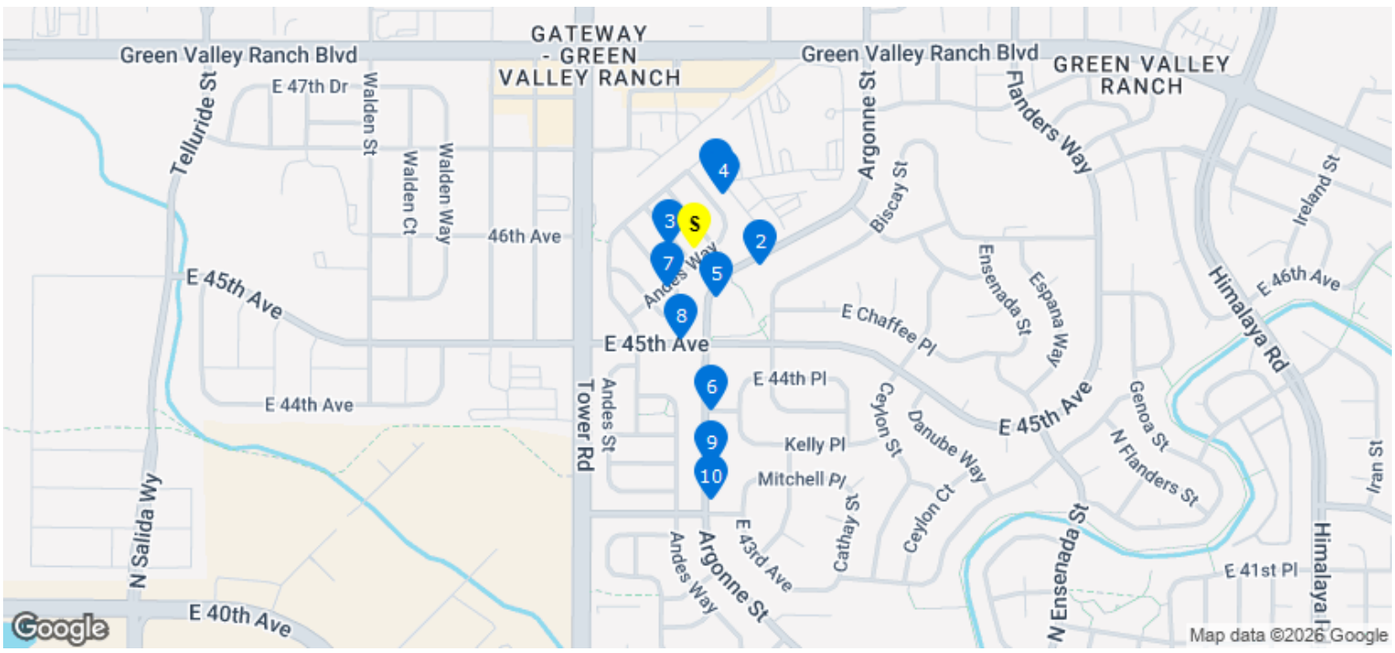
ICE SiteX Report

OrderID: 98775498

SiteX Property Information Report



Subject Property Location

18633 E 46TH AVE, DENVER, CO 80249-6810

County:	**DENVER CO**	Census Tract:	0083.90
Property Use:	Single Family Residential	Zoning:	R-2-A
Parcel Number:	00222-19-005-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$466,000**	FSD:	11	Common Confidence Score:	57
Value Range:	$414,740 - $517,260	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	149C
Assd Land Value:	$2,940	Market Land Value:	$41,700	Tax Year:	2025
Assd Improvement:	$29,400	Market Improvment Value:	$417,000	Total Taxable Value:	$2,950
Total Assessed Value:	$32,340	Total Assessor Market Value:	$458,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 6 Subdivision: GREEN VALLEY RANCH FLG NO 58
Abbreviated Description: GREEN VALLEY RANCH FLG #58 BLK 6 L5

Property Characteristics

Lot Size:	3,010 SF	Bedrooms:	3	Pool:	
Building Area:	1731 SF	Baths:	2	Fireplace:	
Year Built:	2010	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	B/L	Number of Cars:		A/C:	
Style:		Basement:	No Basement	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/09/2026	Sales Price:	N/A
Document #:	2026103692 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/09/2026		
Document Type:	Deed		

Legal Description:
Block: 6 Subdivision: GREEN VALLEY RANCH
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	02/17/2026	Sales Price:	N/A
Document #:	2026012990 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	07/26/2023	Sales Price:	N/A
Document #:	2023069832 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/26/2023		
Document Type:	Deed		

Legal Description:
Block: 6 Subdivision: GREEN VALLEY RANCH FILING NO 58
City/Muni/Twp: DENVER

ICE SiteX Report

OrderID: 98775498

Mortgage Record

Recording Date:	03/06/2023	Loan Amount:	N/A
Document #:	2023018248 BK-PG -	Loan Type:	2nd Mortgage made to cover down payment
Contract Date:	03/01/2023		
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Block: 6 Subdivision: GREEN VALLEY RANCH FILLING NO 58 Map Ref: 0
City/Muni/Twp: DENVER

Mortgage Record

Recording Date:	03/06/2023	Loan Amount:	N/A
Document #:	2023018247 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/01/2023		
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Block: 6 Subdivision: GREEN VALLEY RANCH FILING NO 58
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	03/06/2023	Sales Price:	$460,000
Document #:	2023018246 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	03/01/2023		
Document Type:	Deed		

Legal Description:
Block: 6 Subdivision: GREEN VALLEY RANCH FILING NO 58
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	06/23/2015	Sales Price:	N/A
Document #:	2015083069 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	06/23/2015	Sales Price:	N/A
Document #:	2015083065 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/27/2015	Loan Amount:	N/A
Document #:	2015053516 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/16/2015		
TD Due Date:	05/01/2045	Type Finance:	

Legal Description:
Block: 6 Subdivision: GREEN VALLEY RANCH FILING #58
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	04/27/2015	Sales Price:	$246,000
Document #:	2015053515 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/16/2015		
Document Type:	Deed		

Legal Description:
Block: 6 Subdivision: GREEN VALLEY RANCH FILING #58
City/Muni/Twp: DENVER

Mortgage Record

Recording Date:	10/05/2010	Loan Amount:	N/A
Document #:	2010114365 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	10/01/2010		
TD Due Date:	12/01/2040	Type Finance:	

Legal Description:
Block: 6 Subdivision: GREEN VALLEY RANCH FILING #58 Map Ref: 0
City/Muni/Twp: DENVER

Mortgage Record

Recording Date:	10/05/2010	Loan Amount:	N/A
Document #:	2010114364 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/01/2010		
TD Due Date:	11/01/2040	Type Finance:	

Legal Description:
Block: 6 Subdivision: GREEN VALLEY RANCH FILING #58
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	10/05/2010	Sales Price:	$162,000
Document #:	2010114363 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/01/2010		
Document Type:	Deed		

Legal Description:
Block: 6 Subdivision: GREEN VALLEY RANCH FILING #58
City/Muni/Twp: DENVER

ICE SiteX Report

OrderID: 98775498

Area Sales Analysis

Total Area Sales	$4,409,000	Median # of Bedrooms	3
Median Lot Size	3,016 SF	Median # of Baths	2
Median Living Area	1,551 SF	Median Year Built	2009
Price Range - 2 Yrs	$400,000 to $460,000	Age Range	16 years to 24 years
Median Value	$447,500	Median Age	17.5 years

Comparable Sales Data

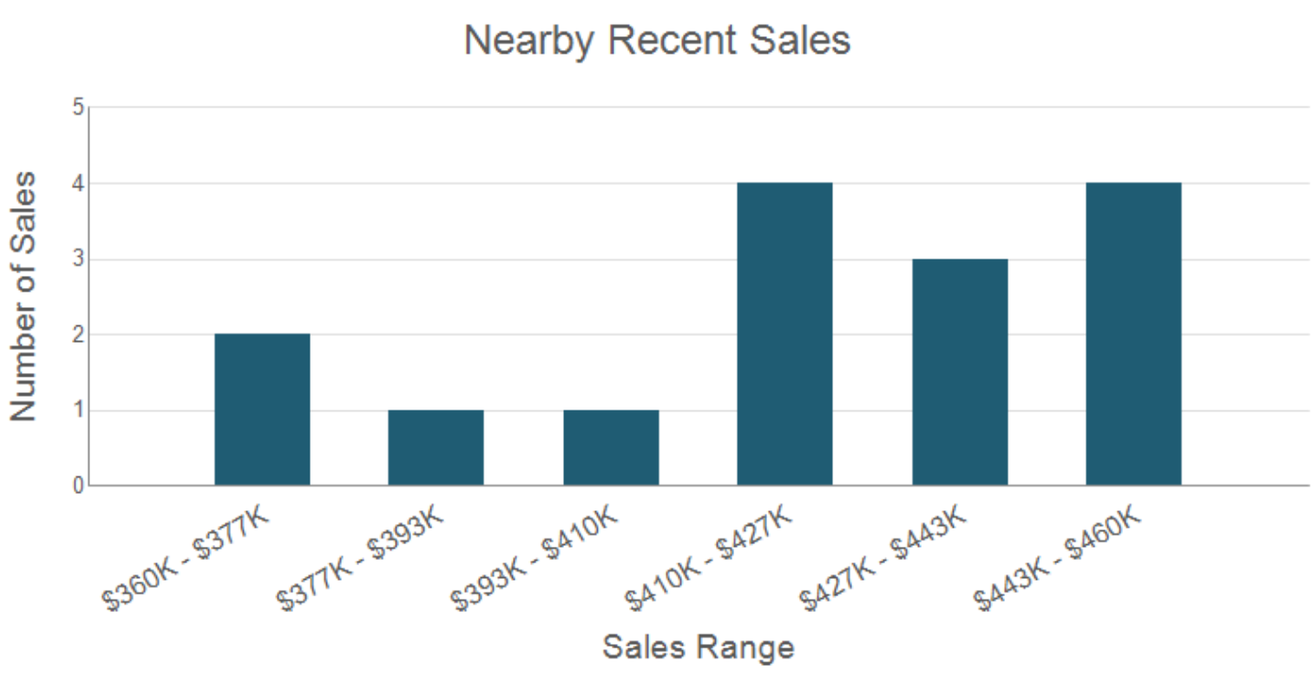
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**18620 E 46TH AVE** **DENVER, CO 80249-6809**	05/29/2026	$430,000	$303	1420	5/2/2	2010	2,800 SF	
		APN: 00222-18-015-000 Document #: 2026068204 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 5 Subdivision: GREEN VALLEY RANCH FILING NO 58 Abbreviated Description: Lot:15 Block:5 Subdivision:GREEN VALLEY RANCH FILING NO 58 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
2	.06Mi.	**18634 E 45TH PL** **DENVER, CO 80249-6807**	09/28/2026	$360,000	$385	936	4/2/1	2008	2,800 SF	
		APN: 00222-17-017-000 Document #: 2026112863 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 17 Block: 4 Subdivision: GREEN VALLEY RANCH Abbreviated Description: Lot:17 Block:4 Subdivision:GREEN VALLEY RANCH City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
3	.09Mi.	**4679 ARGONNE ST** **DENVER, CO 80249-6670**	06/03/2026	$425,000	$290	1463	5/2/2	2009	3,757 SF	
		APN: 00222-21-007-000 Document #: 2026070036 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 8 Subdivision: GREEN VALLEY RANCH FILLING NO 58 Abbreviated Description: Lot:7 Block:8 Subdivision:GREEN VALLEY RANCH FILLING NO 58 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
4	.1Mi.	**4726 ANDES ST** **DENVER, CO 80249-7281**	05/29/2026	$410,000	$248	1650	7/3/2	2007	6,361 SF	
		APN: 00222-14-045-000 Document #: 2026068312 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 45 Block: 1 Subdivision: GREEN VALLEY RANCH Abbreviated Description: Lot:45 Block:1 Subdivision:GREEN VALLEY RANCH City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
5	.1Mi.	**4716 ANDES ST** **DENVER, CO 80249-7281**	04/16/2026	$392,000	$243	1615	7/2/2	2007	6,682 SF	
		APN: 00222-14-046-000 Document #: 2026051434 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 46 Block: 1 Subdivision: GREEN VALLEY RANCH Abbreviated Description: Lot:46 Block:1 Subdivision:GREEN VALLEY RANCH City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
6	.23Mi.	**4424 ANDES ST** **DENVER, CO 80249-7240**	06/01/2026	$429,900	$304	1413	6/3/2	2002	2,975 SF	
		APN: 00223-12-017-000 Document #: 2026068803 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 17 Block: 2 Subdivision: GREEN VALLEY RANCH FILING NO 41 Abbreviated Description: Lot:17 Block:2 Subdivision:GREEN VALLEY RANCH FILING NO 41 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
7	.3Mi.	**18643 GREEN VALLEY RANCH BLVD** **DENVER, CO 80249-6832**	10/22/2026	$1,350,000	$183	7381	//	2008	33,727 SF	
		APN: 00153-12-013-000 Document #: 2026120403 Document Type: Warranty Deed Price Code: A Land Use: Neighborhood: Shopping Center, Strip Center, Enterprise Zone Legal: Lot: 8 Subdivision: GREEN VALLEY RANCH TOWN CENTER Abbreviated Description: Subdivision:GREEN VALLEY RANCH TOWN CENTER Abbreviated Description:PORTION LOT8 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
8	.3Mi.	**4361 ARGONNE ST** **DENVER, CO 80249-6589**	06/01/2026	$400,000	$246	1626	7/3/1	2002	2,800 SF	
		APN: 00223-13-010-000 Document #: 2026068702 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: GREEN VALLEY RANCH FILING NO 41 Abbreviated Description: Lot:10 Block:3 Subdivision:GREEN VALLEY RANCH FILING NO 41 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
9	.33Mi.	**4581 CEYLON ST** **DENVER, CO 80249-6611**	10/20/2026	$324,882	$268	1211	5/3/2	1983	6,620 SF	
		APN: 00222-11-018-000 Document #: 2026119547 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Block: 4 Subdivision: GREEN VALLEY RANCH FILING NO 2 Abbreviated Description: Lot:18 Block:4 Subdivision:GREEN VALLEY RANCH FILING NO 2 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
10	.34Mi.	**4390 CATHAY ST** **DENVER, CO 80249-7160**	08/21/2026	$440,615	$329	1339	4/2/2	1983	6,030 SF	
		APN: 00222-03-014-000 Document #: 2026098934 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 7 Subdivision: GREEN VALLEY RANCH Abbreviated Description: Lot:14 Block:7 Subdivision:GREEN VALLEY RANCH City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
11	.36Mi.	**4328 ANDES WAY** **DENVER, CO 80249-6582**	06/30/2026	$375,000	$265	1413	6/3/1	2003	2,800 SF	
		APN: 00223-13-021-000 Document #: 2026081698 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 3 Subdivision: GREEN VALLEY RANCH FILLING NO 41 Abbreviated Description: Lot:21 Block:3 Subdivision:GREEN VALLEY RANCH FILLING NO 41 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
12	.37Mi.	**4780 BISCAY ST** **DENVER, CO 80249-6819**	08/17/2026	$450,000	$316	1426	6/2/2	2005	5,410 SF	
		APN: 00221-20-011-000 Document #: 2026097233 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: GREEN VALLEY RANCH FILING NO 51 Abbreviated Description: Lot:11 Block:1 Subdivision:GREEN VALLEY RANCH FILING NO 51 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
13	.37Mi.	**4768 WALDEN WAY**	06/22/2026	$550,000	$264	2081	5/2/3	2013	5,619 SF	

ICE SiteX Report

OrderID: 98775498

		DENVER, CO 80249-8711							
	APN: 00211-07-010-000 Document #: 2026078781 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: 6 Subdivision: CP BEDROCK FILING NO 3 Abbreviated Description: Lot:10 Block:6 Subdivision:CP BEDROCK FILING NO 3 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
14	.39Mi.	**4665 WALDEN CT**	07/31/2026	$580,000	$282	2056	6/2/4	2013	5,412 SF
		DENVER, CO 80249-8707							
	APN: 00211-10-019-000 Document #: 2026091523 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Block: 9 Subdivision: C P BEDROCK FILING NO 3 Abbreviated Description: Lot:19 Block:9 Subdivision:C P BEDROCK FILING NO 3 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
15	.4Mi.	**4644 WALDEN ST**	06/11/2026	$530,000	$316	1676	5/3/2	2013	5,549 SF
		DENVER, CO 80249-8704							
	APN: 00211-10-006-000 Document #: 2026073637 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 9 Subdivision: CP BEDROCK FILING NO 3 Abbreviated Description: Lot:6 Block:9 Subdivision:CP BEDROCK FILING NO 3 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
16	.4Mi.	**4588 WALDEN ST**	05/15/2026	$550,000	$243	2261	7/4/2	2014	5,188 SF
		DENVER, CO 80249-8703							
	APN: 00211-15-002-000 Document #: 2026064157 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 14 Subdivision: C P BEDROCK FILING NO 3 Abbreviated Description: Lot:2 Block:14 Subdivision:C P BEDROCK FILING NO 3 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
17	.42Mi.	**4245 ANDES CT**	05/07/2026	$339,900	$241	1413	6/3/2	2004	3,697 SF
		DENVER, CO 80249-7260							
	APN: 00223-20-001-000 Document #: 2026061470 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: GREEN VALLEY RANCH Abbreviated Description: Lot:1 Block:4 Subdivision:GREEN VALLEY RANCH City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
18	.43Mi.	**4908 TOWER RD**	10/23/2026	$1,042,173	$42	24869	//	2003	90,039 SF
		DENVER, CO 80249-6684							
	APN: 00153-00-039-000 Document #: 2026120780 Document Type: Special Warranty Deed Price Code: Land Use: Office Bldg (General) Legal: Lot: 1 Block: 1 Subdivision: TOWER FARMS SUBDIVISION Sec/Twnship/Range: NW4 S15T03SR66W 6PM Abbreviated Description: Subdivision:TOWER FARMS SUBDIVISION Sec/Twnship/Range:NW4 S15T03SR66W 6PM Abbreviated Description:PORTION LOT1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
19	.44Mi.	**18260 E 44TH AVE**	06/15/2026	$515,000	$256	2010	6/4/2	2015	4,510 SF
		DENVER, CO 80249-7601							
	APN: 00211-16-014-000 Document #: 2026076561 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: CP BEDROCK FILING NO 4 Abbreviated Description: Lot:14 Block:1 Subdivision:CP BEDROCK FILING NO 4 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
20	.46Mi.	**4322 BISCAY ST**	06/17/2026	$579,000	$197	2938	7/3/2	1997	10,709 SF
		DENVER, CO 80249-6592							
	APN: 00223-10-006-000 Document #: 2026078047 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 5 Subdivision: GREEN VALLEY RANCH FILING NO 19 Abbreviated Description: Lot:6 Block:5 Subdivision:GREEN VALLEY RANCH FILING NO 19 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								

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.

ICE SiteX Report

OrderID: 98775498

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.	**18633 E 46TH AVE**	**07/26/2023**	$458,700	$32,340	1,731	7/3/2	2010	3,010 SF	
.01Mi.	**18641 E 46TH AVE**	**04/22/2010**	$465,400	$32,810	1,743	6/3/2	2010	3,010 SF	
.01Mi.	**18631 E 46TH AVE**	**04/30/2010**	$438,300	$30,900	1,432	4/2/2	2010	3,010 SF	
.01Mi.	**18652 E 46TH PL**	**12/17/2018**	$414,800	$29,240	1,224	5/3/2	2007	3,010 SF	
.02Mi.	**18654 E 46TH PL**	**11/27/2024**	$420,000	$29,610	1,615	7/3/2	2007	3,010 SF	
.02Mi.	**18642 E 46TH PL**	**10/14/2025**	$445,400	$31,400	1,615	7/3/2	2007	3,010 SF	
.02Mi.	**18623 E 46TH AVE**	**04/12/2019**	$435,900	$30,730	1,463	5/3/2	2010	2,840 SF	
.02Mi.	**18643 E 46TH AVE**	**04/30/2010**	$437,000	$30,810	1,475	4/2/2	2010	3,010 SF	
.02Mi.	**18632 E 46TH PL**	**07/28/2016**	$414,600	$29,230	1,224	5/2/2	2007	2,940 SF	
.02Mi.	**18662 E 46TH PL**	**10/09/2019**	$406,100	$28,630	1,224	5/2/1	2007	3,010 SF	
.02Mi.	**18621 E 46TH AVE**	**10/22/2021**	$459,400	$32,390	1,731	6/3/2	2010	2,800 SF	
.02Mi.	**18651 E 46TH AVE**	**04/30/2010**	$438,400	$30,910	1,432	5/2/2	2010	3,030 SF	
.02Mi.	**18638 E 46TH AVE**	**06/28/2016**	$441,500	$31,130	1,420	5/2/2	2010	3,010 SF	
.03Mi.	**18640 E 46TH AVE**	**07/12/2017**	$453,000	$31,940	1,420	5/2/2	2009	3,010 SF	
.03Mi.	**18630 E 46TH AVE**	**07/15/2021**	$437,500	$30,840	1,420	5/3/2	2010	3,010 SF	
.03Mi.	**18622 E 46TH PL**	**04/08/2021**	$446,900	$31,510	1,444	6/3/2	2007	2,800 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	31.7 years old	Households:	11,675
Median Household Income:	$89,075	Households w/Family:	75%
Household Income Per Capita:	$34,275	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Denver County School District 1	Students:	90,471
Number of Schools:	198	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.60Mi.	**McGlone Academy** Number of Students: 842 Student-Teacher Ratio: 14.91	D	Public	PK - 8
1.73Mi.	**Collegiate Prep Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
0.65Mi.	**DSST: Green Valley Ranch Middle School** Number of Students: 482 Student-Teacher Ratio: 15.12 Advanced Placement: Yes	B-	Public	6 - 8
0.66Mi.	**DSST: Green Valley Ranch High School** Number of Students: 562 Student-Teacher Ratio: 11.71 Advanced Placement: Yes	B+	Public	9 - 12
2.55Mi.	**Marie L. Greenwood Academy** Number of Students: 597 Student-Teacher Ratio: 15.97	C	Public	KG - 8
3.13Mi.	**DCIS at Montbello** Number of Students: 1,112 Student-Teacher Ratio: 15.52	B+	Public	6 - 12
0.47Mi.	**Kipp Northeast Denver Middle School** Number of Students: 464 Student-Teacher Ratio: 11.88	C	Public	6 - 8
0.60Mi.	**Marrama Elementary School** Number of Students: 547 Student-Teacher Ratio: 15.91	D+	Public	PK - 5
0.51Mi.	**Dr. Martin Luther King Jr. Early College** Number of Students: 1,027 Student-Teacher Ratio: 15.87	C	Public	6 - 12
4.91Mi.	**DSST Middle School at Noel Campus** Number of Students: 451 Student-Teacher Ratio: 12.8	C	Public	6 - 8
0.58Mi.	**Strive Prep - Green Valley Ranch** Number of Students: 379 Student-Teacher Ratio: 19.61	C-	Public	6 - 8
1.73Mi.	**Strive Prep - Montbello**	D	Public	6 - 8

ICE SiteX Report

OrderID: 98775498

Number of Students: 287 Student-Teacher Ratio: 15.37				
0.68Mi. **Strive Prep - Rise** Number of Students: 586 Student-Teacher Ratio: 12.67	A-	Public	9 - 12	
1.88Mi. **Florida Pitt Waller ECE-8 School** Number of Students: 886 Student-Teacher Ratio: 17.92	C	Public	EE - 8	
3.12Mi. **Noel Community Arts School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12	
0.68Mi. **Kipp Northeast Denver Leadership Academy** Number of Students: 555 Student-Teacher Ratio: 13.68	B+	Public	9 - 12	
0.49Mi. **Omar D. Blair Charter School** Number of Students: 783 Student-Teacher Ratio: 14.23	C-	Public	KG - 8	
4.45Mi. **Northeast Early College** Number of Students: 507 Student-Teacher Ratio: 15.59	A-	Public	9 - 12	

Flood Report

The Subject Property of **18633 E 46TH AVE, DENVER, CO 80249-6810** 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	49%	SIGNIFICANTLY LOWER
BURGLARY	53%	NOTABLY LOWER
MOTOR VEHICLE THEFT	58%	NOTABLY LOWER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	22%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	122%	HIGHER
MURDER	40%	SIGNIFICANTLY LOWER
OVERALL	39%	SIGNIFICANTLY LOWER

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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