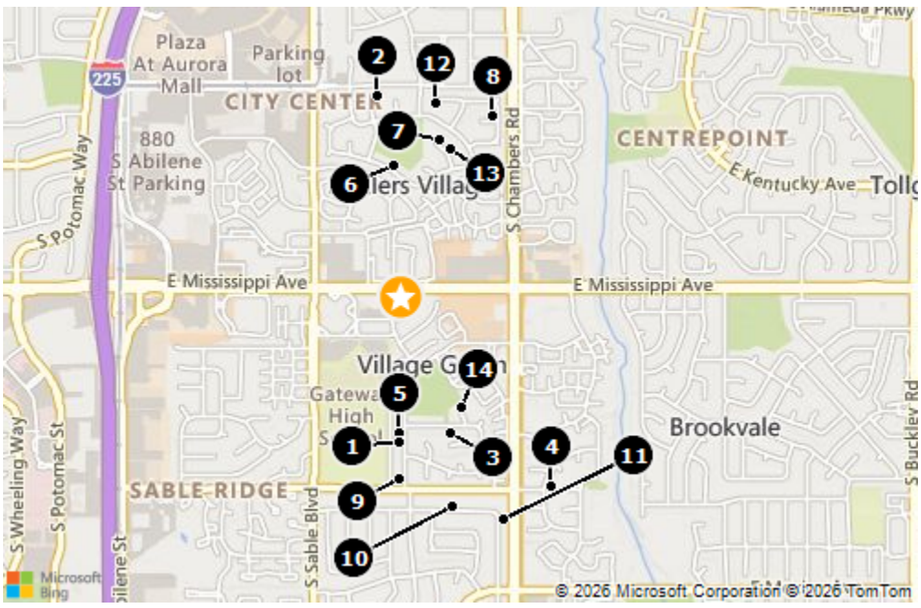
ICE SiteX Report

OrderID: 98161907

SiteX Property Information Report



Subject Property Location

14892 E KANSAS PL, AURORA, CO 80012-4747

County:	**ARAPAHOE CO**	Census Tract:	080050813.002000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1975-19-1-17-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$534,000**	FSD:	17	Common Confidence Score:	40
Value Range:	$443,220 - $624,780	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$125,625	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$304,175	Total Taxable Value:	$3,148
Total Assessed Value:	$26,863	Total Assessor Market Value:	$429,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 2 Subdivision: NEVIN VILLAGE GREEN SUB 1ST FLG AMEND Sec/Twnship/Range: SEC 19 QTR 1 TWN 4S RNG 66W
Abbreviated Description: SUBDIVISIONCD 046401 SUBDIVISIONNAME NEVIN VILLAGE GREEN SUB 1ST FLG AMEND BLOCK 002 LOT 006 LOT 6 BLK 2 NEVIN VILLAGE GREEN

Property Characteristics

Lot Size:	13,286 SF	Bedrooms:	4	Pool:	
Building Area:	2952 SF	Baths:	3	Fireplace:	1
Year Built:	1979	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	2	A/C:	Evap Cooler
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	07/14/2025	Loan Amount:	N/A
Document #:	E5049728 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2065	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1 AMENDE

Mortgage Record

Recording Date:	12/12/2023	Loan Amount:	N/A
Document #:	E3082646 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1

Mortgage Record

Recording Date:	02/14/2022	Loan Amount:	N/A
Document #:	E2017756 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: NEVIN VILLAGE GREEN SUEOIVISION FILING NO 1

Prior Transfer

Recording Date:	10/03/2019	Sales Price:	$322,059

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Document #:	D9105269 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/12/2017	Loan Amount:	N/A
Document #:	D7041387 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2047	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1 AMENDE

Prior Transfer

Recording Date:	04/12/2017	Sales Price:	$328,000
Document #:	D7041385 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/05/2017		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	04/05/2017	Sales Price:	$327,300
Document #:	D7041385 BK-PG D704 -1385	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: NEVIN VILLAGE GREEN SUB 1ST FLG AMEND Sec/Twnship/Range: SEC 19 QTR 1 TWN 4S RNG 66W
Abbreviated Description: SUBDIVISIONCD 046401 SUBDIVISIONNAME NEVIN VILLAGE GREEN SUB 1ST FLG AMEND BLOCK 002 LOT 006 LOT 6 BLK 2 NEVIN VILLAGE GREEN

Prior Transfer

Recording Date:	12/19/2012	Sales Price:	$93,500
Document #:	D2146182 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/17/2004	Sales Price:	N/A
Document #:	B4047377 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/15/2004		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION FILING #1 AMENDED

Prior Transfer

Recording Date:	09/08/2003	Sales Price:	N/A
Document #:	B3199643 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/25/2003		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION FILING #1 AMENDED

Prior Transfer

Recording Date:	10/04/1999	Sales Price:	N/A
Document #:	A9161631 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/20/1999		
Document Type:			

Legal Description:
Subdivision: NEVIN VILLAGE GREEN SUBDIVISION FILING #1 AMENDED Sec/Twnship/Range: SEC 19 QTR 1 TWN 4S RNG 66W
Abbreviated Description: 46401-002-006 LOT 6 BLK 2 NEVIN VILLAGE GREEN SUB 1ST FLG AMEND

Mortgage Record

Recording Date:	10/13/1998	Loan Amount:	N/A
Document #:	A8162935 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2028	Type Finance:	

Legal Description:
Lot: 6 Block: 2 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION FILING #1 AMENDED

Prior Transfer

Recording Date:	05/27/1997	Sales Price:	N/A
Document #:	A7061308 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/16/1997		
Document Type:			

Legal Description:
Abbreviated Description: LOT 6 BLK 2 NEVIN VILLAGE GREEN SUB 1ST FLG AMEND

Prior Transfer

Recording Date:	09/05/1996	Sales Price:	N/A
Document #:	A6115828 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/03/1996		
Document Type:			

Legal Description:
Abbreviated Description: LOT 6 BLK 2 NEVIN VILLAGE GREEN SUB 1ST FLG AMEND

Area Sales Analysis

Total Area Sales	$6,679,000	Median # of Bedrooms	3
Median Lot Size	8,233 SF	Median # of Baths	3
Median Living Area	1,343 SF	Median Year Built	1980
Price Range - 2 Yrs	$225,000 to $575,000	Age Range	40 years to 53 years
Median Value	$497,000	Median Age	46 years

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**1421 S CHAMBERS CIR** **AURORA, CO 80012-4730**	08/05/2026	$550,000	$314	1749	/4/3	1978	7,841 SF	
		APN: 1975-19-1-16-006 Document #: E6054009 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION Abbreviated Description: Lot:6 Block:1 Subdivision:NEVIN VILLAGE GREEN SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
2	.51Mi.	**702 S EAGLE ST** **AURORA, CO 80012-3704**	07/28/2026	$545,000	$262	2074	/3/3	1981	16,509 SF	
		APN: 1975-18-4-03-013 Document #: E6051719 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 3 Subdivision: SETTLERS VILLAGE SUBDIVISION FILING NO 1 Abbreviated Description: Lot:13 Block:3 Subdivision:SETTLERS VILLAGE SUBDIVISION FILING NO 1								
3	.36Mi.	**15006 E ARKANSAS DR** **AURORA, CO 80012-4717**	06/29/2026	$535,000	$305	1749	/4/4	1980	7,318 SF	
		APN: 1975-19-1-14-044 Document #: E6044640 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 44 Block: 5 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION Abbreviated Description: Lot:44 Block:5 Subdivision:NEVIN VILLAGE GREEN SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
4	.6Mi.	**1494 S HELENA CIR** **AURORA, CO 80017-4034**	06/18/2026	$485,000	$428	1132	/3/2	1973	9,365 SF	
		APN: 1975-20-2-02-012 Document #: E6042082 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Block: 3 Subdivision: KINGSBOROUGH FILING NO 1 Abbreviated Description: Lot:34 Block:3 Subdivision:KINGSBOROUGH FILING NO 1								
5	.34Mi.	**1401 S CHAMBERS CIR** **AURORA, CO 80012-4730**	06/17/2026	$225,000	$131	1707	/3/3	1978	7,667 SF	
		APN: 1975-19-1-16-004 Document #: E6041785 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION MapRef: FILE 6 Abbreviated Description: Lot:4 Block:1 Subdivision:NEVIN VILLAGE GREEN SUBDIVISION Map Ref:FILE 6City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
6	.33Mi.	**14777 E OHIO AVE** **AURORA, CO 80012-3771**	06/03/2026	$450,000	$401	1120	/3/2	1985	7,667 SF	
		APN: 1975-18-4-23-005 Document #: E6037963 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: SETTLERS VILLAGE SUBDIVISION FILING NO 4 Abbreviated Description: Lot:5 Block:1 Subdivision:SETTLERS VILLAGE SUBDIVISION FILING NO 4								
7	.41Mi.	**738 S FAIRPLAY CT** **AURORA, CO 80012-3767**	05/15/2026	$525,000	$479	1094	/3/2	1985	7,667 SF	
		APN: 1975-18-4-23-026 Document #: E6032972 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 1 Subdivision: SETTLERS VILLAGE SUBDIVISION Abbreviated Description: Lot:25 Block:1 Subdivision:SETTLERS VILLAGE SUBDIVISION								
8	.51Mi.	**15199 E WALSH PL** **AURORA, CO 80012-3776**	05/05/2026	$485,000	$443	1094	/3/2	1983	8,189 SF	
		APN: 1975-18-4-08-022 Document #: E6030111 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: SETTLERS VILLAGE SUBDIVISION FILING NO 2 Abbreviated Description: Lot:11 Block:2 Subdivision:SETTLERS VILLAGE SUBDIVISION FILING NO 2								
9	.45Mi.	**1481 S CHAMBERS CIR** **AURORA, CO 80012-4730**	04/10/2026	$560,000	$396	1412	/5/3	1978	8,494 SF	
		APN: 1975-19-1-16-013 Document #: E6024180 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: NEVIN VILLAGE SUBDIVISION FILING NO 6 Abbreviated Description: Lot:12 Block:1 Subdivision:NEVIN VILLAGE SUBDIVISION FILING NO 6								
10	.53Mi.	**15051 E GUNNISON PL** **AURORA, CO 80012-5741**	04/09/2026	$475,000	$397	1196	/3/3	1980	7,144 SF	
		APN: 1975-19-4-20-025 Document #: E6023671 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 1 Subdivision: WILLOW PARK SUBDIVISION FILING NO 2 Abbreviated Description: Lot:25 Block:1 Subdivision:WILLOW PARK SUBDIVISION FILING NO 2								
11	.61Mi.	**1538 S GRANBY ST** **AURORA, CO 80012-5731**	04/02/2026	$509,000	$300	1695	/3/3	1979	8,538 SF	
		APN: 1975-19-4-20-037 Document #: E6021824 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Block: 1 Subdivision: WILLOW PARK SUBDIVISION FILING NO 2 Abbreviated Description: Lot:37 Block:1 Subdivision:WILLOW PARK SUBDIVISION FILING NO 2								
12	.49Mi.	**709 S GRANBY CIR** **AURORA, CO 80012-3739**	03/23/2026	$460,000	$361	1274	/4/2	1983	8,843 SF	
		APN: 1975-18-4-07-013 Document #: E6018451 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Subdivision: SETTLERS VILLAGE SUBDIVISION FILING NO 2 Abbreviated Description: Lot:13 Block:1 Subdivision:SETTLERS VILLAGE SUBDIVISION FILING NO 2								
13	.39Mi.	**768 S FAIRPLAY CT** **AURORA, CO 80012-3767**	03/18/2026	$300,000	$267	1120	/3/2	1986	8,276 SF	
		APN: 1975-18-4-23-029 Document #: E6017670 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Block: 1 Subdivision: SETTLERS VILLAGE SUBDIVISION FILING NO 4 Abbreviated Description: Lot:28 Block:1 Subdivision:SETTLERS VILLAGE SUBDIVISION FILING NO 4								
14	.31Mi.	**15013 E ARKANSAS DR** **AURORA, CO 80012-4716**	03/18/2026	$575,000	$350	1642	/3/3	1982	10,977 SF	
		APN: 1975-19-1-13-013 Document #: E6017463								

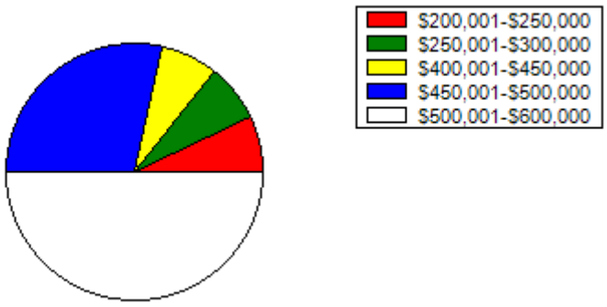
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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: NEVIN VILLAGE GREEN SUBDIVISION FILING NO 6 Abbreviated Description: Lot:5 Block:3 Subdivision:NEVIN VILLAGE GREEN SUBDIVISION FILING NO 6 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**14892 E KANSAS PL**	**04/05/2017**	$429,800	$26,863	2,952	/4/3	1979	13,286 SF	
.02Mi.	**14888 E KANSAS PL**	**12/26/2014**	$389,500	$24,344	1,560	/3/2	1979	6,621 SF	
.02Mi.	**14891 E KANSAS PL**	**04/06/2010**	$444,900	$27,807	1,560	/3/3	1979	7,231 SF	
.03Mi.	**14882 E KANSAS PL**	**03/05/2008**	$416,000	$26,000	1,742	/3/3	1980	6,316 SF	
.04Mi.	**14851 E KANSAS PL**	**06/17/2024**	$522,800	$32,675	1,970	/3/4	1980	6,752 SF	
.04Mi.	**14841 E KANSAS PL**	**04/25/2008**	$484,300	$30,269	2,019	/4/3	1979	5,619 SF	
.04Mi.	**14821 E KANSAS PL**	**08/14/2007**	$456,300	$28,519	1,742	/3/4	1979	5,968 SF	
.04Mi.	**14801 E KANSAS PL**	**09/15/1989**	$424,700	$26,544	1,970	/3/3	1979	7,144 SF	
.05Mi.	**14872 E KANSAS PL**	**01/26/2018**	$477,200	$29,825	1,538	/3/3	1978	14,810 SF	
.06Mi.	**14862 E KANSAS PL**	**04/08/2024**	$444,600	$27,788	1,459	/3/3	1978	9,278 SF	
.06Mi.	**14852 E KANSAS PL**	**12/08/2017**	$470,100	$29,382	1,538	/3/4	1978	6,447 SF	
.06Mi.	**14832 E KANSAS PL**	**05/25/2023**	$495,000	$30,938	1,560	/3/3	1978	6,578 SF	
.06Mi.	**14842 E KANSAS PL**	**09/13/2021**	$423,900	$26,494	1,961	/4/3	1978	6,534 SF	
.06Mi.	**14822 E KANSAS PL**	**03/08/2019**	$455,200	$28,450	1,742	/3/3	1978	6,578 SF	
.07Mi.	**14812 E KANSAS PL**	**05/16/2014**	$456,600	$28,538	1,574	/3/3	1978	8,407 SF	
.07Mi.	**14802 E KANSAS PL**	**01/14/2023**	$488,900	$30,557	2,040	/4/3	1978	8,756 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	34.1 years old	Households:	21,885
Median Household Income:	$69,683	Households w/Family:	59%
Household Income Per Capita:	$35,370	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.95Mi.	**Jewell Elementary School** Number of Students: 493 Student-Teacher Ratio: 14.09	C	Public	PK - 5
1.31Mi.	**Aurora Hills Middle School** Number of Students: 821 Student-Teacher Ratio: 16.62	D+	Public	6 - 8
0.21Mi.	**Gateway High School** Number of Students: 1,748 Student-Teacher Ratio: 20.98 Advanced Placement: Yes	D-	Public	9 - 12

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Flood Report

The Subject Property of **14892 E KANSAS PL, AURORA, CO 80012-4747** 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	136%	NOTABLY HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	119%	HIGHER
MURDER	112%	HIGHER
OVERALL	105%	SIMILAR

Disaster Alerts

No alerts noted

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