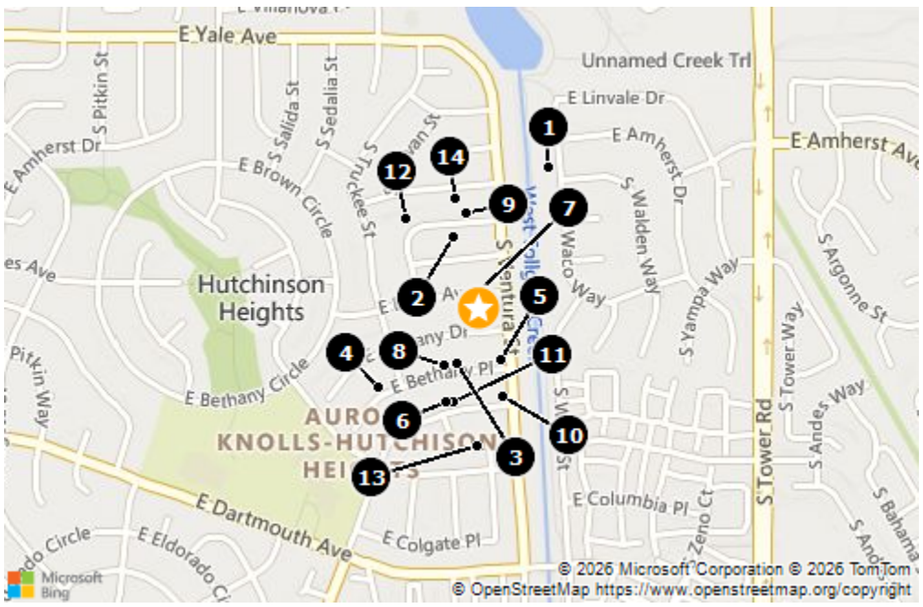
ICE SiteX Report

OrderID: 97892111

SiteX Property Information Report



Subject Property Location

17974 E BATES AVE, AURORA, CO 80013-2192

County:	**ARAPAHOE CO**	Census Tract:	080050833.003017
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	1975-33-1-11-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$493,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$448,630 - $537,370	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$150,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$343,500	Total Taxable Value:	$3,221
Total Assessed Value:	$30,844	Total Assessor Market Value:	$493,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: 4 Subdivision: BRIARWOOD SUB 2ND FLG Sec/Twnship/Range: SEC 33 QTR 1 TWN 4S RNG 66W
Abbreviated Description: SUBDIVISIONCD 006342 SUBDIVISIONNAME BRIARWOOD SUB 2ND FLG BLOCK 004 LOT 020 LOT 20 BLK 4 BRIARWOOD SUB 2ND FLG EX 12 MR

Property Characteristics

Lot Size:	5,314 SF	Bedrooms:	3	Pool:	
Building Area:	1730 SF	Baths:	3	Fireplace:	1
Year Built:	1985	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Wood Shake
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/17/2024	Loan Amount:	N/A
Document #:	E4037924 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2064	Type Finance:	

Legal Description:
Lot: 20 Block: 4 Subdivision: BRIARWOOD SUBDIVISION FILING NO 2

Mortgage Record

Recording Date:	11/05/2013	Loan Amount:	N/A
Document #:	D3136173 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2043	Type Finance:	

Legal Description:
Lot: 20 Block: 4 Subdivision: BRIARWOOD SUBDIVISION FILING #2

Prior Transfer

Recording Date:	02/14/2013	Sales Price:	$194,434
Document #:	D3019296 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/10/2008	Sales Price:	$165,000
Document #:	B8125051 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97892111

Document Type:
Legal Description:

Prior Transfer

Recording Date:	09/30/2008	Sales Price:	N/A
Document #:	B8109026 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/08/2008		
Document Type:			

Legal Description:
Lot: 20 Block: 4 Subdivision: BRIARWOOD SUBDIVISION FILING #2

Prior Transfer

Recording Date:	09/25/2008	Sales Price:	$197,000
Document #:	B8107286 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/05/2008		
Document Type:			

Legal Description:
Lot: 20 Block: 4 Subdivision: BRIARWOOD SUBDIVISION FILING #2

Prior Transfer

Recording Date:	09/08/2008	Sales Price:	N/A
Document #:	REB8109026-0000C BK-PG B810 -9026	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: 4 Subdivision: BRIARWOOD SUB 2ND FLG Sec/Twnship/Range: SEC 33 QTR 1 TWN 4S RNG 66W
Abbreviated Description: SUBDIVISIONCD 006342 SUBDIVISIONNAME BRIARWOOD SUB 2ND FLG BLOCK 004 LOT 020 LOT 20 BLK 4 BRIARWOOD SUB 2ND FLG EX 12 MR

Mortgage Record

Recording Date:	10/15/2004	Loan Amount:	N/A
Document #:	B4182482 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2034	Type Finance:	

Legal Description:
Lot: 20 Block: 4 Subdivision: BRIARWOOD SUBDIVISION FILING #2

Mortgage Record

Recording Date:	10/16/2002	Loan Amount:	N/A
Document #:	B2195569 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 20 Block: 4 Subdivision: BRIARWOOD SUBDIVISION FILING #2

Mortgage Record

Recording Date:	09/24/1996	Loan Amount:	N/A
Document #:	A6123132 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 20 Block: 4 Subdivision: BRIARWOOD SUBDIVISION FILING #2

Prior Transfer

Recording Date:	04/02/1996	Sales Price:	$124,995
Document #:	A6038984 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/27/1996		
Document Type:			

Legal Description:
Lot: 20 Block: 4 Subdivision: BRIARWOOD SUBDIVISION FILING #2

Area Sales Analysis

Total Area Sales	$6,193,200	Median # of Bedrooms	3
Median Lot Size	5,380 SF	Median # of Baths	2
Median Living Area	1,067 SF	Median Year Built	1985
Price Range - 2 Yrs	$360,000 to $585,000	Age Range	26 years to 43 years
Median Value	$427,750	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**2779 S WACO WAY** **AURORA, CO 80013-6172**	06/22/2026	$585,000	$318	1838	/3/4	2000	6,316 SF	
2	.09Mi.	**17940 E BROWN PL** **AURORA, CO 80013-4918**	06/16/2026	$489,000	$323	1512	/3/3	1992	4,225 SF	
3	.07Mi.	**17907 E BETHANY PL** **AURORA, CO 80013-4437**	05/18/2026	$379,900	$473	802	/2/1	1985	4,182 SF	
4	.16Mi.	**17753 E BETHANY PL** **AURORA, CO 80013-4452**	05/18/2026	$413,000	$360	1146	/3/2	1985	6,055 SF	

1 APN: 1975-33-1-21-035 Document #: E6042395
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32 Block: 1 Subdivision: TOWER PARK SUBDIVISION Abbreviated Description: Lot:32 Block:1 Subdivision:TOWER PARK SUBDIVISION

2 APN: 1975-33-1-17-005 Document #: E6041267
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: HUTCHINSON HEIGHTS SUBDIVISION FILLING NO 14 Abbreviated Description: Lot:5 Block:3 Subdivision:HUTCHINSON HEIGHTS SUBDIVISION FILLING NO 14

3 APN: 1975-33-1-12-025 Document #: E6033509
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 3 Subdivision: BRIARWOOD SUBDIVISION FILING NO 2 MapRef: MB 4514 PG 430 Abbreviated Description: Lot:9 Block:3 Subdivision:BRIARWOOD SUBDIVISION FILING NO 2 Map Ref:MB 4514 PG 430

ICE SiteX Report

OrderID: 97892111

APN: 1975-33-1-13-007 Document #: E6033500
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 59 Block: 2 Subdivision: BRIARWOOD SUBDIVISION FILING NO 2 MapRef: MB 4537 PG 44 Abbreviated Description: Lot:59 Block:2 Subdivision:BRIARWOOD SUBDIVISION FILING NO 2 Map Ref:MB 4537 PG 44

5	.07Mi.	**17997 E BETHANY PL** **AURORA, CO 80013-4437**	04/28/2026	$420,500	$572	735	/1/2	1985	5,924 SF

APN: 1975-33-1-12-018 Document #: E6028619
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 3 Subdivision: BRIARWOOD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:16 Block:3 Subdivision:BRIARWOOD SUBDIVISION FILING NO 2 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

6	.12Mi.	**17867 E CORNELL DR** **AURORA, CO 80013-4447**	04/27/2026	$406,400	$411	987	/2/2	1984	4,704 SF

APN: 1975-33-1-14-034 Document #: E6028092
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 2 Subdivision: BRIARWOOD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:15 Block:2 Subdivision:BRIARWOOD SUBDIVISION FILING NO 2

7	.02Mi.	**17954 E BATES AVE** **AURORA, CO 80013-2192**	02/04/2026	$474,900	$325	1457	/3/4	1987	5,227 SF

APN: 1975-33-1-11-010 Document #: E6007137
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Block: 4 Subdivision: BRIARWOOD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:22 Block:4 Subdivision:BRIARWOOD SUBDIVISION FILING NO 2

8	.08Mi.	**17885 E BETHANY PL** **AURORA, CO 80013-4451**	01/20/2026	$374,500	$466	802	/2/1	1985	3,920 SF

APN: 1975-33-1-12-027 Document #: E6003311
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3 Subdivision: BRIARWOOD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:7 Block:3 Subdivision:BRIARWOOD SUBDIVISION FILING NO 2

9	.12Mi.	**17969 E BROWN PL** **AURORA, CO 80013-4917**	01/05/2026	$450,000	$308	1457	/3/3	1986	5,314 SF

APN: 1975-33-1-16-027 Document #: E6000168
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Block: 2 Subdivision: HUTCHINSON HEIGHTS SUBDIVISION FILING NO 14 Abbreviated Description: Lot:27 Block:2 Subdivision:HUTCHINSON HEIGHTS SUBDIVISION FILING NO 14

10	.12Mi.	**17999 E CORNELL DR** **AURORA, CO 80013-4433**	12/19/2025	$405,000	$353	1146	/3/2	1984	5,445 SF

APN: 1975-33-1-14-025 Document #: E5091032
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: 2 Subdivision: BRIARWOOD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:24 Block:2 Subdivision:BRIARWOOD SUBDIVISION FILING NO 2

11	.12Mi.	**17887 E CORNELL DR** **AURORA, CO 80013-4449**	12/16/2025	$360,000	$373	963	/2/2	1984	4,182 SF

APN: 1975-33-1-14-033 Document #: E5090234
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2 Subdivision: BRIARWOOD SUBDIVISION FILING NO 2 Abbreviated Description: Lot:16 Block:2 Subdivision:BRIARWOOD SUBDIVISION FILING NO 2

12	.14Mi.	**17909 E BROWN PL** **AURORA, CO 80013-4917**	12/15/2025	$540,000	$307	1757	/4/3	1991	6,708 SF

APN: 1975-33-1-16-020 Document #: E5089613
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Block: 2 Subdivision: HUTCHINSON HEIGHTS SUBDIVISION FILING NO 14 Abbreviated Description: Lot:20 Block:2 Subdivision:HUTCHINSON HEIGHTS SUBDIVISION FILING NO 14

13	.17Mi.	**17935 E COLUMBIA AVE** **AURORA, CO 80013-4419**	12/04/2025	$435,000	$621	700	/1/2	1983	6,795 SF

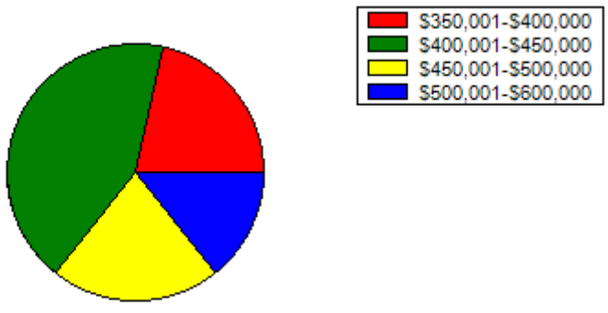
APN: 1975-33-4-01-015 Document #: E5087605
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 5 Subdivision: BRIARWOOD SUBDIVISION FILING NO 1 Abbreviated Description: Lot:15 Block:5 Subdivision:BRIARWOOD SUBDIVISION FILING NO 1

14	.14Mi.	**17968 E AMHERST AVE** **AURORA, CO 80013-2122**	11/21/2025	$460,000	$493	933	/3/3	1983	7,318 SF

APN: 1975-33-1-05-004 Document #: E5084594
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 7 Subdivision: HUTCHINSON HEIGHTS SUBDIVISION Abbreviated Description: Lot:4 Block:7 Subdivision:HUTCHINSON HEIGHTS SUBDIVISION

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

OrderID: 97892111

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.	**17974 E BATES AVE**	**09/08/2008**	$493,500	$30,844	1,730	/3/3	1985	5,314 SF	
.01Mi.	**17984 E BATES AVE**	**09/12/2025**	$482,300	$30,144	1,469	/2/3	1985	5,314 SF	
.01Mi.	**17964 E BATES AVE**	**01/13/1997**	$458,600	$28,663	1,526	/3/1	1986	5,576 SF	
.02Mi.	**17965 E BETHANY DR**	**11/07/2014**	$428,100	$26,756	1,325	/2/2	1985	4,008 SF	
.02Mi.	**17975 E BETHANY DR**	**07/19/1996**	$425,400	$26,588	1,174	/3/2	1985	4,312 SF	
.02Mi.	**17954 E BATES AVE**	**03/07/2018**	$501,900	$31,369	1,457	/3/4	1987	5,227 SF	
.02Mi.	**17994 E BATES AVE**	**05/05/2021**	$463,000	$28,938	1,526	/3/2	1985	6,752 SF	
.02Mi.	**17945 E BETHANY DR**	**11/16/2015**	$446,200	$27,888	1,472	/3/3	1987	4,051 SF	
.02Mi.	**17985 E BETHANY DR**	**11/19/2020**	$454,700	$28,419	1,054	/2/2	1985	4,269 SF	
.03Mi.	**17935 E BETHANY DR**	**01/14/2025**	$453,200	$28,325	1,054	/3/2	1986	4,356 SF	
.03Mi.	**17973 E BATES AVE**	**07/14/2017**	$510,400	$31,900	1,747	/4/4	1993	4,356 SF	
.03Mi.	**17995 E BETHANY DR**	**09/07/2016**	$427,800	$26,738	920	/2/2	1987	5,445 SF	
.03Mi.	**17944 E BATES AVE**	**01/20/1998**	$478,400	$29,900	1,731	/3/3	1985	5,358 SF	
.03Mi.	**17963 E BATES AVE**	**04/09/2012**	$456,700	$28,544	1,436	/2/2	1987	4,182 SF	
.03Mi.	**17983 E BATES AVE**	**07/26/2001**	$458,400	$28,650	1,540	/3/3	1993	4,269 SF	
.03Mi.	**17925 E BETHANY DR**	**05/15/2020**	$447,700	$27,981	920	/2/2	1987	4,008 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	36.4 years old	Households:	26,674
Median Household Income:	$92,829	Households w/Family:	72%
Household Income Per Capita:	$41,110	Households w/Family Married:	51%
Most Common Education Level:	Some College	Households w/Family Children:	36%

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
0.40Mi.	**Dalton Elementary School** Number of Students: 430 Student-Teacher Ratio: 15.93	B-	Public	PK - 5
0.29Mi.	**Columbia Middle School** Number of Students: 636 Student-Teacher Ratio: 17.67	C-	Public	6 - 8
0.89Mi.	**Rangeview High School** Number of Students: 2,078 Student-Teacher Ratio: 20.29 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **17974 E BATES AVE, AURORA, CO 80013-2192** 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	93%	SIMILAR
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	100%	SIMILAR
MURDER	61%	NOTABLY LOWER
OVERALL	55%	NOTABLY LOWER

Disaster Alerts

No alerts noted

ICE SiteX Report

OrderID: 97892111

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