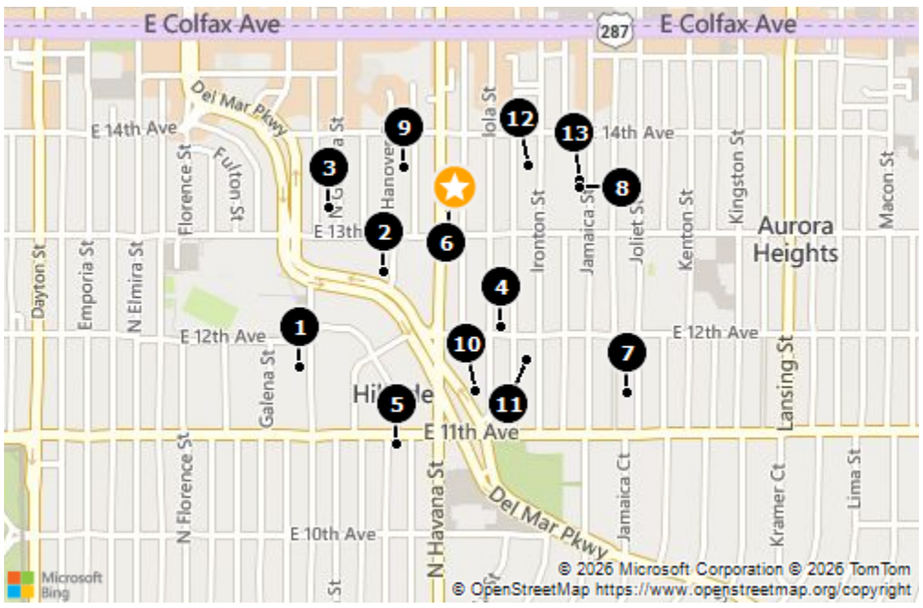
ICE SiteX Report

OrderID: 97850533

SiteX Property Information Report



Subject Property Location

1342 HAVANA ST, AURORA, CO 80010-3342

County:	**ARAPAHOE CO**	Census Tract:	080050073.024006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1973-02-2-09-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$340,000**	FSD:	10	Common Confidence Score:	69
Value Range:	$306,000 - $374,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$153,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$227,700	Total Taxable Value:	$1,972
Total Assessed Value:	$23,794	Total Assessor Market Value:	$380,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13-14 Block: 9 Subdivision: AURORA Sec/Twnship/Range: SEC 02 QTR 2 TWN 4S RNG 67W
Abbreviated Description: SUBDIVISIONCD 002350 SUBDIVISIONNAME AURORA BLOCK 009 LOT 013 LOTS 13-14 BLK 9 AURORA EX 8 FT FOR ALLEY

Property Characteristics

Lot Size:	6,316 SF	Bedrooms:	2	Pool:	
Building Area:	936 SF	Baths:	1	Fireplace:	1
Year Built:	1926	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Detached	Heating:	Floor/Wall
Number of Stories:	1+B	Number of Cars:		A/C:	N
Style:	Ranch	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/16/2026	Sales Price:	N/A
Document #:	E6016644 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/04/2025	Sales Price:	N/A
Document #:	E5038854 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/04/2024	Sales Price:	$380,000
Document #:	E4019365 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/25/2024		
Document Type:			
Legal Description:			

Lot: 13 Block: 9 Subdivision: AURORA

Prior Transfer

Recording Date:	03/25/2024	Sales Price:	$380,000
Document #:	E4019365 BK-PG E401 -9365	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 13-14 Block: 9 Subdivision: AURORA Sec/Twnship/Range: SEC 02 QTR 2 TWN 4S RNG 67W
Abbreviated Description: SUBDIVISIONCD 002350 SUBDIVISIONNAME AURORA BLOCK 009 LOT 013 LOTS 13-14 BLK 9 AURORA EX 8 FT FOR ALLEY

Prior Transfer

Recording Date:	10/04/2023	Sales Price:	$315,000
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/26/2023	Sales Price:	$250,000
Document #:	E3066219 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/22/2023		
Document Type:			

Legal Description:
Lot: 13&14 Block: 8 Subdivision: AURORA
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	09/22/2023	Sales Price:	$250,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/18/2017	Loan Amount:	N/A
Document #:	D7080449 BK-PG -	Loan Type:	Reverse Mortgage
TD Due Date:	03/21/2092	Type Finance:	ADJ

Legal Description:
Lot: 13&14 Block: 9

Prior Transfer

Recording Date:	02/14/2013	Sales Price:	$95,000
Document #:	D3019454 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/13/2006	Sales Price:	$95,000
Document #:	B6174545 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/16/2006		
Document Type:			

Legal Description:
Lot: 13&14 Block: 9 Subdivision: AURORA
Abbreviated Description: EXCEPT REAR8 FT

Prior Transfer

Recording Date:	06/30/2005	Sales Price:	$140,250
Document #:	B5096644 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/30/2004	Loan Amount:	N/A
Document #:	B4205941 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2032	Type Finance:	ADJ

Legal Description:
Lot: 13&14 Block: 9 Subdivision: AURORA

Mortgage Record

Recording Date:	08/04/2003	Loan Amount:	N/A
Document #:	B3167951 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2018	Type Finance:	

Legal Description:
Lot: 13&14 Block: 9 Subdivision: AURORA SUBDIVISION

Mortgage Record

Recording Date:	01/10/2003	Loan Amount:	N/A
Document #:	B3007410 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2032	Type Finance:	ADJ

Legal Description:
Lot: 13&14 Block: 9
Abbreviated Description: EXCEPT REAR 8 FT SD LOTS
City/Muni/Twp: AURORA

Mortgage Record

Recording Date:	10/12/2001	Loan Amount:	N/A
Document #:	B1174882 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2031	Type Finance:	

Legal Description:
Lot: 13&14 Block: 9 Subdivision: AURORA
Abbreviated Description: EXCEPT REAR8 SD LOTS

Mortgage Record

Recording Date:	12/03/1999	Loan Amount:	N/A

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Document #:	A9190431 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2029	Type Finance:	

Legal Description:
Lot: 13&14 Block: 9
Abbreviated Description: EXCEPT REAR 8 FT SD LOTS BLK9
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	10/28/1997	Sales Price:	$74,950
Document #:	A7135876 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/24/1997		
Document Type:			

Legal Description:
Abbreviated Description: LOTS 13-14 BLK 9 AURORA EX 8 FT FOR ALLEY
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	02/06/1995	Sales Price:	N/A
Document #:	0000012567 BK-PG 7855-429	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/02/1995		
Document Type:			

Legal Description:
Lot: 13&14 Block: 9
Abbreviated Description: EXCEPT REAR 8 FT SD LOTS
City/Muni/Twp: AURORA

Area Sales Analysis

Total Area Sales	$4,497,200	Median # of Bedrooms	2
Median Lot Size	6,621 SF	Median # of Baths	1
Median Living Area	894 SF	Median Year Built	1950
Price Range - 2 Yrs	$190,000 to $444,000	Age Range	74 years to 95 years
Median Value	$379,900	Median Age	76 years

Comparable Sales Data

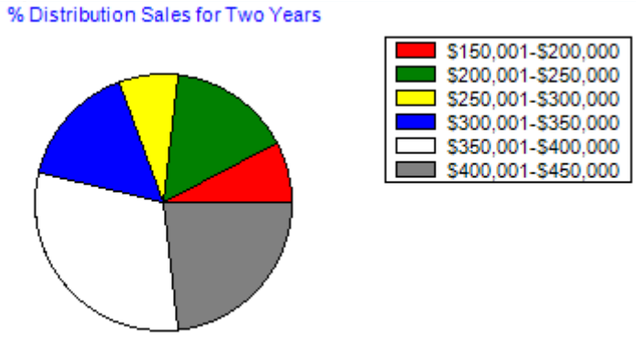
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**1171 GENEVA ST** **AURORA, CO 80010-3307**	06/15/2026	$435,000	$331	1314	/3/2	1950	6,011 SF	
		APN: 1973-03-1-27-018 Document #: E6040831 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17&18 Block: 11 Subdivision: HILLSIDE ADDITION Abbreviated Description: Lot:17&18 Block:11 Subdivision:HILLSIDE ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
2	.14Mi.	**1201 HANOVER ST** **AURORA, CO 80010-3331**	06/10/2026	$385,000	$338	1136	//1	1951	8,059 SF	
		APN: 1973-03-1-17-009 Document #: E6040044 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: HILLSIDE ADDITION Abbreviated Description: Lot:14 Block:2 Subdivision:HILLSIDE ADDITION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
3	.16Mi.	**1317 GENEVA ST** **AURORA, CO 80010-3325**	06/03/2026	$380,000	$549	692	/2/1	1948	6,490 SF	
		APN: 1973-03-1-13-012 Document #: E6038500 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Block: 6 Subdivision: DEL MAR AMENDED PLAT Abbreviated Description: Lot:28 Block:6 Subdivision:DEL MAR AMENDED PLAT								
4	.18Mi.	**1200 IOLA ST** **AURORA, CO 80010-3408**	05/18/2026	$444,000	$600	740	/2/2	1951	6,578 SF	
		APN: 1973-02-2-23-012 Document #: E6033511 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23&24 Block: 7 Subdivision: AURORA Abbreviated Description: Lot:23&24 Block:7 Subdivision:AURORA								
5	.33Mi.	**1090 HANOVER ST** **AURORA, CO 80010-3953**	04/17/2026	$300,000	$308	974	/3/1	1951	7,710 SF	
		APN: 1973-03-4-01-001 Document #: E6025659 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 8 Subdivision: COLFAX VILLA RESUBDIVISION Abbreviated Description: Lot:1&2 Block:8 Subdivision:COLFAX VILLA RESUBDIVISION								
6	.01Mi.	**1334 HAVANA ST** **AURORA, CO 80010-3342**	04/09/2026	$238,300	$330	720	/2/1	1931	6,665 SF	
		APN: 1973-02-2-09-007 Document #: E6023818 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15&16 Block: 9 Abbreviated Description: Lot:15&16 Block:9 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
7	.33Mi.	**1141 JOLIET ST** **AURORA, CO 80010-3434**	04/03/2026	$350,000	$311	1124	//1	1950	7,841 SF	
		APN: 1973-02-2-29-016 Document #: E6022193 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31-34 Block: 4 Abbreviated Description: Lot:31-34 Block:4 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
8	.15Mi.	**1341 JAMAICA ST** **AURORA, CO 80010-3430**	04/01/2026	$379,900	$417	909	/3/1	1952	6,273 SF	
		APN: 1973-02-2-11-018 Document #: E6021292 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35&36 Block: 11 Abbreviated Description: Lot:35&36 Block:11 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
9	.07Mi.	**1364 HANOVER ST** **AURORA, CO 80010-3334**	03/16/2026	$345,000	$385	894	/2/1	1941	6,316 SF	
		APN: 1973-03-1-15-004 Document #: E6016726 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 1 Subdivision: HAVANA SUBDIVISION Abbreviated Description: Lot:21 Block:1 Subdivision:HAVANA SUBDIVISION								

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10	.25Mi.	**1134 DEL MAR PKWY** **AURORA, CO 80010-3316**	03/16/2026	$390,000	$405	962	/3/2	1951	7,841 SF
	APN: 1973-02-2-25-007 Document #: E6016930 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: RESUBDIVISION OF PART OF BLOCK 1 AURORA Abbreviated Description: Lot:7 Block:1 Subdivision:RESUBDIVISION OF PART OF BLOCK 1 AURORA								
11	.23Mi.	**1173 IRONTON ST** **AURORA, CO 80010-3412**	03/11/2026	$442,000	$566	780	/2/1	1951	6,621 SF
	APN: 1973-02-2-27-020 Document #: E6015677 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40-42 Block: 2 Subdivision: AURORA Abbreviated Description: Lot:40-42 Block:2 Subdivision:AURORA								
12	.09Mi.	**1361 IRONTON ST** **AURORA, CO 80010-3416**	03/03/2026	$218,000	$303	719	/2/1	1948	7,449 SF
	APN: 1973-02-2-10-019 Document #: E6013222 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40-42 Block: 10 Subdivision: AURORA Abbreviated Description: Lot:40-42 Block:10 Subdivision:AURORA								
13	.15Mi.	**1355 JAMAICA ST** **AURORA, CO 80010-3430**	01/30/2026	$190,000	$258	735	/2/1	1937	4,748 SF
	APN: 1973-02-2-11-019 Document #: E6006079 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37&38 Block: 11 Subdivision: AURORA Abbreviated Description: Lot:37&38 Block:11 Subdivision:AURORA Abbreviated Description:SOUTH2 LOT38								

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.

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.	**1342 HAVANA ST**	**03/25/2024**	$380,700	$23,794	936	/2/1	1926	6,316 SF	
.01Mi.	**1334 HAVANA ST**	**01/12/2023**	$320,600	$20,038	720	/2/1	1931	6,665 SF	
.01Mi.	**1350 HAVANA ST**	**12/02/2024**	$349,800	$21,863	856	/2/1	1930	10,106 SF	
.02Mi.	**1324 HAVANA ST**	**07/25/2022**	$399,000	$24,938	1,092	/3/2	1958	6,621 SF	
.02Mi.	**1364 HAVANA ST**	**12/01/2011**	$398,500	$24,907	925	/2/2	1951	6,360 SF	
.03Mi.	**1341 IOLA ST**	**05/20/2022**	$368,200	$23,013	924	//1	1906	6,273 SF	
.03Mi.	**1316 HAVANA ST**	**10/26/2006**	$400,200	$25,013	1,011	//2	1951	6,795 SF	
.03Mi.	**1349 IOLA ST**	**04/06/2007**	$435,600	$27,225	1,151	//2	1952	6,447 SF	
.03Mi.	**1335 IOLA ST**	**05/20/2022**	$372,500	$23,281	912	/2/1	1982	9,757 SF	
.03Mi.	**1372 HAVANA ST**	**11/03/2003**	$382,100	$23,882	975	/3/2	1951	6,621 SF	
.03Mi.	**1357 IOLA ST**	**07/10/2024**	$387,700	$24,231	1,073	/3/2	1953	6,708 SF	
.04Mi.	**1325 IOLA ST**	**04/21/2025**	$444,300	$27,769	1,160	/3/3	1965	6,186 SF	
.04Mi.	**1343 HAVANA ST**	**11/10/2020**	$369,500	$23,094	825	/2/1	1941	6,098 SF	
.04Mi.	**1347 HAVANA ST**	**02/27/2014**	$310,100	$19,381	1,320	/4/1	1941	6,534 SF	
.04Mi.	**1308 HAVANA ST**	**02/25/2022**	$355,800	$22,238	770	/3/2	1951	6,534 SF	
.04Mi.	**1337 HAVANA ST**	**02/19/2020**	$349,400	$21,838	825	/2/1	1940	6,360 SF	

Rent vs. Own

Households Occupied by Renters:	55%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	32.7 years old	Households:	15,101
Median Household Income:	$57,344	Households w/Family:	60%
Household Income Per Capita:	$26,199	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Adams-Arapahoe School District 28j	Students:	38,702
Number of Schools:	58	Rating:	C

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.83Mi.	**Aurora Central High School** Number of Students: 2,468 Student-Teacher Ratio: 17.88 Advanced Placement: Yes	C	Public	9 - 12
0.29Mi.	**Aurora West College Preparatory Academy** Number of Students: 927 Student-Teacher Ratio: 20.15 Advanced Placement: Yes	D-	Public	6 - 8
0.30Mi.	**Kenton Elementary School** Number of Students: 583 Student-Teacher Ratio: 15.55	C	Public	PK - 5

Flood Report

The Subject Property of **1342 HAVANA ST, AURORA, CO 80010-3342** 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	131%	NOTABLY HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	125%	HIGHER
MURDER	129%	HIGHER
OVERALL	132%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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