Area = 3,992.4 Square Miles



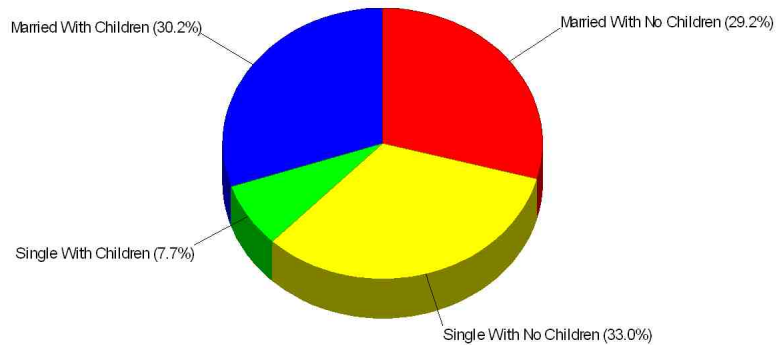
Age Breakdown For Weld County

Average Age = 31.2 Years



Household Characteristics For Weld County

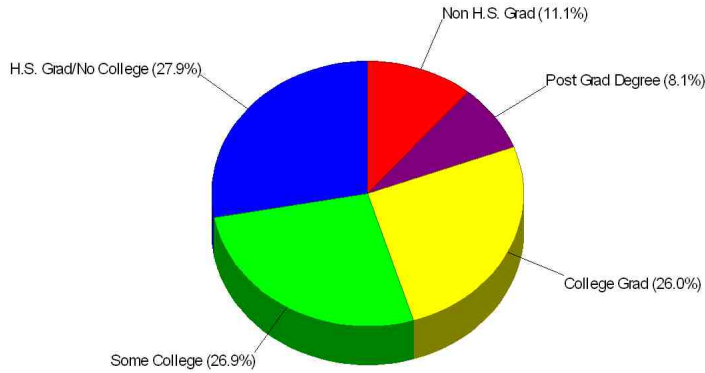
59.4% Married
37.8% With Children



Prepared by The Batson Team

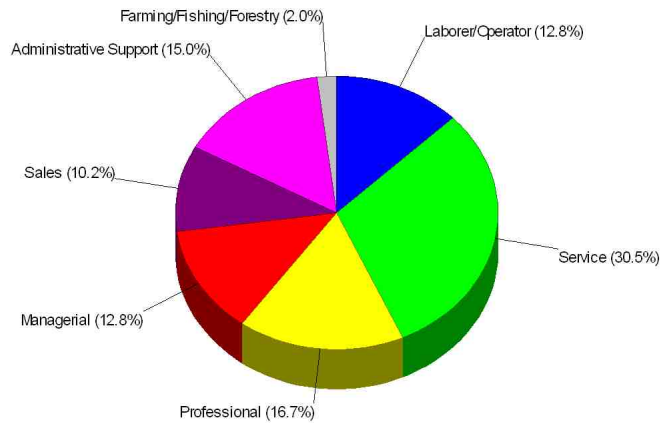
Adult Education Level For Weld County

88.9% High School Graduates
34.1% College Graduates



Employment For Weld County

Average Travel Time To Work = 25.2 Minutes



Occupation