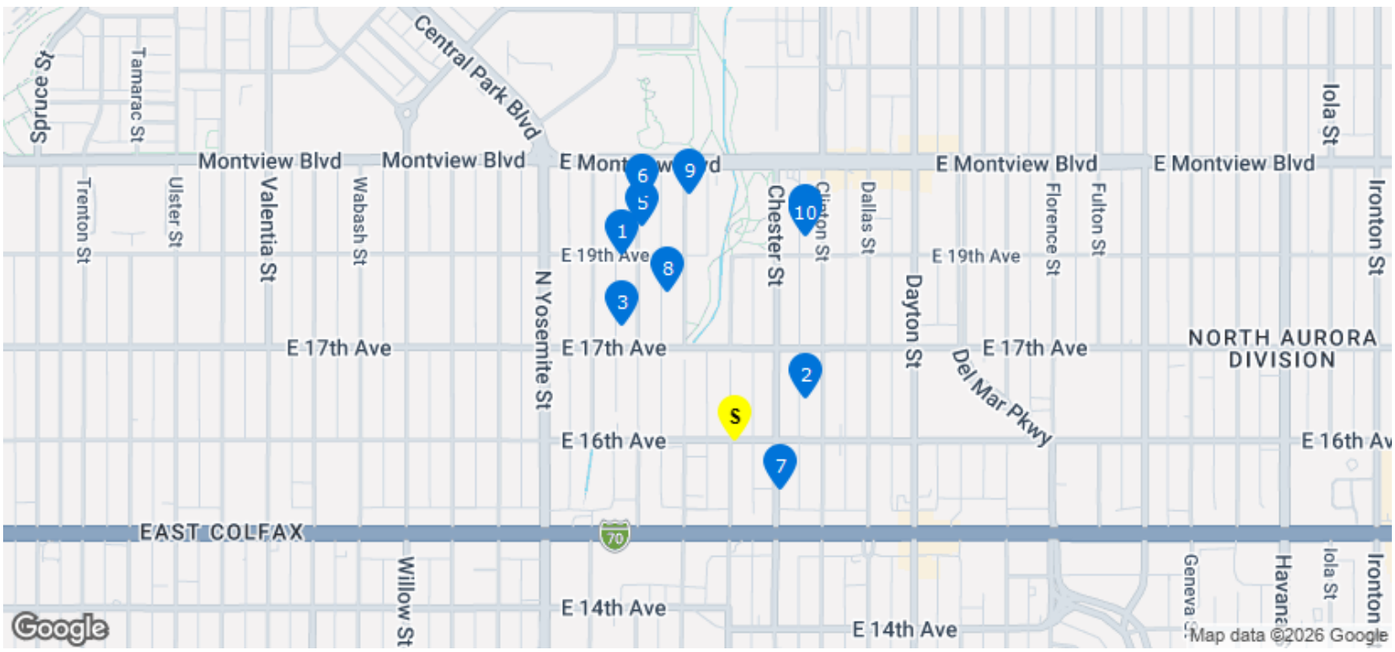
ICE SiteX Report

OrderID: 98809183

SiteX Property Information Report



Subject Property Location

1615 BOSTON ST, AURORA, CO 80010-1903

County:	**ADAMS CO**	Census Tract:	0078.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R0094930	Thomas Bros Pg-Grid:	

Valuation

Value:	**$384,000**	FSD:	22	Common Confidence Score:	32
Value Range:	$299,520 - $468,480	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	360
Assd Land Value:	$5,000	Market Land Value:	$80,000	Tax Year:	2025
Assd Improvement:	$17,500	Market Improvment Value:	$280,000	Total Taxable Value:	$800
Total Assessed Value:	$22,500	Total Assessor Market Value:	$360,000	Delinquent Year:	
				Tax Account ID:	R0094930
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27,28 Block: 36 Subdivision: AURORA SUBD Sec/Twnship/Range: SEC 34 QTR 3 TWN 03S RNG 67W
Abbreviated Description: SUB:AURORA SUBD BLK:36 DESC: LOTS 27 AND 28 EXC ALLEY

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	3	Pool:	
Building Area:	1044 SF	Baths:	1	Fireplace:	
Year Built:	1909	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/04/2026	Sales Price:	N/A
Document #:	2026000046495 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/05/2018	Sales Price:	$126,000
Document #:	2018000018112 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/03/2018	Loan Amount:	N/A
Document #:	2018000000685 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	12/29/2017		
TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			

Block: 36 Subdivision: AURORA Map Ref: 0

Mortgage Record

Recording Date:	01/03/2018	Loan Amount:	N/A

ICE SiteX Report

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Document #:	2018000000684 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/29/2017		
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:
Block: 36 Subdivision: AURORA Map Ref: MB181 PG66

Prior Transfer

Recording Date:	01/03/2018	Sales Price:	$255,000
Document #:	2018000000683 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/29/2017		
Document Type:	Deed		

Legal Description:
Block: 36 Subdivision: AURORA Map Ref: MB181 PG66

Prior Transfer

Recording Date:	05/14/2012	Sales Price:	$126,000
Document #:	2012000034455 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	06/24/2004	Loan Amount:	N/A
Document #:	20040624000530110 BK-PG -	Loan Type:	Conventional
Contract Date:	06/18/2004		
TD Due Date:	07/01/2034	Type Finance:	ADJ

Legal Description:
Block: 36 Subdivision: AURORA Map Ref: 0

Mortgage Record

Recording Date:	08/30/2001	Loan Amount:	N/A
Document #:	C0850597 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
TD Due Date:	09/01/2031	Type Finance:	

Legal Description:
Block: 36 Map Ref: 0
City/Muni/Twp: AURORA

Mortgage Record

Recording Date:	11/23/1999	Loan Amount:	N/A
Document #:	00615696 BK-PG 5961-010	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	Type Financing not disclosed on document

Legal Description:
Block: 36 Subdivision: AURORA SUBDIVISION Map Ref: 0
Abbreviated Description: LOTS27&28 EXC ALLEY

Prior Transfer

Recording Date:	06/10/1999	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: M Block: 36 Subdivision: AURORA SUBD Sec/Twnship/Range: SEC 34 QTR 3 TWN 03S RNG 67W
Abbreviated Description: SUB:AURORA SUBD BLK:36 DESC: LOTS 27 AND 28 EXC ALLEY

Mortgage Record

Recording Date:	06/04/1999	Loan Amount:	N/A
Document #:	00551612 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/21/1999		
TD Due Date:	06/01/2029	Type Finance:	

Legal Description:
Abbreviated Description: SUB:AURORA SUBD BLK:36

Prior Transfer

Recording Date:	06/04/1999	Sales Price:	$92,000
Document #:	00551611 BK-PG 5778-557	Type of Sale:	Arms-Length Transfer
Contract Date:	05/21/1999		
Document Type:	Deed		

Legal Description:
Abbreviated Description: SUB:AURORA SUBD BLK:36

Mortgage Record

Recording Date:	03/31/1998	Loan Amount:	N/A
Document #:	00379180 BK-PG 5280-054	Loan Type:	Unknown Loan Type
TD Due Date:	04/01/2028	Type Finance:	ADJ

Legal Description:
Block: 36 Map Ref: 0
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	04/01/1997	Sales Price:	$44,500
Document #:	00267189 BK-PG 4971-859	Type of Sale:	Arms-Length Transfer
Contract Date:	03/27/1997		
Document Type:	Deed		

Legal Description:
Block: 36 Map Ref: MB181 PG66
Abbreviated Description: LOTS27&28 BLK36 EXC POR LYG W/N ALY
City/Muni/Twp: AURORA

Mortgage Record

Recording Date:	04/01/1997	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98809183

Document #:	BK-PG -	Loan Type:	Seller take-back
Contract Date:	03/27/1997		
TD Due Date:	10/01/1997	Type Finance:	Fixed Rate

Legal Description:
Block: 36 Map Ref: MB181 PG66
Abbreviated Description: LOTS27&28 BLK36 EXC POR LYG W/N ALY
City/Muni/Twp: AURORA

Area Sales Analysis

Total Area Sales	$3,690,000	Median # of Bedrooms	3
Median Lot Size	6,752 SF	Median # of Baths	1
Median Living Area	974 SF	Median Year Built	1950
Price Range - 2 Yrs	$255,000 to $435,000	Age Range	75 years to 111 years
Median Value	$385,000	Median Age	76 years

Comparable Sales Data

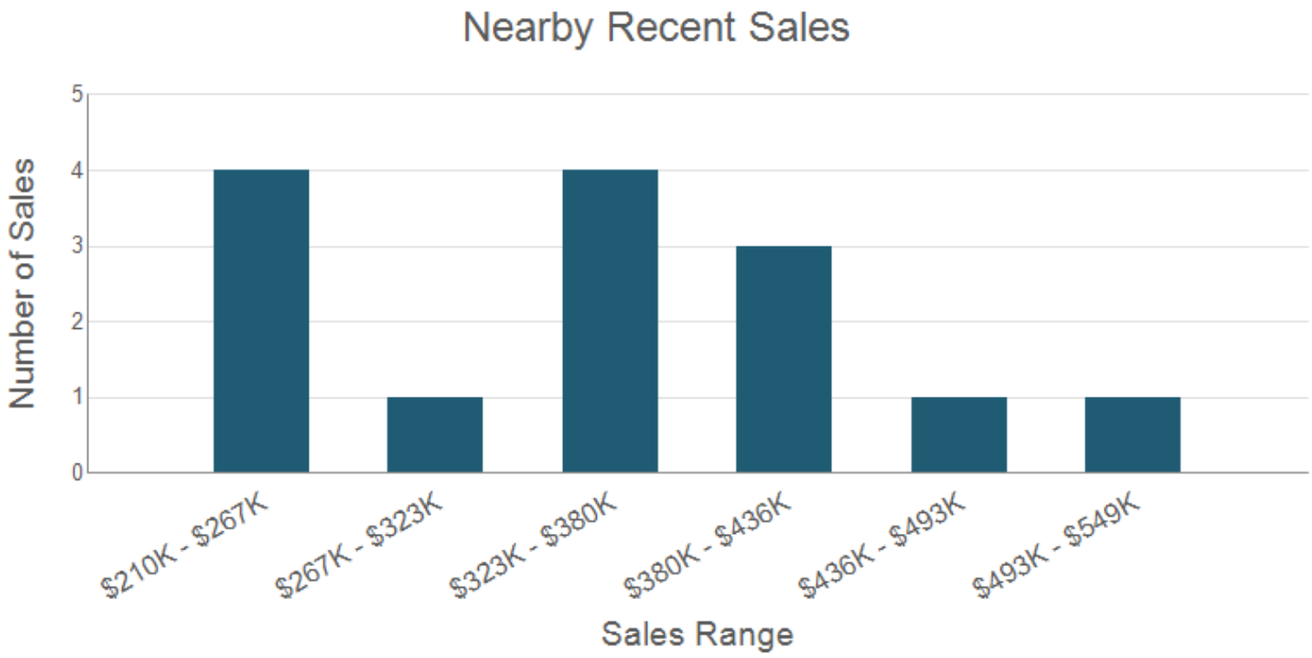
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**1634 BOSTON ST** **AURORA, CO 80010-1947**	05/26/2026	$703,500	$273	2574	24//	1961	6,251 SF	
		APN: R0094906 Document #: 2026000029720 Document Type: Warranty Deed Price Code: Land Use: Apartments (generic) Legal: Lot: 15&16 Block: 37 Abbreviated Description: Lot:15&16 Block:37 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
2	.07Mi.	**1544 BEELER ST** **AURORA, CO 80010-1842**	06/29/2026	$195,000	$342	570	3/1/1	1952	2,178 SF	
		APN: R0116033 Document #: 2026000037847 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: BEELER TOWNHOUSE CONDOMINIUMS Legal Unit: 7 MapRef: MB 5155 PG 830 Abbreviated Description: Subdivision:BEELER TOWNHOUSE CONDOMINIUMS Legal Unit:7 Map Ref:MB 5155 PG 830City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
3	.13Mi.	**1678 CHESTER ST** **AURORA, CO 80010-1915**	05/01/2026	$480,000	$1,500	320	3/1/1	1947	6,534 SF	
		APN: R0094877 Document #: 2026000025345 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4&5 Block: 38 Subdivision: AURORA Abbreviated Description: Lot:4&5 Block:38 Subdivision:AURORA City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
4	.18Mi.	**1738 BOSTON ST** **AURORA, CO 80010-1990**	07/02/2026	$780,000	$202	3852	16//	1961	6,534 SF	
		APN: R0094742 Document #: 2026000039031 Document Type: Warranty Deed Price Code: A Land Use: Apartments (generic) Legal: Lot: 11&12 Block: 60 Abbreviated Description: Lot:11&12 Block:60 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
5	.18Mi.	**1568 CLINTON ST** **AURORA, CO 80010-2005**	04/10/2026	$325,000	$451	720	4/2/1	1918	5,227 SF	
		APN: R0095084 Document #: 2026000020339 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10&11 Block: 26 Abbreviated Description: Lot:10&11 Block:26 Abbreviated Description:NORTH15FT LOT11 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
6	.19Mi.	**1765 CHESTER ST** **AURORA, CO 80010-1978**	10/28/2026	$750,000	$260	2890	14//	1959	6,970 SF	
		APN: R0094761 Document #: 2026000063717 Document Type: Warranty Deed Price Code: Land Use: Apartments (generic) Legal: Lot: 39-41 Block: 60 Abbreviated Description: Lot:39-41 Block:60 Abbreviated Description:NORTH18.75FT LOT39&S12.50FT LOT41 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
7	.2Mi.	**1669 DALLAS ST** **AURORA, CO 80010-2016**	10/06/2026	$325,000	$339	960	5/2/2	1923	6,534 SF	
		APN: R0094871 Document #: 2026000059232 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 41&42 Block: 39 Abbreviated Description: Lot:41&42 Block:39 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
8	.22Mi.	**1732 CLINTON ST** **AURORA, CO 80010-2009**	09/01/2026	$260,000	$361	720	4/2/1	1950	6,534 SF	
		APN: R0094789 Document #: 2026000052690 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15&16 Block: 58 Subdivision: AURORA Abbreviated Description: Lot:15&16 Block:58 Subdivision:AURORA City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
9	.22Mi.	**1732 AKRON ST** **AURORA, CO 80010-1709**	08/06/2026	$255,000	$190	1344	6/3/1	1950	6,534 SF	
		APN: R0094698 Document #: 2026000046916 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15&16 Block: 63 Subdivision: AURORA Abbreviated Description: Lot:15&16 Block:63 Subdivision:AURORA								
10	.22Mi.	**8969 E COLFAX AVE** **AURORA, CO 80010-1720**	06/24/2026	$735,000	$425	1728	//	1981	14,375 SF	
		APN: R0095007 Document #: 2026000036766 Document Type: Special Warranty Deed Price Code: Land Use: Car wash Legal: Lot: 1 Block: 1 Subdivision: RUCKERS SUBDIVISION FILING NO 1 Abbreviated Description: Lot:1 Block:1 Subdivision:RUCKERS SUBDIVISION FILING NO 1 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
11	.23Mi.	**1542 YOSEMITE ST** **DENVER, CO 80220-5402**	04/20/2026	$348,000	$470	740	4/3/2	1924	4,792 SF	
		APN: R0095000 Document #: 2026000022322 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13&14 Block: 32 Abbreviated Description: Lot:13&14 Block:32 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
12	.25Mi.	**1625 DAYTON ST** **AURORA, CO 80010-2029**	06/30/2026	$385,000	$382	1008	5/2/1	1912	6,534 SF	
		APN: R0094845 Document #: 2026000038272 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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	Legal: Lot: 31&32 Block: 40 Abbreviated Description: Lot:31&32 Block:40								
13	.25Mi.	**1777 ALTON ST** **AURORA, CO 80010-1716**	06/16/2026	$549,000	$305	1800	5/3/2.5	2018	3,176 SF
	APN: R0198109 Document #: 2026000035072 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 46 Block: 63 Abbreviated Description: Lot:46 Block:63 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
14	.26Mi.	**1757 DALLAS ST** **AURORA, CO 80010-2018**	04/07/2026	$449,000	$640	702	4/2/1	1950	6,534 SF
	APN: R0094801 Document #: 2026000019341 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 39&40 Block: 58 Abbreviated Description: Lot:39&40 Block:58 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
15	.28Mi.	**1725 DAYTON ST** **AURORA, CO 80010-2030**	09/24/2026	$295,000	$424	696	4/2/2	1949	6,098 SF
	APN: R0094819 Document #: 2026000056905 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 29&30 Block: 57 Subdivision: AURORA Abbreviated Description: Lot:29&30 Block:57 Subdivision:AURORA								
16	.29Mi.	**1908 AKRON ST** **AURORA, CO 80010-1711**	10/13/2026	$390,000	$387	1008	5/3/1	1950	6,534 SF
	APN: R0094629 Document #: 2026000060559 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21&22 Block: 66 Subdivision: AURORA Abbreviated Description: Lot:21&22 Block:66 Subdivision:AURORA City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
17	.29Mi.	**1789 DALLAS ST** **AURORA, CO 80010-2018**	04/09/2026	$485,000	$691	702	4/2/1	1950	6,534 SF
	APN: R0094805 Document #: 2026000020118 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 47&48 Block: 58 Abbreviated Description: Lot:47&48 Block:58 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
18	.34Mi.	**1920 DALLAS ST** **AURORA, CO 80010-2021**	09/08/2026	$260,000	$226	1152	5/4/2	1920	6,534 SF
	APN: R0094534 Document #: 2026000053507 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18&19 Block: 72 Abbreviated Description: Lot:18&19 Block:72 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
19	.34Mi.	**9629 E 19TH AVE** **AURORA, CO 80010-2023**	09/03/2026	$210,000	$203	1032	5/2/1	1961	3,049 SF
	APN: R0094548 Document #: 2026000053120 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 25-27 Block: 72 Abbreviated Description: Lot:25-27 Block:72 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
20	.34Mi.	**1989 BEELER ST** **AURORA, CO 80010-1812**	08/06/2026	$340,000	$405	840	5/2/1	1950	6,970 SF
	APN: R0094616 Document #: 2026000047063 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 44-46 Block: 67 Abbreviated Description: Lot:44-46 Block:67 Abbreviated Description:SOUTH5FT LOT46 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								

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.

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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.	**1615 BOSTON ST**	**12/29/2017**	$360,000	$22,500	1,044	5/3/1	1909	6,534 SF	
.01Mi.	**1605 BOSTON ST**	**02/11/2010**	$359,000	$22,440	1,424	5/3/1.5	2006	3,123 SF	
.01Mi.	**1601 BOSTON ST**	**09/01/2010**	$359,000	$22,440	1,424	5/3/1.5	2006	3,123 SF	
.01Mi.	**1639 BOSTON ST**	**07/20/2018**	$428,000	$26,750	1,152	6/3/2	1919	11,326 SF	
.03Mi.	**1618 BEELER ST**	**06/29/2018**	$398,000	$24,880	1,118	7/5/2	1956	4,792 SF	
.03Mi.	**1587 BOSTON ST**	**01/09/2017**	$516,000	$32,250	1,910	8/5/3	1926	4,792 SF	
.03Mi.	**1620 BEELER ST**	**05/31/2017**	$325,000	$20,310	1,152	5/3/1	1937	4,792 SF	
.04Mi.	**1575 BOSTON ST**	**06/20/2017**	$348,000	$21,750	660	4/2/1	1928	4,792 SF	
.04Mi.	**1600 BOSTON ST**	**10/21/2008**	$326,000	$20,380	914	5/2/1	1918	6,534 SF	
.04Mi.	**1618 BOSTON ST**	**05/07/2008**	$340,000	$21,250	948	5/3/1	1921	6,534 SF	
.04Mi.	**1630 BOSTON ST**	**04/18/2005**	$387,000	$24,190	1,527	6/3/2	1912	6,534 SF	
.05Mi.	**1640 BOSTON ST**	**07/28/2008**	$392,000	$24,500	1,116	5/3/2	1937	9,583 SF	
.05Mi.	**1563 BOSTON ST**	**10/12/2001**	$379,000	$23,690	952	5/3/1	1928	6,534 SF	
.06Mi.	**1651 BOSTON ST**	**09/23/2009**	$360,000	$22,500	1,076	5/3/1.5	1917	4,356 SF	
.06Mi.	**1570 BEELER ST**	**05/09/2014**	$362,000	$22,630	648	4/2/1.5	1918	6,534 SF	
.06Mi.	**1615 CHESTER ST**	**03/16/2019**	$371,000	$23,190	660	4/2/1	1918	6,534 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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.68Mi.	**Aurora Central High School** Number of Students: 2,468 Student-Teacher Ratio: 17.88 Advanced Placement: Yes	B-	Public	9 - 12
0.50Mi.	**Crawford Elementary School** Number of Students: 567 Student-Teacher Ratio: 15.55	F	Public	PK - 5
0.67Mi.	**Aurora West College Preparatory Academy** Number of Students: 927 Student-Teacher Ratio: 20.15 Advanced Placement: Yes	D-	Public	6 - 8

Flood Report

The Subject Property of **1615 BOSTON ST, AURORA, CO 80010-1903** 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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.

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