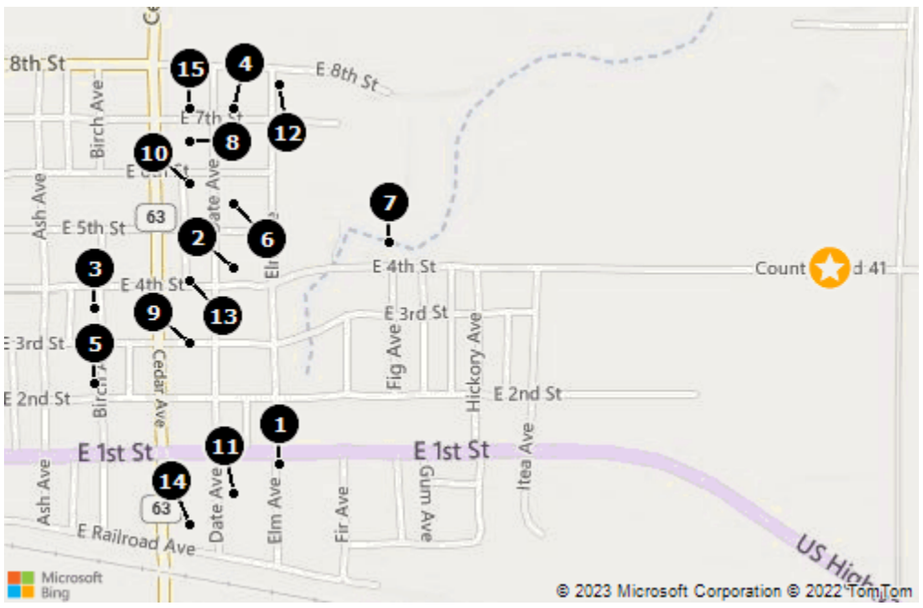
BLACK KNIGHT™

SiteX™ Report

OrderID: 88358861

SiteX Property Information Report



Subject Property Location

26721 COUNTY ROAD 41, AKRON, CO 80720-9428

County:	**WASHINGTON CO**	Census Tract:	081219242.003021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3004400087	Thomas Bros Pg-Grid:	

Valuation

Value:	**$385,000**	FSD:	8
Value Range:	$354,200 - $415,800	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2021	Market Value Year:	2021	Tax Rate Code Area:	102
Assd Land Value:	$1,788	Market Land Value:	$25,000	Tax Year:	2021
Assd Improvement:	$17,191	Market Improvment Value:	$240,445	Total Taxable Value:	$1,330
Total Assessed Value:	$18,979	Total Assessor Market Value:	$265,445	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: 2N-52 TRACT'S SE4 4 REC#875660 (LESS TRACT BK 980 PG 221) DOC #869177 DOESN'T INCLUDE6' FROM HORNS 979-408

Property Characteristics

Lot Size:	2.000 AC	Bedrooms:	3	Pool:	
Building Area:	1818 SF	Baths:	3	Fireplace:	
Year Built:	1909	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Metal
Number of Units:		Garage Type:	Detached	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Refrig
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/31/2003	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Abbreviated Description: 2N-52 TRACT'S SE4 4 REC#875660 (LESS TRACT BK 980 PG 221) DOC #869177 DOESN'T INCLUDE6' FROM HORNS 979-408

Area Sales Analysis

Total Area Sales	$2,296,800	Median # of Bedrooms	2
Median Lot Size	9,583 SF	Median # of Baths	1
Median Living Area	1,248 SF	Median Year Built	1919
Price Range - 2 Yrs	$40,000 to $375,000	Age Range	51 years to 136 years
Median Value	$130,000	Median Age	104 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.68Mi.	**90 ELM AVE** **AKRON, CO 80720-1612**	09/14/2021	$130,000	$104	1248	/1/1	1914	8,712 SF	

APN: 92031001001 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Block: 1 Subdivision: WALKERSADD Tract No: 1 Abbreviated Description: Block:1 Tract No:1 Abbreviated Description:NE OF WALKERS REC#878833 TRACT #1 COMM AT A PT 70' E OF THE NE CORNER OF BLK 1, WALKERSADD; THENCE N 43'; THENCE E 198.5'; SO

SiteX™ Report

OrderID: 88358861

2	0Mi.	**433 DATE AVE** **AKRON, CO 80720-1321**	08/19/2021	$257,000	$103	2490	/4/2	1953	8,712 SF

APN: 92002011004 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4-5 Block: 11 Abbreviated Description: Lot:4-5 Block:11 Abbreviated Description:AKRON 1ST BLK 11 LOT 4 BLK 11 PART LOT 5 REC#878640

3	.91Mi.	**365 BIRCH AVE** **AKRON, CO 80720-1534**	06/08/2021	$165,000	$250	660	/1/1	1887	6,970 SF

APN: 92001001002 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: AKRON ORIGINAL Abbreviated Description: Lot:2 Block:1 Subdivision:AKRON ORIGINAL Abbreviated Description:AKRON ORIG BLK 1 LOT 2 REC#878161

4	.77Mi.	**722 DATE AVE** **AKRON, CO 80720-1328**	06/07/2021	$70,000	$70	988	/3/1	1959	13,939 SF

APN: 92028001005 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6-7 Block: 1 Subdivision: LUELLEN ADDITION Abbreviated Description: Lot:6-7 Block:1 Subdivision:LUELLEN ADDITION Abbreviated Description:LUELLEN ADD BLK 1 LOT 6 BLK 1 S 30' LOT 7 REC#878143

5	.92Mi.	**233 BIRCH AVE** **AKRON, CO 80720-1532**	04/08/2021	$50,000	$30	1624	/4/1	1907	10,019 SF

APN: 92001008004 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4-5 Block: 8 Subdivision: AKRON ORIGINAL Abbreviated Description: Lot:4-5 Block:8 Subdivision:AKRON ORIGINAL Abbreviated Description:AKRON ORIG BLK 8 S 1/2 LOT 4 BLK 8 N 48' LOT 5 REC#877711

6	.74Mi.	**549 DATE AVE** **AKRON, CO 80720-1323**	03/25/2021	$40,000	$35	1122	/3/1	1914	14,810 SF

APN: 92021011002 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Block: 11 Tract No: 2 Abbreviated Description: Block:11 Tract No:2 Abbreviated Description:N OF BLK 11 REC#877743 BLK 11 TRACT #2 TR -100' X 150'; COMM AT A PT 170' N OF THE NE CORNER OF BLK 11, AKRON 1ST, THENCE N 1

7	.53Mi.	**801 W EAST 4TH ST** **AKRON, CO 80720-1721**	02/26/2021	$375,000	$184	2036	//3	1919	9,583 SF

APN: 92003004012 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 8 Block: 4 Abbreviated Description: Lot:8 Block:4 Abbreviated Description:HENDERSON 1ST BLK 4 W 1/2 LOT 8 (762 ADAMS) REC#877406 BLK 4 E 1/2 LOT 8 (152 W 8TH) REC#877406

8	.81Mi.	**661 CEDAR AVE** **AKRON, CO 80720-1233**	01/29/2021	$50,000	$29	1706	/4/1	1919	9,583 SF

APN: 92003012001 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1 Block: 12 Abbreviated Description: Lot:1 Block:12 Abbreviated Description:HENDERSON 1ST BLK 12 LOT 1 REC#877197

9	.8Mi.	**301 CEDAR AVE** **AKRON, CO 80720-1538**	12/01/2020	$48,800	$54	891	//1	1909	13,939 SF

APN: 92002013025 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5-6 Block: 13 Abbreviated Description: Lot:5-6 Block:13 Abbreviated Description:AKRON 1ST BLK 13 LOTS 5 & 6 REC#876086/ REC#876767

10	.8Mi.	**581 CEDAR AVE** **AKRON, CO 80720-1231**	11/24/2020	$250,000	$190	1312	/3/2	1972	10,454 SF

APN: 92004001009 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1-2 Block: 1 Abbreviated Description: Lot:1-2 Block:1 Abbreviated Description:HENDERSON 2ND BLK 1 LOT 1 BLK 1 N2 LOT 2 REC#876700

11	.79Mi.	**25 DATE AVE** **AKRON, CO 80720-**	10/22/2020	$110,000			//		6,970 SF

APN: 92002019007 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 9 Block: 19 Abbreviated Description: Lot:9 Block:19 Abbreviated Description:AKRON 1ST BLK 19 LOT 9 REC#876473

12	.67Mi.	**750 ELM AVE** **AKRON, CO 80720-1335**	09/03/2020	$278,000	$101	2743	/3/2	1922	43,560 SF

APN: 92037001034 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Tract No: 12 Abbreviated Description: Tract No:12 Abbreviated Description:NE PART OF TOWN REC#876069 ASSESSOR TR #12

13	.79Mi.	**451 E 4TH ST** **AKRON, CO 80720-1301**	07/24/2020	$173,000	$195	884	/2/1	1961	6,970 SF

APN: 92002011005 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5-6 Block: 11 Abbreviated Description: Lot:5-6 Block:11 Abbreviated Description:AKRON 1ST BLK 11 W 70 FT OF N2 LOT 5 BLK 11 W 67 FT OF S2 LOT 5 BLK 11 W 67 FT LOT 6 REC#875821

14	.85Mi.	**26 CEDAR AVE** **AKRON, CO 80720-1542**	05/27/2020	$195,000	$88	2196	//2	1904	20,473 SF

APN: 92002019022 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 12-14 Block: 19 Abbreviated Description: Lot:12-14 Block:19 Abbreviated Description:AKRON 1ST BLK 19 LOT 12 REC#875439 & 503 AKRON 1ST BLK 19 LOT 13 BLK 19 S 16'LOT 14 REC#875439 & 503

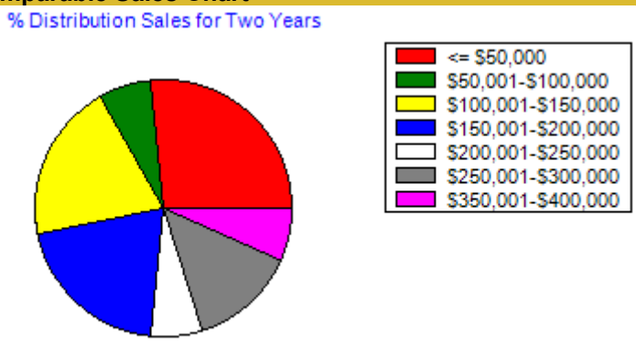
15	.82Mi.	**722 CEDAR AVE** **AKRON, CO 80720-1236**	08/21/2019	$105,000	$129	812	/2/1	1952	9,583 SF

APN: 92027001006 Document #:
Document Type: Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: JOHNSONS ADDITION Abbreviated Description: Lot:6 Block:1 Subdivision:JOHNSONS ADDITION Abbreviated Description:JOHNSONS ADD BLK 1 LOT 6 REC#873755

SiteX™ Report

OrderID: 88358861

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.	**26721 COUNTY ROAD 41**	**07/31/2003**	$265,445	$18,979	1,818	5/3/3	1909	2 SF	
.11Mi.	**41010 COUNTY ROAD DD**	**07/31/2002**	$215,110	$15,381	1,215	5/2/1	1981	5 SF	
.32Mi.	**361 ITEA AVE**	**05/01/2000**	$137,137	$9,805	1,794	/3/1	1965	12,759 SF	
.32Mi.	**331 ITEA AVE**	**05/01/2000**	$18,932	$1,354				9,279 SF	
.34Mi.	**41333 COUNTY ROAD DD**	**02/10/2003**	$35,421	$2,533				31 SF	
.34Mi.	**41333 COUNTY ROAD DD**	**04/09/2007**	$179,450	$12,831	2,454	6/3/2	1991	5 SF	
.37Mi.	**975 E 3RD ST**	**07/31/2002**	$113,570	$8,120	1,436	/3/1	1940	13,932 SF	
.38Mi.	**1031 E 4TH ST**	**12/29/2005**	$459,801	$32,875	2,645	/2/2	2005	10 SF	
.39Mi.	**41387 COUNTY ROAD DD**	**06/11/2004**	$404,873	$28,950	1,536	5/2/2	1981	32 SF	
.4Mi.	**975 E 2ND ST**	**08/14/2002**	$114,684	$8,200	1,410	/3/1	1964	13,939 SF	
.41Mi.	**285 ITEA AVE**		$172,633	$12,343	1,764	/3/1	1966	23,522 SF	
.42Mi.	**901 E 3RD ST**	**03/29/1992**	$246,373	$17,615	1,560	/3/1	2005	23,087 SF	
.42Mi.	**243 ITEA AVE**	**02/16/1993**	$42,871	$3,065	500	/1/1	1940	13,939 SF	
.42Mi.	**1001 E 4TH ST**	**09/20/2021**	$133,909	$9,575	1,492	5/3/1	1919	2 SF	
.42Mi.	**362 HICKORY AVE**	**12/05/2003**	$43,468	$3,108	1,416	/3/1	1915	14,375 SF	
.43Mi.	**286 HICKORY AVE**	**04/16/2013**	$152,407	$10,897	1,232	/3/2	1970	11,305 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	43.30 years old	People In This Area Who Are Married:	1,267
Median Household Income:	$49,674	Households with Children:	264
Average Full-Time Individual Income:	$27,747	Most Common Education Level:	High School Graduate

School District

School District Zone:	NA	Students Enrolled:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
BURGLARY	80%	LOWER
ASSULT	33%	SIGNIFICANTLY LOWER
ROBBERY	14%	SIGNIFICANTLY LOWER
RAPE	73%	NOTABLY LOWER
MURDER	8%	SIGNIFICANTLY LOWER
CAR THEFT	64%	NOTABLY LOWER
OVERALL	52%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2023 Onboard Informatics. Information is deemed reliable but not guaranteed.

SiteX™ Report

OrderID: 88358861

THIS REPORT IS PROVIDED "AS IS" AND ALL USES ARE AT THE USER'S SOLE RISK. ALL WARRANTIES CONCERNING THE REPORT BOTH EXPRESS AND IMPLIED ARE EXPRESSLY EXCLUDED INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE. The information contained herein is derived from available public records for the subject or comparable properties listed above, and has not been independently verified by provider through any form of inspection or review. Information may vary by public record office as to both content and completeness. The information contained herein may not be resold or repurposed without the provider's prior written consent. This report contains no representations, opinions or warranties regarding the subject property's actual marketability, condition (structural or otherwise), environmental, hazard or flood zone status, and any reference to environmental, hazard or flood zone status is for informational purposes only and shall be independently verified. The information contained herein shall not be utilized: (a) to review or establish a consumer's credit and/or insurance eligibility or for any other purpose permitted by the Fair Credit Reporting Act (15 U.S.C. §1681 et seq.); or (b) in connection with certification or authentication of real estate ownership and/or real estate transactions. Additional terms and conditions shall apply pursuant to the applicable agreement.

Data deemed reliable, but not guaranteed.

Copyright © 2023 Black Knight, Inc. All Rights Reserved.