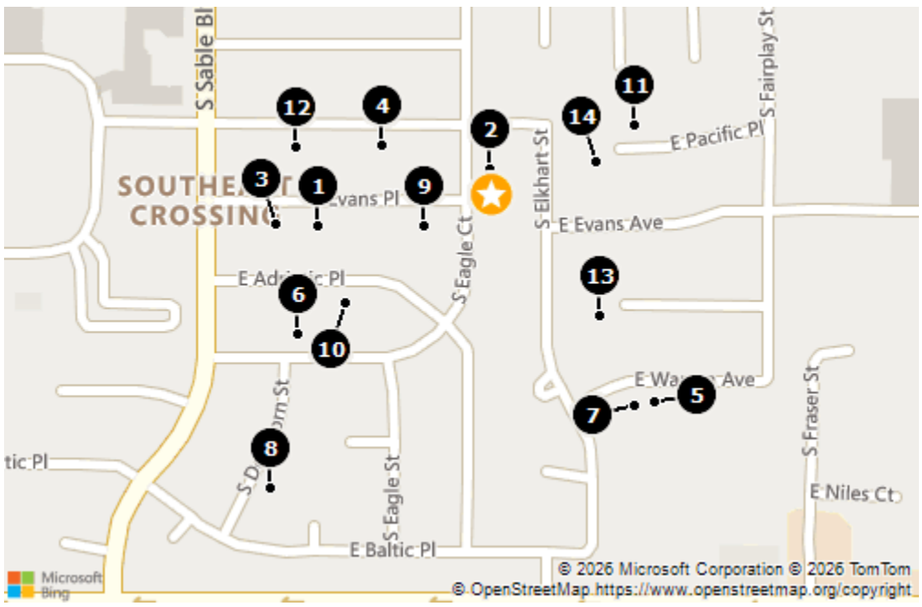
ICE SiteX Report

OrderID: 98282030

SiteX Property Information Report



Subject Property Location

2124 S EAGLE CT, AURORA, CO 80014-1524

County:	**ARAPAHOE CO**	Census Tract:	080050814.003011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1975-30-1-13-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$535,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$476,150 - $593,850	ICE Confidence Score:	89		

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:	$384,300	Total Taxable Value:	$3,240
Total Assessed Value:	$33,394	Total Assessor Market Value:	$534,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Block: 5 Subdivision: WOODRIM SUB 2ND FLG Sec/Twnship/Range: SEC 30 QTR 1 TWN 4S RNG 66W

Abbreviated Description: SUBDIVISIONCD 068102 SUBDIVISIONNAME WOODRIM SUB 2ND FLG BLOCK 005 LOT 016 LOT 16 BLK 5 WOODRIM SUB 2ND FLG

Property Characteristics

Lot Size:	7,275 SF	Bedrooms:	4	Pool:	
Building Area:	2004 SF	Baths:	4	Fireplace:	1
Year Built:	1979	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Garage	Heating:	Electric
Number of Stories:	2+B	Number of Cars:	2	A/C:	N
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	10/18/2024	Loan Amount:	N/A
Document #:	E4068058 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Lot: 15 Block: 5 Subdivision: WOODRIM SUBDIVISION FILING NO 2

Mortgage Record

Recording Date:	12/19/2023	Loan Amount:	N/A
Document #:	E3084228 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Lot: 16 Block: 5 Subdivision: W000RIM SUBDIVISION FILING NO 2

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	$412,392
Document #:	E2023133 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/02/2021	Sales Price:	$149,100
Document #:	E1035275 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	12/07/2020	Loan Amount:	N/A
Document #:	E0170695 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:
Lot: 16 Block: 5 Subdivision: WOODRIM SUBDIVISION FILING NO 2

Prior Transfer

Recording Date:	12/07/2020	Sales Price:	$420,000
Document #:	E0170693 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/04/2020		
Document Type:			

Legal Description:
Lot: 16 Block: 5 Subdivision: WOODRIM SUBDIVISION FILING NO 2

Prior Transfer

Recording Date:	12/04/2020	Sales Price:	$420,000
Document #:	E0170693 BK-PG E017 -693	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: 5 Subdivision: WOODRIM SUB 2ND FLG Sec/Twnship/Range: SEC 30 QTR 1 TWN 4S RNG 66W
Abbreviated Description: SUBDIVISIONCD 068102 SUBDIVISIONNAME WOODRIM SUB 2ND FLG BLOCK 005 LOT 016 LOT 16 BLK 5 WOODRIM SUB 2ND FLG

Prior Transfer

Recording Date:	01/07/2013	Sales Price:	$175,000
Document #:	D3001902 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/16/2012	Loan Amount:	N/A
Document #:	D2117992 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	09/07/2032	Type Finance:	

Legal Description:
Lot: 16 Block: 5 Subdivision: WOODRIM SUBDIVISION FILING #2

Prior Transfer

Recording Date:	10/08/2010	Sales Price:	$175,000
Document #:	D0102191 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/18/2003	Sales Price:	N/A
Document #:	B3058703 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/31/2003		
Document Type:			

Legal Description:
Lot: 16 Block: 5 Subdivision: WOODRIM SUBDIVISION FILING #2

Mortgage Record

Recording Date:	02/07/2003	Loan Amount:	N/A
Document #:	B3029340 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2033	Type Finance:	

Legal Description:
Lot: 16 Block: 5 Subdivision: WOODRIM SUBDIVISION FILING #2

Prior Transfer

Recording Date:	10/31/2001	Sales Price:	N/A
Document #:	B1185540 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/25/2001		
Document Type:			

Legal Description:
Lot: 16 Block: 5 Subdivision: WOODRIM SUBDIVISION FILING #2

Prior Transfer

Recording Date:	05/27/1999	Sales Price:	$158,500
Document #:	A9088029 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/25/1999		
Document Type:			

Legal Description:
Subdivision: WOODRIM SUBDIVISION FILING #2
Abbreviated Description: LOT 16 BLK 5 WOODRIM SUB 2ND FLG

Mortgage Record

Recording Date:	02/10/1998	Loan Amount:	N/A
Document #:	A8018038 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2028	Type Finance:	

Legal Description:
Lot: 16 Block: 5 Subdivision: WOODRIM SUBDIVISION FILING #2

Prior Transfer

Recording Date:	03/17/1997	Sales Price:	$147,750

ICE SiteX Report

OrderID: 98282030

Document #:	A7030395 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/11/1997		
Document Type:			

Legal Description:
Abbreviated Description: LOT 16 BLK 5 WOODRIM SUB 2ND FLG

Mortgage Record

Recording Date:	05/20/1996	Loan Amount:	N/A
Document #:	A6062596 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 16 Block: 5 Subdivision: WOODRIM SUBDIVISION FILING #5
City/Muni/Twp: AURORA

Area Sales Analysis

Total Area Sales	$6,984,000	Median # of Bedrooms	3
Median Lot Size	7,057 SF	Median # of Baths	3
Median Living Area	1,819 SF	Median Year Built	1979
Price Range - 2 Yrs	$450,000 to $583,500	Age Range	44 years to 48 years
Median Value	$492,500	Median Age	47 years

Comparable Sales Data

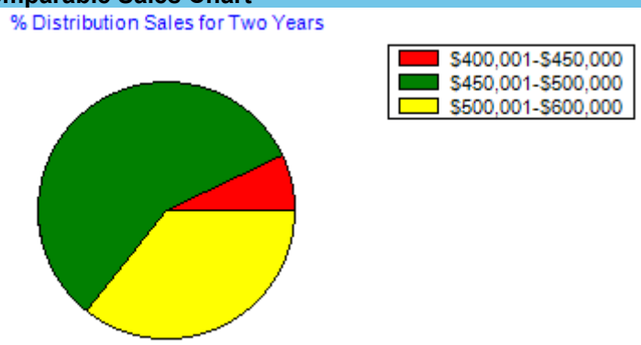
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**14602 E EVANS PL** **AURORA, CO 80014-1534**	08/24/2026	$490,000	$269	1816	/3/4	1979	7,100 SF	
		APN: 1975-30-1-08-020 Document #: E6058956 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 7 Subdivision: WOODRIM SUBDIVISION FILING NO 2 Abbreviated Description: Lot:19 Block:7 Subdivision:WOODRIM SUBDIVISION FILING NO 2 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
2	.01Mi.	**2114 S EAGLE CT** **AURORA, CO 80014-1524**	08/04/2026	$457,500	$402	1136	/3/2	1979	7,449 SF	
		APN: 1975-30-1-13-002 Document #: E6053923 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 5 Subdivision: WOODRIM SUBDIVISION FILING NO 2 Abbreviated Description: Lot:17 Block:5 Subdivision:WOODRIM SUBDIVISION FILING NO 2								
3	.14Mi.	**14560 E EVANS PL** **AURORA, CO 80014-1538**	07/31/2026	$519,000	$286	1810	/3/3	1979	7,013 SF	
		APN: 1975-30-1-08-022 Document #: E6052916 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 7 Subdivision: WOODRIM SUBDIVISION Abbreviated Description: Lot:21 Block:7 Subdivision:WOODRIM SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
4	.07Mi.	**14702 E EVANS AVE** **AURORA, CO 80014-1536**	06/03/2026	$530,000	$271	1950	/3/4	1979	6,447 SF	
		APN: 1975-30-1-07-016 Document #: E6037943 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 8 Subdivision: WOODRIM SUBDIVISION FILING NO 2 Abbreviated Description: Lot:15 Block:8 Subdivision:WOODRIM SUBDIVISION FILING NO 2								
5	.17Mi.	**14894 E WARREN AVE** **AURORA, CO 80014-4510**	05/28/2026	$583,500	$315	1847	/3/2	1982	6,011 SF	
		APN: 1975-30-1-20-017 Document #: E6036361 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 3 Subdivision: TIERRA ILIFF SUBDIVISION FILING NO 1 Abbreviated Description: Lot:17 Block:3 Subdivision:TIERRA ILIFF SUBDIVISION FILING NO 1								
6	.15Mi.	**14605 E WARREN AVE** **AURORA, CO 80014-1552**	05/26/2026	$539,000	$260	2073	/4/3	1979	7,405 SF	
		APN: 1975-30-1-09-005 Document #: E6035269 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 6 Subdivision: WOODRIM SUBDIVISION FILING NO 2 Abbreviated Description: Lot:4 Block:6 Subdivision:WOODRIM SUBDIVISION FILING NO 2 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
7	.16Mi.	**14864 E WARREN AVE** **AURORA, CO 80014-4510**	05/05/2026	$525,000	$288	1822	/4/3	1982	6,708 SF	
		APN: 1975-30-1-20-018 Document #: E6030163 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 3 Subdivision: TIERRA ILIFF SUBDIVISION FILING NO 1 Abbreviated Description: Lot:18 Block:3 Subdivision:TIERRA ILIFF SUBDIVISION FILING NO 1 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
8	.23Mi.	**2252 S DEARBORN ST** **AURORA, CO 80014-1520**	04/17/2026	$500,000	$294	1696	/3/4	1978	7,231 SF	
		APN: 1975-30-1-11-006 Document #: E6025632 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: WOODRIM SUBDIVISION FILING NO 2 Abbreviated Description: Lot:6 Block:3 Subdivision:WOODRIM SUBDIVISION FILING NO 2								
9	.05Mi.	**14764 E EVANS PL** **AURORA, CO 80014-1542**	12/30/2025	$480,000	$266	1798	/3/3	1979	6,665 SF	
		APN: 1975-30-1-08-015 Document #: E5092937 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 7 Subdivision: WOODRIM SUBDIVISION FILING NO 2 Abbreviated Description: Lot:14 Block:7 Subdivision:WOODRIM SUBDIVISION FILING NO 2 City/Muni/Twp:URORA City/Muni/Twp: URORA								
10	.11Mi.	**14694 E ADRIATIC PL** **AURORA, CO 80014-1504**	12/05/2025	$475,000	$237	2004	/4/3	1979	7,536 SF	
		APN: 1975-30-1-09-013 Document #: E5088118 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 6 Subdivision: WOODRIM SUBDIVISION FILING NO 2 Abbreviated Description: Lot:12 Block:6 Subdivision:WOODRIM SUBDIVISION FILING NO 2 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								

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11	.1Mi.	**14867 E PACIFIC PL** **AURORA, CO 80014-4524**	11/18/2025	$485,000	$262	1846	/3/2	1982	6,578 SF
	APN: 1975-30-1-28-007 Document #: E5083753 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: TIERRA LLIFF SUBDIVISION FILING NO 2 Abbreviated Description: Lot:7 Block:1 Subdivision:TIERRA LLIFF SUBDIVISION FILING NO 2								
12	.12Mi.	**14598 E EVANS AVE** **AURORA, CO 80014-1532**	11/18/2025	$450,000	$274	1640	/3/3	1979	7,318 SF
	APN: 1975-30-1-07-020 Document #: E5083800 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 8 Subdivision: WOODRIM SUBDIVISION Abbreviated Description: Lot:19 Block:8 Subdivision:WOODRIM SUBDIVISION								
13	.1Mi.	**14822 E ADRIATIC PL** **AURORA, CO 80014-4527**	08/20/2025	$495,000	$271	1822	/3/3	1982	8,189 SF
	APN: 1975-30-1-21-025 Document #: E5059285 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 5 Subdivision: TIERRA ILIFF SUBDIVISION FIRST FILING Abbreviated Description: Lot:21 Block:5 Subdivision:TIERRA ILIFF SUBDIVISION FIRST FILING								
14	.07Mi.	**14828 E PACIFIC PL** **AURORA, CO 80014-4524**	07/15/2025	$455,000	$255	1780	/4/3	1982	6,534 SF
	APN: 1975-30-1-28-010 Document #: E5050401 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: TIERRA LLIFF SUBDIVISION FILING NO 2 Abbreviated Description: Lot:10 Block:1 Subdivision:TIERRA LLIFF SUBDIVISION FILING NO 2								

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.

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.	**2124 S EAGLE CT**	**12/04/2020**	$534,300	$33,394	2,004	/4/4	1979	7,275 SF	
.01Mi.	**2134 S EAGLE CT**	**12/31/2000**	$467,800	$29,238	1,646	/3/2	1979	7,100 SF	
.01Mi.	**2114 S EAGLE CT**	**09/29/2006**	$468,900	$29,306	1,136	/3/2	1979	7,449 SF	
.02Mi.	**2117 S ELKHART ST**	**08/01/2024**	$463,000	$28,938	2,072	/4/3	1980	5,968 SF	
.02Mi.	**2115 S ELKHART ST**	**09/13/2017**	$550,300	$34,394	1,692	/3/4	1980	6,011 SF	
.02Mi.	**2125 S ELKHART ST**	**05/18/2022**	$469,400	$29,338	1,648	/3/2	1980	5,968 SF	
.03Mi.	**2107 S ELKHART ST**	**08/22/2019**	$491,500	$30,719	2,258	/4/4	1980	6,011 SF	
.03Mi.	**2144 S EAGLE CT**	**10/13/2017**	$510,800	$31,925	1,798	/3/4	1979	7,187 SF	
.03Mi.	**2104 S EAGLE CT**	**12/09/2020**	$500,500	$31,281	1,798	/3/3	1979	8,494 SF	
.03Mi.	**14793 E EVANS PL**	**08/23/2017**	$552,700	$34,544	1,964	/4/4	1979	8,320 SF	
.03Mi.	**2127 S ELKHART ST**	**08/24/2018**	$511,400	$31,963	1,692	/3/3	1980	5,881 SF	
.04Mi.	**14794 E EVANS PL**	**10/24/2023**	$526,000	$32,875	1,976	/3/4	1979	7,710 SF	
.04Mi.	**2105 S ELKHART ST**	**02/27/2025**	$465,700	$29,106	2,072	/4/3	1980	6,621 SF	
.04Mi.	**14792 E EVANS AVE**	**04/09/2007**	$487,700	$30,481	1,806	/3/3	1979	7,754 SF	
.04Mi.	**2154 S EAGLE CT**	**07/02/2019**	$537,700	$33,606	2,313	/4/3	1979	7,405 SF	
.04Mi.	**2135 S ELKHART ST**	**03/26/2015**	$480,700	$30,044	2,072	/4/4	1980	6,011 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	41.9 years old	Households:	20,263
Median Household Income:	$72,261	Households w/Family:	44%
Household Income Per Capita:	$43,770	Households w/Family Married:	31%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	16%

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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
0.31Mi.	**Jewell Elementary School** Number of Students: 493 Student-Teacher Ratio: 14.09	C	Public	PK - 5
1.87Mi.	**Aurora Hills Middle School** Number of Students: 821 Student-Teacher Ratio: 16.62	D+	Public	6 - 8
1.04Mi.	**Gateway High School** Number of Students: 1,748 Student-Teacher Ratio: 20.98 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **2124 S EAGLE CT, AURORA, CO 80014-1524** 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	138%	NOTABLY HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	127%	HIGHER
OVERALL	137%	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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