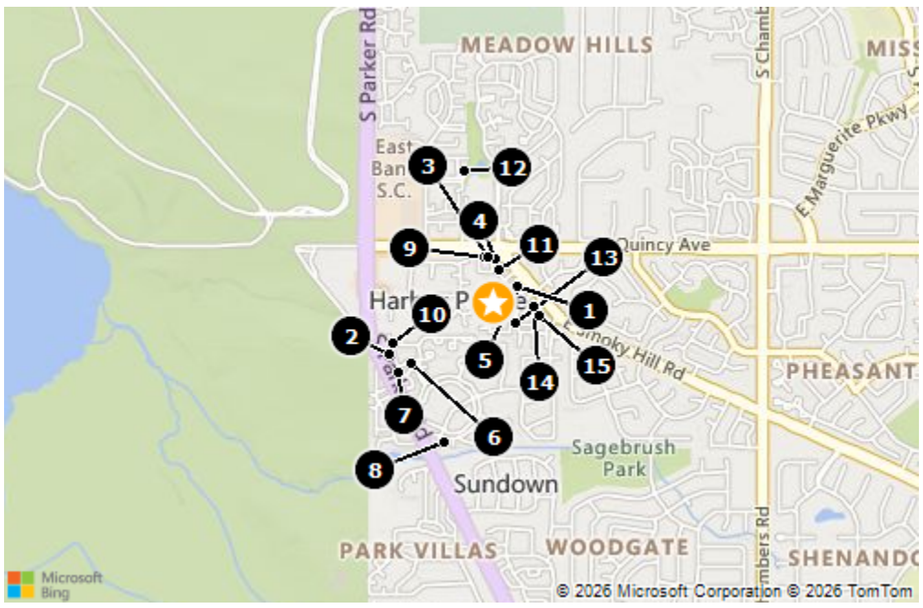
ICE SiteX Report

OrderID: 98130646

SiteX Property Information Report



Subject Property Location

14011 E QUINN CIR, AURORA, CO 80015-1249

County:	**ARAPAHOE CO**	Census Tract:	080050836.002000
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	2073-07-2-23-043	Thomas Bros Pg-Grid:	

Valuation

Value:	**$378,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$347,760 - $408,240	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$120,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$303,300	Total Taxable Value:	$2,074
Total Assessed Value:	$26,456	Total Assessor Market Value:	$423,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 144 Block: 1 Subdivision: QUINCY HILL SUB 1ST FLG Sec/Twnship/Range: SEC 07 QTR 2 TWN 5S RNG 66W
Abbreviated Description: SUBDIVISIONCD 050820 SUBDIVISIONNAME QUINCY HILL SUB 1ST FLG BLOCK 001 LOT 144 LOT 144 BLK 1 QUINCY HILL SUB 1ST FLG

Property Characteristics

Lot Size:	1,263 SF	Bedrooms:	2	Pool:	
Building Area:	1258 SF	Baths:	3	Fireplace:	1
Year Built:	1982	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/05/2024	Loan Amount:	N/A
Document #:	E4043148 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	05/03/2023	Sales Price:	N/A
Document #:	E3029746 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/03/2018	Loan Amount:	N/A
Document #:	D8065079 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION

Prior Transfer

Recording Date:	07/03/2018	Sales Price:	$306,000
Document #:	D8065077 BK-PG -	Type of Sale:	Full Amount on Deed

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Contract Date: 06/29/2018
Document Type:
Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING NO 1

Prior Transfer

Recording Date: 06/29/2018 | Sales Price: $305,000
Document #: D8065077 BK-PG D806 -5077 | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUB 1ST FLG Sec/Twnship/Range: SEC 07 QTR 2 TWN 5S RNG 66W
Abbreviated Description: SUBDIVISIONCD 050820 SUBDIVISIONNAME QUINCY HILL SUB 1ST FLG BLOCK 001 LOT 144 LOT 144 BLK 1 QUINCY HILL SUB 1ST FLG

Prior Transfer

Recording Date: 04/24/2017 | Sales Price: N/A
Document #: D7045733 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 04/16/2014 | Sales Price: $120,931
Document #: D4031012 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 03/14/2014 | Sales Price: $178,000
Document #: D4020886 BK-PG - | Type of Sale: Full Amount on Deed
Contract Date: 03/11/2014
Document Type:
Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING #1

Prior Transfer

Recording Date: 03/11/2014 | Sales Price: $178,000
Document #: | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:

Prior Transfer

Recording Date: 03/10/2009 | Sales Price: $115,425
Document #: B9023814 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 03/03/2009 | Loan Amount: N/A
Document #: B9020840 BK-PG - | Loan Type: FHA
TD Due Date: 03/01/2039 | Type Finance:
Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING #1

Prior Transfer

Recording Date: 11/10/2008 | Sales Price: $35,000
Document #: B8125001 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 10/22/2008 | Sales Price: $140,000
Document #: B8117704 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 09/09/2008 | Sales Price: $120,000
Document #: B8100713 BK-PG - | Type of Sale: Full Amount on Deed
Contract Date: 08/28/2008
Document Type:
Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING #1

Mortgage Record

Recording Date: 07/29/2008 | Loan Amount: N/A
Document #: B8085508 BK-PG - | Loan Type: Unknown
TD Due Date: 11/01/2045 | Type Finance: FIX
Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING #1
Abbreviated Description: PRIOR REF B5173335 11/12/2005

Prior Transfer

Recording Date: 11/22/2005 | Sales Price: $157,550
Document #: B5175901 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

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Mortgage Record

Recording Date:	11/17/2005	Loan Amount:	N/A
Document #:	B5173335 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	11/01/2045	Type Finance:	FIX

Legal Description:
Lot: 44 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING #1

Prior Transfer

Recording Date:	11/17/2005	Sales Price:	$175,000
Document #:	B5173334 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/05/2005		
Document Type:			

Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING #1

Prior Transfer

Recording Date:	11/17/2005	Sales Price:	$175,000
Document #:	B5173333 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/01/2005		
Document Type:			

Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING #1

Prior Transfer

Recording Date:	12/31/2002	Sales Price:	$162,450
Document #:	B2252900 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/30/2002		
Document Type:			

Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING #1

Mortgage Record

Recording Date:	03/05/2002	Loan Amount:	N/A
Document #:	B2042381 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2032	Type Finance:	UNK

Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING #1

Mortgage Record

Recording Date:	03/17/1999	Loan Amount:	N/A
Document #:	A9045041 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 144 Block: 1 Subdivision: QUINCEY HILL SUBDIVISION 1ST FILING

Prior Transfer

Recording Date:	11/18/1998	Sales Price:	$116,500
Document #:	A8186665 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/09/1998		
Document Type:			

Legal Description:
Subdivision: QUINCY HILL SUBDIVISION FILING #1
Abbreviated Description: LOT 144 BLK 1 QUINCY HILL SUB 1ST FLG

Area Sales Analysis

Total Area Sales	$5,731,500	Median # of Bedrooms	2
Median Lot Size	1,220 SF	Median # of Baths	3
Median Living Area	1,258 SF	Median Year Built	1982
Price Range - 2 Yrs	$305,000 to $449,000	Age Range	25 years to 47 years
Median Value	$385,000	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**14165 E QUINN CIR AURORA, CO 80015-1250**	07/20/2026	$399,000	$302	1317	/2/4	1982	1,220 SF	
		APN: 2073-07-2-23-011 Document #: E6049803 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 163 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING NO 01 Abbreviated Description: Lot:163 Block:1 Subdivision:QUINCY HILL SUBDIVISION FILING NO 01								
2	.29Mi.	**4505 S AUCKLAND CT AURORA, CO 80015-5645**	05/13/2026	$380,000	$200	1895	/3/3	2000	1,525 SF	
		APN: 2073-07-2-53-030 Document #: E6032233 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 30 Block: 1 Subdivision: CHERRY CREEK POINTE SUBDIVISION FILING NO 1 Abbreviated Description: Lot:30 Block:1 Subdivision:CHERRY CREEK POINTE SUBDIVISION FILING NO 1								
3	.11Mi.	**4311 S BILLINGS CIR AURORA, CO 80015-1278**	04/23/2026	$360,000	$286	1258	/2/3	1982	1,133 SF	
		APN: 2073-07-2-25-004 Document #: E6026999 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 53 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING NO 2 Abbreviated Description: Lot:53 Block:1 Subdivision:QUINCY HILL SUBDIVISION FILING NO 2								
4	.11Mi.	**4316 S BLACKHAWK WAY AURORA, CO 80015-1271**	04/15/2026	$345,000	$274	1258	/2/2	1982	1,307 SF	
		APN: 2073-07-2-25-053 Document #: E6025159 Document Type: Price Code: D								

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Land Use: Townhouse (Residential)
Legal: Lot: 43 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING NO 2 Abbreviated Description: Lot:43 Block:1 Subdivision:QUINCY HILL SUBDIVISION FILING NO 2

5	.06Mi.	**14183 E QUINN CIR** **AURORA, CO 80015-1250**	04/02/2026	$390,000	$336	1160	/2/3	1982	1,263 SF

APN: 2073-07-2-23-008 Document #: E6021795
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 166 Block: 1 Subdivision: QUINCY HILL SUBDIVISION Abbreviated Description: Lot:166 Block:1 Subdivision:QUINCY HILL SUBDIVISION

6	.25Mi.	**4538 S ATCHISON WAY** **AURORA, CO 80015-5648**	03/26/2026	$449,000	$243	1845	/3/4	2000	2,004 SF

APN: 2073-07-2-53-048 Document #: E6019860
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 48 Block: 1 Subdivision: CHERRY CREEK POINTE SUBDIVISION FILING NO 41 Abbreviated Description: Lot:48 Block:1 Subdivision:CHERRY CREEK POINTE SUBDIVISION FILING NO 41

7	.29Mi.	**4555 S AUCKLAND CT** **AURORA, CO 80015-5645**	12/01/2025	$395,000	$228	1728	/3/3	2000	1,350 SF

APN: 2073-07-2-53-057 Document #: E5086374
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 57 Block: 1 Subdivision: CHERRY CREEK POINTE SUBDIVISION FILING NO 1 Abbreviated Description: Lot:57 Block:1 Subdivision:CHERRY CREEK POINTE SUBDIVISION FILING NO 1 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

8	.37Mi.	**14028 E TEMPLE DR** **AURORA, CO 80015-5619**	11/25/2025	$421,000	$249	1688	/2/3	2001	871 SF

APN: 2073-07-2-56-009 Document #: E5085667
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 9 Block: 1 Subdivision: CHERRY CREEK PARK TOWNHOMES SUBDIVISION FILING NO Abbreviated Description: Lot:9 Block:1 Subdivision:CHERRY CREEK PARK TOWNHOMES SUBDIVISION FILING NO

9	.11Mi.	**4331 S BILLINGS CIR** **AURORA, CO 80015-1278**	11/13/2025	$385,000	$306	1258	/2/3	1982	1,176 SF

APN: 2073-07-2-25-002 Document #: E5082405
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 51 Block: 1 Subdivision: QUINCY HILL SUBDIVISION Abbreviated Description: Lot:51 Block:1 Subdivision:QUINCY HILL SUBDIVISION

10	.27Mi.	**4472 S AUCKLAND CT** **AURORA, CO 80015-5642**	11/07/2025	$398,000	$215	1845	/3/3	2000	2,091 SF

APN: 2073-07-2-53-007 Document #: E5081163
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 7 Block: 1 Subdivision: CHERRY CREEK POINTE SUBDIVISION FILING NO 1 Abbreviated Description: Lot:7 Block:1 Subdivision:CHERRY CREEK POINTE SUBDIVISION FILING NO 1

11	.08Mi.	**4356 S BLACKHAWK WAY** **AURORA, CO 80015-1271**	11/06/2025	$385,000	$306	1258	/2/3	1982	1,089 SF

APN: 2073-07-2-25-047 Document #: E5080793
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 9 Block: 1 Subdivision: QUINCY HILL SUBDIVISION Abbreviated Description: Lot:9 Block:1 Subdivision:QUINCY HILL SUBDIVISION

12	.34Mi.	**13991 E OXFORD PL** **AURORA, CO 80014-5138**	09/29/2025	$355,000	$255	1392	/2/2	1979	2,526 SF

APN: 2073-06-3-21-028 Document #: E5069364
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 26 Block: 1 Subdivision: PIER POINT SUBDIVISION FILING NO 6 AMENDED Abbreviated Description: Lot:26 Block:1 Subdivision:PIER POINT SUBDIVISION FILING NO 6 AMENDED

13	.08Mi.	**14096 E RADCLIFF CIR** **AURORA, CO 80015-1246**	09/22/2025	$305,000	$242	1258	/2/2	1982	1,176 SF

APN: 2073-07-2-23-103 Document #: E5067572
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 84 Block: I Subdivision: QUINCY HILL SUBDIVISION FILING NO 1 Abbreviated Description: Lot:84 Block:I Subdivision:QUINCY HILL SUBDIVISION FILING NO 1

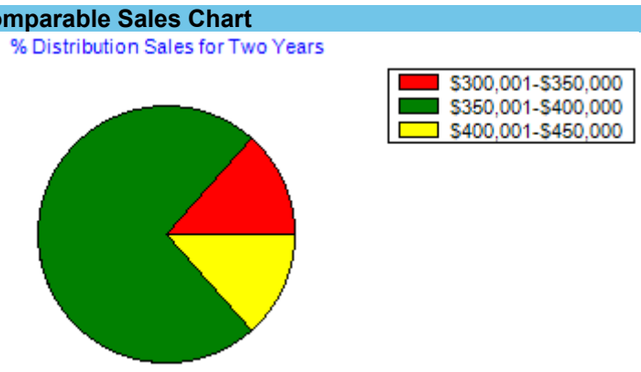
14	.1Mi.	**14282 E RADCLIFF CIR** **AURORA, CO 80015-1248**	08/26/2025	$365,000	$290	1258	/2/2	1982	1,133 SF

APN: 2073-07-2-23-183 Document #: E5060743
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING NO 1 Abbreviated Description: Lot:4 Block:1 Subdivision:QUINCY HILL SUBDIVISION FILING NO 1

15	.12Mi.	**14243 E RADCLIFF CIR** **AURORA, CO 80015-1248**	08/25/2025	$399,500	$317	1258	/2/3	1982	1,176 SF

APN: 2073-07-2-23-171 Document #: E5060371
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 19 Block: 1 Subdivision: QUINCY HILL SUBDIVISION FILING NO 1 Abbreviated Description: Lot:19 Block:1 Subdivision:QUINCY HILL SUBDIVISION FILING NO 1

Comparable Sales Chart



ICE SiteX Report

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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.	**14011 E QUINN CIR**	**06/29/2018**	$423,300	$26,456	1,258	/2/3	1982	1,263 SF	
0Mi.	**14001 E QUINN CIR**	**01/31/2019**	$412,500	$25,781	1,160	/2/3	1982	1,089 SF	
0Mi.	**14021 E QUINN CIR**	**12/15/2011**	$402,700	$25,169	1,317	/2/3	1982	1,176 SF	
.01Mi.	**14031 E QUINN CIR**	**01/04/2024**	$419,400	$26,213	1,258	/3/3	1982	1,133 SF	
.01Mi.	**14051 E QUINN CIR**	**08/11/1998**	$391,500	$24,469	1,258	/2/2	1982	1,176 SF	
.02Mi.	**14071 E QUINN CIR**	**09/27/2001**	$413,700	$25,856	1,317	/2/3	1982	1,133 SF	
.02Mi.	**14000 E QUINN CIR**	**06/18/2021**	$394,300	$24,644	1,258	/2/2	1982	1,045 SF	
.02Mi.	**14091 E QUINN CIR**	**06/07/2019**	$413,700	$25,856	1,258	/3/3	1982	1,220 SF	
.02Mi.	**14002 E QUINN CIR**	**05/22/2002**	$402,700	$25,169	1,317	/2/3	1982	1,307 SF	
.02Mi.	**14090 E QUINN CIR**	**05/06/2022**	$400,200	$25,013	1,160	/2/2	1982	1,263 SF	
.02Mi.	**14000 E RADCLIFF CIR**	**11/15/2002**	$394,300	$24,644	1,258	/2/2	1982	1,307 SF	
.02Mi.	**14002 E RADCLIFF CIR**	**08/25/2023**	$394,400	$24,650	1,258	/2/2	1982	1,350 SF	
.03Mi.	**14004 E RADCLIFF CIR**	**08/04/2005**	$395,300	$24,706	1,317	/2/3	1982	1,176 SF	
.03Mi.	**14010 E QUINN CIR**	**02/17/2023**	$394,400	$24,650	1,258	/2/2	1982	1,220 SF	
.03Mi.	**14006 E RADCLIFF CIR**	**08/05/2021**	$391,500	$24,469	1,258	/2/2	1982	1,307 SF	
.03Mi.	**14080 E QUINN CIR**	**04/11/2022**	$407,500	$25,469	1,258	/2/3	1982	1,220 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	38.5 years old	Households:	25,404
Median Household Income:	$119,179	Households w/Family:	78%
Household Income Per Capita:	$49,953	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	39%

School District

School District Zone:	Cherry Creek School District 5	Students:	51,980
Number of Schools:	69	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.39Mi.	**Smoky Hill High School** Number of Students: 2,297 Student-Teacher Ratio: 19.97 Advanced Placement: Yes	C+	Public	9 - 12
0.41Mi.	**Sagebrush Elementary School** Number of Students: 354 Student-Teacher Ratio: 10.57	C-	Public	KG - 5
1.32Mi.	**Laredo Middle School** Number of Students: 846 Student-Teacher Ratio: 15.9	C	Public	6 - 8

Flood Report

The Subject Property of **14011 E QUINN CIR, AURORA, CO 80015-1249** 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	67%	NOTABLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	24%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	101%	SIMILAR
MURDER	60%	NOTABLY LOWER
OVERALL	45%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

ICE SiteX Report

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