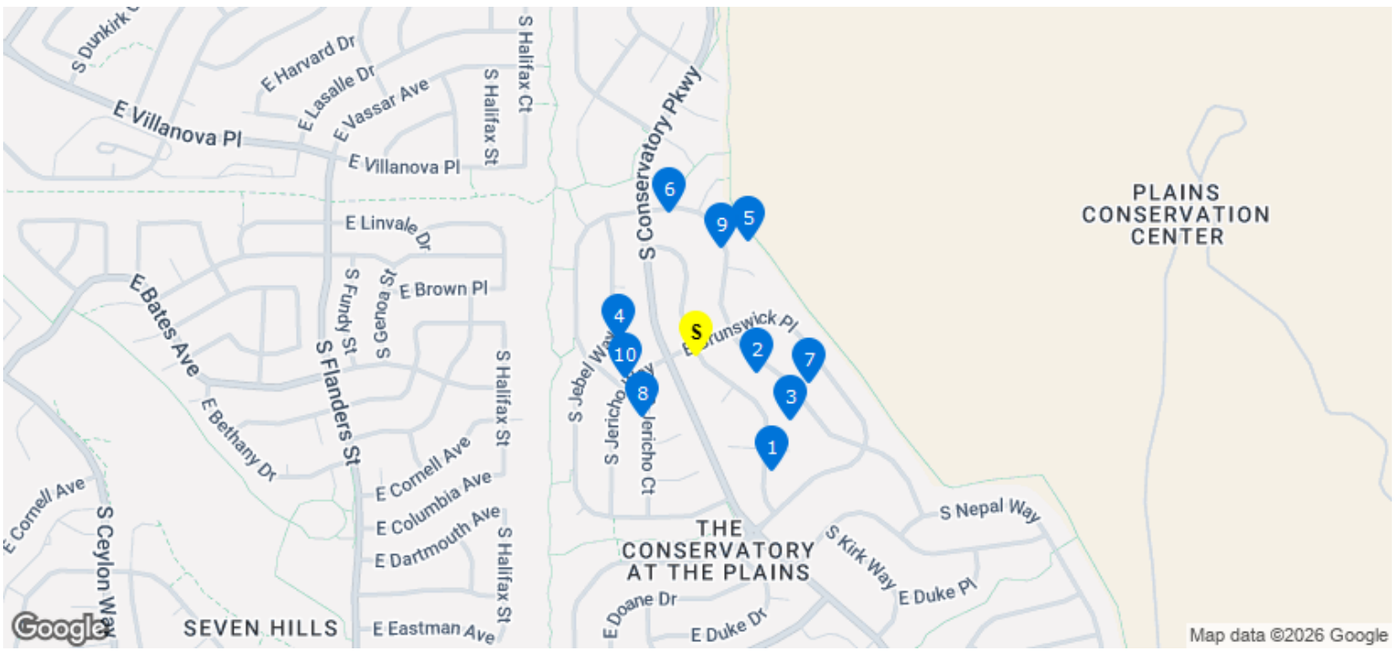
ICE SiteX Report

OrderID: 98809165

SiteX Property Information Report



Subject Property Location

2889 S KILLARNEY WAY, AURORA, CO 80013-9901

County:	**ARAPAHOE CO**	Census Tract:	0830.00
Property Use:	Single Family Residential	Zoning:	RPD
Parcel Number:	1975-35-2-19-010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$606,000**	FSD:	7	Common Confidence Score:	89
Value Range:	$563,580 - $648,420	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$190,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$426,200	Total Taxable Value:	$5,765
Total Assessed Value:	$38,513	Total Assessor Market Value:	$616,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 21 Subdivision: THE CONSERVATORY SUB 1ST FLG Sec/Twnship/Range: SEC 35 QTR 2 TWN 4S RNG 66W

Abbreviated Description: SUBDIVISIONCD 017165 SUBDIVISIONNAME THE CONSERVATORY SUB 1ST FLG BLOCK 021 LOT 010 LOT 10 BLK 21 THE CONSERVATORY SUB 1ST FL

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:	3	Pool:	
Building Area:	2225 SF	Baths:	4	Fireplace:	1
Year Built:	2006	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:	1	Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/30/2025	Sales Price:	N/A
Document #:	E5092840 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/28/2023	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	12/18/2023	Loan Amount:	N/A
Document #:	E3084092 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	12/15/2023		
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Block: 21 Subdivision: CONSERVATORY SUBDIVISION FING NO 1 Map Ref: 0

ICE SiteX Report

OrderID: 98809165

Mortgage Record

Recording Date:	12/18/2023	Loan Amount:	N/A
Document #:	E3084091 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/18/2023		
TD Due Date:	01/01/2054	Type Finance:	

Legal Description:
Block: 21 Subdivision: CONSERVATORY SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	12/18/2023	Sales Price:	$595,000
Document #:	E3084090 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/18/2023		
Document Type:	Deed		

Legal Description:
Block: 21 Subdivision: CONSERVATORY SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	07/18/2023	Sales Price:	N/A
Document #:	E3048946 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	10/22/2020	Sales Price:	$375,920
Document #:	E0143730 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	04/23/2020	Sales Price:	$350,400
Document #:	E0048777 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	03/23/2020	Sales Price:	$30,000
Document #:	E0035444 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/11/2020	Loan Amount:	N/A
Document #:	E0030408 BK-PG -	Loan Type:	Conventional
Contract Date:	03/09/2020		
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	03/11/2020	Sales Price:	$469,900
Document #:	E0030407 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/09/2020		
Document Type:	Deed		

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	03/09/2020	Sales Price:	$465,400
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUB 1ST FLG Sec/Twnship/Range: SEC 35 QTR 2 TWN 4S RNG 66W
Abbreviated Description: SUBDIVISIONCD 017165 SUBDIVISIONNAME THE CONSERVATORY SUB 1ST FLG BLOCK 021 LOT 010 LOT 10 BLK 21 THE CONSERVATORY SUB 1ST FL

Mortgage Record

Recording Date:	11/16/2018	Loan Amount:	N/A
Document #:	D8113028 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	11/10/2018		
TD Due Date:		Type Finance:	VAR

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1 Map Ref: 0

Prior Transfer

Recording Date:	11/13/2017	Sales Price:	$229,836
Document #:	D7128971 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	11/07/2017	Sales Price:	$60,000
Document #:	D7126534 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/17/2017	Loan Amount:	N/A

ICE SiteX Report

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Document #:	D7118009 BK-PG -	Loan Type:	Conventional
Contract Date:	10/12/2017		
TD Due Date:	11/01/2047	Type Finance:	

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	10/17/2017	Sales Price:	N/A
Document #:	D7118008 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/12/2017		
Document Type:	Deed		

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1

Mortgage Record

Recording Date:	09/02/2016	Loan Amount:	N/A
Document #:	D6098787 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	08/29/2016		
TD Due Date:		Type Finance:	VAR

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING #1 Map Ref: 0

Prior Transfer

Recording Date:	08/16/2013	Sales Price:	$244,832
Document #:	D3103644 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/19/2013	Loan Amount:	N/A
Document #:	D3076851 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/23/2013		
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING #1 Map Ref: 0
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	04/09/2009	Sales Price:	$241,214
Document #:	B9035253 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/04/2009	Loan Amount:	N/A
Document #:	B9021633 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/20/2009		
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING #1 Map Ref: 0

Prior Transfer

Recording Date:	09/02/2008	Sales Price:	$404,900
Document #:	B8098321 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/07/2008	Loan Amount:	N/A
Document #:	B8089907 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/29/2008		
TD Due Date:	08/01/2038	Type Finance:	

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING #1

Prior Transfer

Recording Date:	08/07/2008	Sales Price:	$245,000
Document #:	B8089906 BK-PG -	Type of Sale:	Distressed Sale
Contract Date:	07/29/2008		
Document Type:	Deed		

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING #1

Mortgage Record

Recording Date:	01/25/2008	Loan Amount:	N/A
Document #:	B8009735 BK-PG -	Loan Type:	Adjustable Rate Mortgage
Contract Date:	03/12/2007		
TD Due Date:	04/01/2037	Type Finance:	ADJ

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING #1

Prior Transfer

Recording Date:	01/25/2008	Sales Price:	$404,900
Document #:	B8009734 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/12/2007		
Document Type:	Deed		

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING #1

ICE SiteX Report

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Mortgage Record

Recording Date:	08/29/2006	Loan Amount:	N/A
Document #:	B6124395 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	08/15/2006		
TD Due Date:		Type Finance:	

Legal Description:
Block: 21 Subdivision: THE CONSERVATORY SUBDIVISION FILING #1 Map Ref: 0

Area Sales Analysis

Total Area Sales	$5,847,500	Median # of Bedrooms	4
Median Lot Size	7,623 SF	Median # of Baths	3
Median Living Area	2,075 SF	Median Year Built	2008
Price Range - 2 Yrs	$300,000 to $730,000	Age Range	15 years to 22 years
Median Value	$600,000	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**2917 S LISBON WAY** **AURORA, CO 80013-9058**	06/01/2026	$580,000	$283	2046	/4/3	2004	6,970 SF	
		APN: 1975-35-2-23-003 Document #: E6037294 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 17 Subdivision: THE CONSERVATORY SUBDIVISION Abbreviated Description: Lot:3 Block:17 Subdivision:THE CONSERVATORY SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
2	.11Mi.	**20546 E BRUNSWICK PL** **AURORA, CO 80013-8406**	05/27/2026	$635,000	$332	1914	/3/2	2014	9,148 SF	
		APN: 1975-35-2-22-001 Document #: E6035550 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 18 Subdivision: CONSERVATORY FILING NO 1 Abbreviated Description: Lot:1 Block:18 Subdivision:CONSERVATORY FILING NO 1 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
3	.2Mi.	**20394 E COLGATE PL** **AURORA, CO 80013-8414**	09/16/2026	$585,000	$301	1943	/3/3	2006	6,970 SF	
		APN: 1975-35-2-08-003 Document #: E6064795 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 46 Subdivision: THE CONSERVATORY SUBDIVISION Abbreviated Description: Lot:3 Block:46 Subdivision:THE CONSERVATORY SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
4	.27Mi.	**19930 E BROWN PL** **AURORA, CO 80013-4380**	05/20/2026	$386,000	$451	856	/2/2	1985	5,097 SF	
		APN: 1975-34-1-45-011 Document #: E6034332 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Subdivision: SEVEN HILLS SUBDIVISION FILING NO 7 Abbreviated Description: Lot:19 Block:1 Subdivision:SEVEN HILLS SUBDIVISION FILING NO 7								
5	.28Mi.	**3036 S HALIFAX ST** **AURORA, CO 80013-4338**	08/10/2026	$437,400	$336	1300	/3/2	1984	5,097 SF	
		APN: 1975-34-1-31-010 Document #: E6055079 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 52 Block: 3 Subdivision: SEVEN HILLS SUBDIVISION FILING NO 6 Abbreviated Description: Lot:52 Block:3 Subdivision:SEVEN HILLS SUBDIVISION FILING NO 6 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
6	.28Mi.	**19910 E BROWN PL** **AURORA, CO 80013-4380**	05/26/2026	$449,000	$345	1300	/3/2	1985	5,706 SF	
		APN: 1975-34-1-45-012 Document #: E6035218 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: 1 Subdivision: SEVEN HILLS SUBDIVISION Abbreviated Description: Lot:18 Block:1 Subdivision:SEVEN HILLS SUBDIVISION City/Muni/Twp:ARAPAHOE City/Muni/Twp: ARAPAHOE								
7	.31Mi.	**20683 E DOANE PL** **AURORA, CO 80013-8460**	07/14/2026	$635,000	$271	2341	/4/4	2014	6,621 SF	
		APN: 1975-35-2-34-005 Document #: E6048138 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 3 Abbreviated Description: Lot:5 Block:1 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 3								
8	.32Mi.	**19886 E BETHANY DR** **AURORA, CO 80013-4372**	06/09/2026	$444,900	$319	1393	/3/2	1984	5,924 SF	
		APN: 1975-34-1-44-004 Document #: E6039889 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: SEVEN HILLS SUBDIVISION FILING NO 7 Abbreviated Description: Lot:8 Block:2 Subdivision:SEVEN HILLS SUBDIVISION FILING NO 7								
9	.34Mi.	**19885 E BETHANY DR** **AURORA, CO 80013-4371**	10/29/2026	$430,000	$448	960	/2/2	1984	5,314 SF	
		APN: 1975-34-1-41-015 Document #: E6076281 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 5 Subdivision: SEVEN HILLS SUBDIVISION FILING NO 7 Abbreviated Description: Lot:3 Block:5 Subdivision:SEVEN HILLS SUBDIVISION FILING NO 7								
10	.36Mi.	**19837 E BROWN PL** **AURORA, CO 80013-4379**	10/12/2026	$491,000	$441	1114	/2/2	1985	5,271 SF	
		APN: 1975-34-1-36-011 Document #: E6071430 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 10 Subdivision: SEVEN HILLS SUBDIVISION Abbreviated Description: Lot:11 Block:10 Subdivision:SEVEN HILLS SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
11	.37Mi.	**2599 S JEBEL WAY** **AURORA, CO 80013-8998**	07/07/2026	$545,000	$386	1412	/3/3	2005	7,405 SF	
		APN: 1975-26-3-09-010 Document #: E6046402 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 10 Block: 37 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:10 Block:37 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 1

12	.38Mi.	**19732 E BATES DR** **AURORA, CO 80013-4398**	11/02/2026	$475,000	$521	912	/2/2	1984	6,578 SF

APN: 1975-34-1-41-009 Document #: E6077240
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 5 Subdivision: SEVEN HILLS SUBDIVISION Abbreviated Description: Lot:9 Block:5 Subdivision:SEVEN HILLS SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA

13	.38Mi.	**3110 S NEPAL WAY** **AURORA, CO 80013-9070**	06/03/2026	$665,000	$283	2352	/4/5	2015	7,318 SF

APN: 1975-35-2-34-016 Document #: E6038355
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 3 Abbreviated Description: Lot:16 Block:1 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 3

14	.38Mi.	**2623 S HALIFAX CT** **AURORA, CO 80013-6263**	06/03/2026	$475,000	$395	1204	/3/2	1999	4,966 SF

APN: 1975-27-4-10-019 Document #: E6038283
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 19 Block: 2 Subdivision: STERLING HILLS SUBDIVISION Abbreviated Description: Lot:19 Block:2 Subdivision:STERLING HILLS SUBDIVISION

15	.41Mi.	**20148 E DARTMOUTH DR** **AURORA, CO 80013-8434**	05/27/2026	$514,800	$338	1522	/3/2	2005	6,098 SF

APN: 1975-35-3-05-007 Document #: E6035573
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Block: 54 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:20 Block:54 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 1 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

16	.42Mi.	**2579 S JEBEL WAY** **AURORA, CO 80013-8998**	07/10/2026	$550,000	$305	1802	/3/4	2006	6,098 SF

APN: 1975-26-3-09-006 Document #: E6047030
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 37 Subdivision: CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:6 Block:37 Subdivision:CONSERVATORY SUBDIVISION FILING NO 1

17	.44Mi.	**19876 E VILLANOVA DR** **AURORA, CO 80013-9401**	08/04/2026	$385,000	$278	1386	/3/3	1998	5,489 SF

APN: 1975-27-4-06-002 Document #: E6053802
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Subdivision: STERLING HILLS SUBDIVISION Abbreviated Description: Lot:10 Block:3 Subdivision:STERLING HILLS SUBDIVISION

18	.44Mi.	**3145 S GIBRALTER ST** **AURORA, CO 80013-4323**	08/03/2026	$346,000	$374	924	/2/2	1983	6,360 SF

APN: 1975-34-4-20-014 Document #: E6053510
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: SEVEN HILLS SUBDIVISION Abbreviated Description: Lot:1 Block:4 Subdivision:SEVEN HILLS SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA

19	.46Mi.	**20993 E DOANE PL** **AURORA, CO 80013-8465**	05/12/2026	$660,000	$272	2426	/4/4	2015	7,231 SF

APN: 1975-35-1-06-021 Document #: E6031429
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 3 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 3 Abbreviated Description: Lot:21 Block:3 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 3

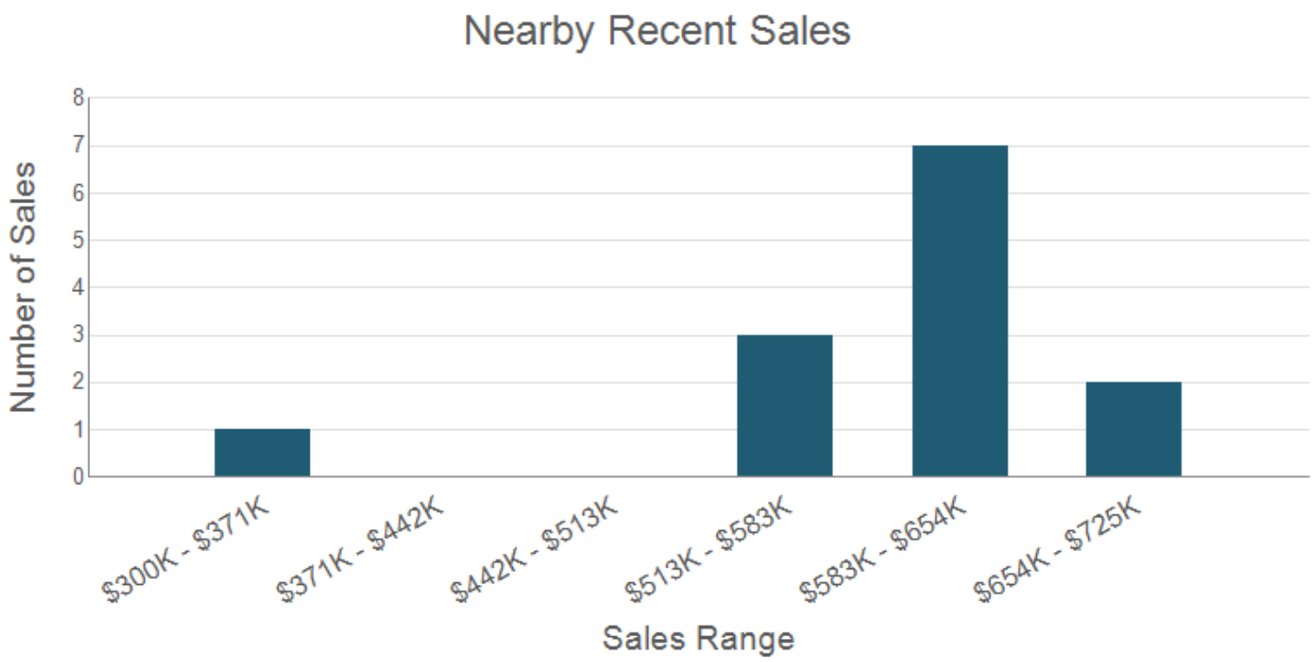
20	.48Mi.	**20305 E VASSAR AVE** **AURORA, CO 80013-9074**	10/28/2026	$497,000	$276	1802	/3/3	2005	7,841 SF

APN: 1975-26-3-05-017 Document #: E6075655
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Block: 33 Subdivision: CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:17 Block:33 Subdivision:CONSERVATORY SUBDIVISION FILING NO 1

ICE SiteX Report

OrderID: 98809165

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.	**2889 S KILLARNEY WAY**	**12/18/2023**	$616,200	$38,513	2,225	/3/4	2006	6,970 SF	
.01Mi.	**2879 S KILLARNEY WAY**	**11/05/2019**	$646,800	$40,425	2,596	/3/3	2006	6,534 SF	
.03Mi.	**2869 S KILLARNEY WAY**	**10/28/2008**	$633,200	$39,575	2,702	/4/3	2005	7,405 SF	
.03Mi.	**2888 S KILLARNEY WAY**	**10/02/2017**	$635,300	$39,706	2,134	/3/2	2007	7,841 SF	
.03Mi.	**2878 S KILLARNEY WAY**	**02/14/2018**	$581,500	$36,344	2,225	/4/3	2006	6,970 SF	
.04Mi.	**2859 S KILLARNEY WAY**	**03/15/2023**	$553,100	$34,569	1,565	/3/2	2006	7,405 SF	
.04Mi.	**2905 S KILLARNEY WAY**	**04/05/2021**	$654,200	$40,888	2,149	/3/4	2003	8,712 SF	
.04Mi.	**2896 S KILLARNEY WAY**	**11/19/2020**	$572,700	$35,794	2,046	/4/3	2004	8,712 SF	
.04Mi.	**2868 S KILLARNEY WAY**	**03/04/2021**	$750,900	$46,931	2,600	/3/3	2007	8,712 SF	
.05Mi.	**2839 S JERICHO WAY**	**02/15/2013**	$645,300	$40,331	1,780	/2/3	2008	8,276 SF	
.05Mi.	**2849 S KILLARNEY WAY**	**05/13/2013**	$554,900	$34,681	1,621	/3/2	2006	6,970 SF	
.05Mi.	**2875 S LISBON WAY**	**05/29/2019**	$667,200	$41,700	1,898	/3/3	2015	7,841 SF	
.05Mi.	**2906 S KILLARNEY WAY**	**02/05/2010**	$629,000	$39,313	2,355	/4/4	2003	7,405 SF	
.05Mi.	**2914 S JERICHO CT**	**02/11/2022**	$655,800	$40,988	1,676	/3/3	2009	8,712 SF	
.05Mi.	**2848 S KILLARNEY WAY**	**08/02/2019**	$699,300	$43,706	2,702	/4/4	2007	7,405 SF	
.05Mi.	**2867 S LISBON WAY**	**08/18/2022**	$685,300	$42,831	1,931	/2/3	2015	8,276 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
0.48Mi.	**Aurora Frontier P-8 School** Number of Students: 761 Student-Teacher Ratio: 16.68	A-	Public	PK - 8
4.81Mi.	**Vista Peak Preparatory** Number of Students: 2,045 Student-Teacher Ratio: 21.19	B+	Public	9 - 12

ICE SiteX Report

OrderID: 98809165

Advanced Placement: Yes

Flood Report

The Subject Property of **2889 S KILLARNEY WAY, AURORA, CO 80013-9901** 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

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