

5625 N RIM RD

LIVERMORE, CO, 80536

SUNRISE LIVING TRUST · Larimer County, CO

PARCEL

1547267

COMPILED

2026-08-26

DATA AS OF

2026-08-25

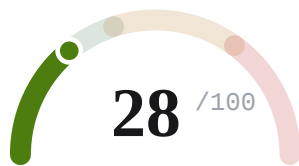
Compiled from Colorado public records. Descriptive, not predictive — each datum cites its source in the appendix. Verify with the originating office before acting. Not investment, legal, tax, insurance, or real-estate advice.

01 Executive summary

THE READ

This is a parcel inside a recent wildfire footprint.

DILIGENCE SIGNAL (EXPERIMENTAL)



28 /100

LOW SIGNAL

Higher composite score than 98% of scored county parcels

ASSESSOR VALUE

—

WHAT MATTERS MOST

- Federal mineral estate below — surface and subsurface ownership may be split.
- Entity-owned (Sunrise Living, Delinquent October 1, 2017) — diligence the entity and its portfolio.

Acrescope Indicators

Proprietary multi-domain composite — distress, fire, geohazards, soils, ownership & water records joined to one parcel.

DILIGENCE SIGNAL (EXPERIMENTAL)

28/100

LOW SIGNAL

Low-signal — ranks high only because most county parcels carry few signals

MOTIVATED SELLER SCORE

20/100

LOW SIGNAL

Low-motivation — ranks high only because most county parcels carry few signals

TOP CONTRIBUTING FACTORS

- Owner entity delinquent
- Group-D soil — high runoff, septic & foundation risk

Acrescope Risk Model v0.2 (experimental) — a rule-based composite over distress, fire, geohazard, soil, ownership & water records. Geohazard/soil coverage for this parcel: 50% — the land-risk component fills in as those layers backfill. Not yet calibrated; the cited records outrank the number. Methodology & changelog: acrescope.com/methodology/score

Key findings

- No active distress signals on public record.
- Federal mineral estate present — surface ownership may be split from the subsurface.
- Owned by a registered entity (CO) — Sunrise Living, Delinquent October 1, 2017.
- Matches 3 Acrescope patterns: Federal Mineral Estate (Split Estate), Recent Burn Zone, Distressed-Entity Owner.

Matched patterns

Federal Mineral Estate (Split Estate)	score 88	fme acres: 1284.54 · fme polygon count: 3
Recent Burn Zone	score 80	fires within 5mi: 8 · fires in perimeter: 0
Distressed-Entity Owner	score 60	sos status: Delinquent · sos entity name: Sunrise Living, Delinquent October 1, 2017

02 Recommended diligence

The specific records to pull and verify next — derived from this parcel's signals. Informational, not legal advice.

**Check well-permit availability with CO Division of Water Resources**

With no decreed surface rights, a permitted well is the path to legal on-site water.

**Order a mineral / severed-estate title search**

Federal or severed minerals below the surface change what you actually own and who can access the subsurface.

**Apply the matched rebate stack**

2 programs match this address; several stack with each other.

**Diligence the owning entity and its portfolio**

Entity ownership signals an investor counterparty and may indicate a larger holding to negotiate against.

03 Property & valuation

Property facts

ASSESSOR MARKET VALUE	LAST RECORDED SALE	YEAR BUILT
—	—	—
LOT SIZE	BED / BATH	LIVING AREA
—	— / —	—

Colorado assessor "market value" reflects ag-use valuation on many rural parcels and can understate true value by an order of magnitude. Where a comp-based estimate exists, it appears below.

Cost & value

ASSESSOR VALUE	COMP ESTIMATE	REBATES AVAILABLE
—	—	up to \$1,000

- No trustworthy comparable-sale base in this county yet — we show “no comp” rather than inventing a number.
- Up to \$1,000 in stackable mitigation rebates may apply to this address (listed in the diligence section).

04 Land & stewardship

Land health & regenerative potential

Land-health read from the soil survey and land cover.

- Soil productivity (NCCPI) 0.04 — minimal crop productivity — range / forest land.
- Not prime farmland.
- Non-irrigated land-capability class 7s — severe limitations — wildlife / recreation use.
- Soil drainage: Well drained.

Stewardship & program opportunities

Programs this land may fit — eligibility only, confirmed by a site assessment. Not financial or tax advice.

Could be a conservation-easement candidate

Undeveloped land — especially adjacent to public land or with open / riparian habitat — may qualify for a conservation easement held by a land trust, carrying a federal tax deduction and the Colorado conservation-easement tax credit. Consult a land trust and a tax professional; this is not tax advice.

Colorado Coalition of Land Trusts

Soil from USDA SSURGO/NCCPI at the parcel centroid; land cover from NLCD. A descriptive read of regenerative potential — not agronomic, financial, or tax advice.

05 Water & subsurface

Water rights — decree detail

No decreed water rights on record.

Federal mineral estate present — surface ownership may be split from the subsurface.

Well-permit feasibility

Can you get a well here — from Colorado's exempt-well rules (§37-92-602) and lot size. Not legal advice.

Unknown — lot size not on record

Lot size is not on record, so the exempt-well category cannot be inferred. Confirm well-permit eligibility with the CO Division of Water Resources.

- Exempt wells are capped at 15 gpm and may not injure senior water rights.
- In an over-appropriated basin (much of the West Slope), a larger or non-exempt well requires a court-approved augmentation plan. The 8 Designated Ground Water Basins (eastern plains) follow separate Ground Water Commission rules.
- Verify the available permit type, exempt-well eligibility, and any augmentation requirement with the CO Division of Water Resources before relying on well water. Not legal advice.

06 Risk & data summary**Distress & encumbrances**

No active distress signals on public record.

Ownership

SUNRISE LIVING TRUST — registered entity (DLLC), formed CO, status Delinquent. Mailing: 4211 COUNTY ROAD 37, BRIGHTON, CO 806039442.

Climate & hazards

Wildfire building-damage potential not rated here (CO-WRA leaves non-burnable / irrigated land unrated — a data gap, not a low-risk signal). Not in a mapped FEMA Special Flood Hazard Area. Elevation 2,432 m.

Insurability — Standard market

Wildfire building-damage potential isn't rated here — the CO Wildfire Risk Assessment doesn't rate non-burnable or irrigated land, so this is a data gap, not a sign of low risk. Insurability is therefore unconfirmed; mountain-property carriers vary widely — obtain a quote before relying on coverage. Not a quote.

07 Sources & methodology

Acrescope aggregates Colorado public-records data — county assessor parcel records, CO Secretary of State business filings, CO Division of Water Resources, FEMA NFHL, CO State Forest Service wildfire scoring, ECMC oil & gas data, NIFC fire history, US Census ACS, EPA, and county clerk & recorder distress filings. Data is provided as-is for informational purposes only and may contain errors or be out of date. Acrescope

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