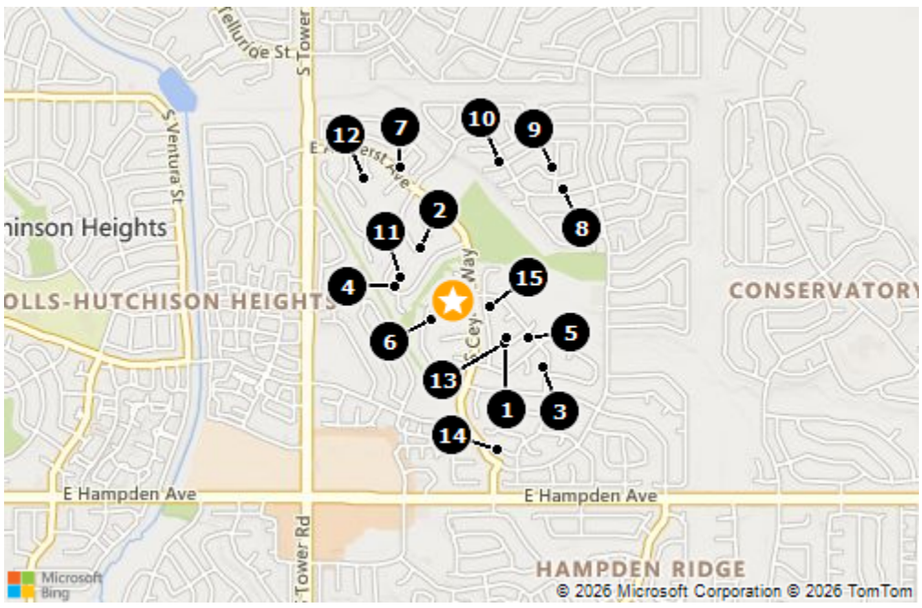
ICE SiteX Report

OrderID: 97702073

SiteX Property Information Report



Subject Property Location

3024 S CATHAY CIR, AURORA, CO 80013-2323

County:	**ARAPAHOE CO**	Census Tract:	080050834.003009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1975-34-3-03-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$508,000**	FSD:	9	Common Confidence Score:	64
Value Range:	$462,280 - $553,720	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$170,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$350,700	Total Taxable Value:	$2,673
Total Assessed Value:	$32,544	Total Assessor Market Value:	$520,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUB 1ST FLG Sec/Twnship/Range: SEC 34 QTR 3 TWN 4S RNG 66W

Abbreviated Description: SUBDIVISIONCD 054340 SUBDIVISIONNAME SEVEN LAKES SUB 1ST FLG BLOCK 001 LOT 054 LOT 54 BLK 1 SEVEN LAKES SUB 1ST FLG

Property Characteristics

Lot Size:	6,882 SF	Bedrooms:	3	Pool:	
Building Area:	1648 SF	Baths:	3	Fireplace:	1
Year Built:	1978	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	3/L+B	Number of Cars:	2	A/C:	Evap Cooler
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/03/2026	Sales Price:	N/A
Document #:	E6006802 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/08/2023	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/15/2021	Sales Price:	$213,400
Document #:	E1112063 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/13/2021	Sales Price:	$478,500
Document #:	E1110924 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/01/2021		
Document Type:			

ICE SiteX Report

OrderID: 97702073

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	07/01/2021	Sales Price:	$478,500
Document #:	E1110924 BK-PG E111 -924	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUB 1ST FLG Sec/Twnship/Range: SEC 34 QTR 3 TWN 4S RNG 66W
Abbreviated Description: SUBDIVISIONCD 054340 SUBDIVISIONNAME SEVEN LAKES SUB 1ST FLG BLOCK 001 LOT 054 LOT 54 BLK 1 SEVEN LAKES SUB 1ST FLG

Prior Transfer

Recording Date:	04/22/2013	Sales Price:	$186,500
Document #:	D3049457 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/04/2013	Sales Price:	$220,000
Document #:	D3042358 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/29/2013		
Document Type:			

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Prior Transfer

Recording Date:	03/09/2012	Sales Price:	$185,250
Document #:	D2026695 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/15/2012	Loan Amount:	N/A
Document #:	D2017560 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2027	Type Finance:	

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Mortgage Record

Recording Date:	08/10/2011	Loan Amount:	N/A
Document #:	D1076320 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2026	Type Finance:	

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Prior Transfer

Recording Date:	08/03/2011	Sales Price:	$192,850
Document #:	D1073773 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/05/2010	Sales Price:	$10,000
Document #:	D0114094 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/07/2008	Loan Amount:	N/A
Document #:	B8052622 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2018	Type Finance:	UNK

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Mortgage Record

Recording Date:	05/07/2008	Loan Amount:	N/A
Document #:	B8052621 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2038	Type Finance:	

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Prior Transfer

Recording Date:	04/28/2008	Sales Price:	$192,850
Document #:	B8048627 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/01/2008	Sales Price:	$203,000
Document #:	B8037372 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/19/2008		
Document Type:			

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

ICE SiteX Report

OrderID: 97702073

Prior Transfer

Recording Date:	07/10/2007	Sales Price:	$152,500
Document #:	B7088318 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/20/2007		
Document Type:			

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Prior Transfer

Recording Date:	02/03/2006	Sales Price:	$205,770
Document #:	B6015344 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/29/2005	Loan Amount:	N/A
Document #:	B5146707 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	10/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Mortgage Record

Recording Date:	06/03/2003	Loan Amount:	N/A
Document #:	B3119833 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Prior Transfer

Recording Date:	10/18/2002	Sales Price:	$209,000
Document #:	B2198200 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/26/2002		
Document Type:			

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Mortgage Record

Recording Date:	06/28/2002	Loan Amount:	N/A
Document #:	B2118105 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/15/2012	Type Finance:	

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Mortgage Record

Recording Date:	09/28/2001	Loan Amount:	N/A
Document #:	B1166253 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/15/2006	Type Finance:	

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Mortgage Record

Recording Date:	09/24/1999	Loan Amount:	N/A
Document #:	A9156248 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	08/30/2004	Type Finance:	

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Prior Transfer

Recording Date:	08/04/1998	Sales Price:	$130,000
Document #:	A8121129 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/30/1998		
Document Type:			

Legal Description:
Subdivision: SEVEN LAKES SUBDIVISION FILING #1
Abbreviated Description: LOT 54 BLK 1 SEVEN LAKES SUB 1ST FLG

Mortgage Record

Recording Date:	03/06/1998	Loan Amount:	N/A
Document #:	A8031023 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2013	Type Finance:	

Legal Description:
Lot: 54 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING #1

Area Sales Analysis

Total Area Sales	$7,154,943	Median # of Bedrooms	3
Median Lot Size	7,057 SF	Median # of Baths	3
Median Living Area	1,648 SF	Median Year Built	1978
Price Range - 2 Yrs	$385,000 to $555,555	Age Range	28 years to 50 years
Median Value	$480,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**19367 E EASTMAN PL AURORA, CO 80013-3740**	05/27/2026	$555,555	$303	1828	/3/3	1978	13,416 SF	

APN: 1975-34-3-09-016 Document #: E6035593
Document Type: Price Code: D

ICE SiteX Report

OrderID: 97702073

Land Use: Single Family Residential
Legal: Lot: 4 Block: 9 Subdivision: SEVEN LAKES SUBDIVISION - FILING NO 5 Abbreviated Description: Lot:4 Block:9 Subdivision:SEVEN LAKES SUBDIVISION - FILING NO 5

2	.16Mi.	**2960 S BISCAY ST** **AURORA, CO 80013-2316**	05/19/2026	$385,000	$233	1648	/3/4	1976	9,278 SF

APN: 1975-34-2-03-010 Document #: E6034095
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Block: 5 Subdivision: SEVEN LAKES SUBDIVISION Abbreviated Description: Lot:33 Block:5 Subdivision:SEVEN LAKES SUBDIVISION

3	.28Mi.	**3247 S ENSENADA WAY** **AURORA, CO 80013-3726**	04/23/2026	$480,000	$441	1086	/2/2	1978	7,057 SF

APN: 1975-34-4-04-011 Document #: E6027263
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 8 Subdivision: SEVEN LAKES SUBDIVISION Abbreviated Description: Lot:5 Block:8 Subdivision:SEVEN LAKES SUBDIVISION

4	.15Mi.	**18893 E CORNELL AVE** **AURORA, CO 80013-2329**	04/13/2026	$514,500	$312	1648	/3/3	1977	9,191 SF

APN: 1975-34-2-03-027 Document #: E6024544
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 5 Subdivision: SEVEN LAKES SUBDIVISION FILING NO 1 Abbreviated Description: Lot:16 Block:5 Subdivision:SEVEN LAKES SUBDIVISION FILING NO 1

5	.21Mi.	**19398 E EASTMAN PL** **AURORA, CO 80013-3740**	02/25/2026	$502,888	$275	1828	/3/3	1978	7,449 SF

APN: 1975-34-4-03-010 Document #: E6011889
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 9 Subdivision: SEVEN LAKES SUBDIVISION FILING NO 5 Abbreviated Description: Lot:11 Block:9 Subdivision:SEVEN LAKES SUBDIVISION FILING NO 5

6	.07Mi.	**3136 S CATHAY CIR** **AURORA, CO 80013-2325**	02/09/2026	$465,000	$223	2082	/3/4	1985	6,926 SF

APN: 1975-34-3-03-009 Document #: E6008209
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Block: 1 Subdivision: SEVEN LAKES SUBDIVISION FILING NO 1 Abbreviated Description: Lot:48 Block:1 Subdivision:SEVEN LAKES SUBDIVISION FILING NO 1

7	.36Mi.	**2792 S BAHAMA CT** **AURORA, CO 80013-4793**	02/04/2026	$483,000	$305	1580	/4/3	1998	5,968 SF

APN: 1975-34-2-30-068 Document #: E6007109
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 63 Block: 1 Subdivision: CREEKSIDE AT SEVEN HILLS SUBDIVISION FILING NO 1 Abbreviated Description: Lot:63 Block:1 Subdivision:CREEKSIDE AT SEVEN HILLS SUBDIVISION FILING NO 1

8	.39Mi.	**19525 E BATES AVE** **AURORA, CO 80013-4731**	02/03/2026	$435,000	$453	960	/3/2	1986	5,445 SF

APN: 1975-34-1-52-010 Document #: E6006965
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: SEVEN HILLS SUBDIVISION FILING NO B Abbreviated Description: Lot:7 Block:1 Subdivision:SEVEN HILLS SUBDIVISION FILING NO B

9	.41Mi.	**2873 S ESPANA ST** **AURORA, CO 80013-4749**	12/31/2025	$430,000	$465	924	/2/2	1986	4,138 SF

APN: 1975-34-1-62-006 Document #: E5093684
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: SEVEN HILLS SUBDIVISION FILING NO 10 Abbreviated Description: Lot:1 Block:3 Subdivision:SEVEN HILLS SUBDIVISION FILING NO 10 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

10	.36Mi.	**19295 E BROWN PL** **AURORA, CO 80013-9414**	12/22/2025	$440,000	$218	2013	/4/3	1998	6,970 SF

APN: 1975-34-2-33-016 Document #: E5091560
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 4 Subdivision: ENCORE AT SEVEN HILLS Abbreviated Description: Lot:5 Block:4 Subdivision:ENCORE AT SEVEN HILLS

11	.14Mi.	**18851 E CORNELL AVE** **AURORA, CO 80013-2329**	12/16/2025	$505,000	$306	1648	/3/3	1977	12,110 SF

APN: 1975-34-2-03-024 Document #: E5090323
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 5 Subdivision: SEVEN LAKES SUBDIVISION FILING NO 1 Abbreviated Description: Lot:19 Block:5 Subdivision:SEVEN LAKES SUBDIVISION FILING NO 1

12	.38Mi.	**2843 S BAHAMA ST** **AURORA, CO 80013-2310**	12/08/2025	$465,000	$374	1242	/3/2	1977	6,882 SF

APN: 1975-34-2-02-069 Document #: E5088237
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 47 Block: 4 Subdivision: SEVEN LAKES SUBDIVISION Abbreviated Description: Lot:47 Block:4 Subdivision:SEVEN LAKES SUBDIVISION

13	.16Mi.	**19357 E EASTMAN PL** **AURORA, CO 80013-3740**	11/26/2025	$555,000	$303	1828	/3/4	1978	8,799 SF

APN: 1975-34-3-09-015 Document #: E5085754
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 9 Subdivision: SEVEN LAKES SUBDIVISION FILING NO 5 Abbreviated Description: Lot:5 Block:9 Subdivision:SEVEN LAKES SUBDIVISION FILING NO 5

14	.38Mi.	**3361 S ENSENADA WAY** **AURORA, CO 80013-3716**	11/05/2025	$539,000	$302	1781	/4/4	1980	13,504 SF

APN: 1975-34-3-05-027 Document #: E5080123
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 11 Subdivision: SEVEN LAKES SUBDIVISION FILING NO 5 Abbreviated Description: Lot:5 Block:11 Subdivision:SEVEN LAKES SUBDIVISION FILING NO 5

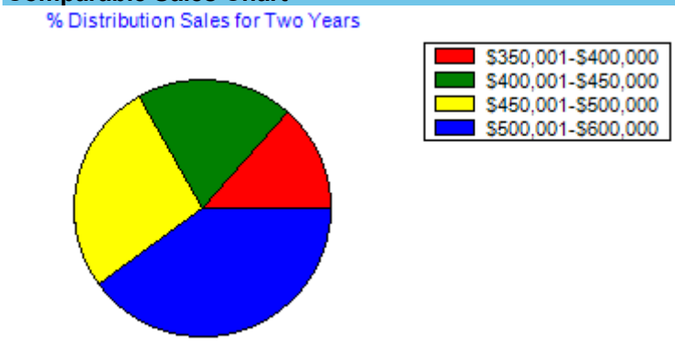
15	.09Mi.	**3114 S DANUBE ST** **AURORA, CO 80013-3712**	10/16/2025	$400,000	$286	1396	/3/2	1982	6,752 SF

APN: 1975-34-3-09-001 Document #: E5074281
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Block: 9 Subdivision: SEVEN LAKES SUBDIVISION FILING NO 5 Abbreviated Description: Lot:31 Block:9 Subdivision:SEVEN LAKES SUBDIVISION FILING NO 5

ICE SiteX Report

OrderID: 97702073

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.	**3024 S CATHAY CIR**	**07/01/2021**	$520,700	$32,544	1,648	/3/3	1978	6,882 SF	
.01Mi.	**3044 S CATHAY CIR**	**01/06/2017**	$433,600	$27,100	1,242	/3/2	1978	6,665 SF	
.01Mi.	**3014 S CATHAY CIR**	**05/11/2018**	$517,000	$32,313	1,242	/3/3	1978	6,882 SF	
.02Mi.	**19051 E DARTMOUTH AVE**	**03/21/2016**	$417,600	$26,100	806	/2/2	1978	7,100 SF	
.02Mi.	**19071 E DARTMOUTH AVE**	**12/31/2000**	$407,900	$25,494	1,035	/3/2	1978	7,187 SF	
.02Mi.	**19031 E DARTMOUTH AVE**	**12/31/2000**	$396,800	$24,800	1,035	/3/1	1978	8,625 SF	
.03Mi.	**3094 S CATHAY CIR**	**05/20/2016**	$439,600	$27,475	1,426	/3/2	1978	7,013 SF	
.03Mi.	**3004 S CATHAY CIR**	**06/09/2020**	$465,500	$29,094	1,648	/3/3	1978	8,015 SF	
.03Mi.	**3025 S CATHAY CIR**	**03/21/2016**	$495,300	$30,956	1,648	/3/3	1978	6,970 SF	
.03Mi.	**3015 S CATHAY CIR**	**07/27/2011**	$485,700	$30,356	1,382	/3/3	1978	7,100 SF	
.03Mi.	**3045 S CATHAY CIR**	**03/24/2020**	$486,200	$30,388	1,242	/3/2	1978	7,231 SF	
.03Mi.	**19091 E DARTMOUTH AVE**	**01/27/2020**	$394,900	$24,681	992	/3/1	1978	8,886 SF	
.04Mi.	**3106 S CATHAY CIR**	**05/28/2015**	$463,600	$28,975	1,196	/3/3	1978	7,187 SF	
.04Mi.	**3005 S CATHAY CIR**	**04/17/2024**	$446,400	$27,900	1,648	/3/3	1978	7,884 SF	
.04Mi.	**3065 S CATHAY CIR**	**04/10/2017**	$425,000	$26,563	1,648	/3/3	1978	8,930 SF	
.04Mi.	**19011 E DARTMOUTH AVE**	**01/12/2023**	$447,700	$27,981	777	/2/2	1978	11,761 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:	Cherry Creek School District 5	Students:	51,980
Number of Schools:	69	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.28Mi.	**Arrowhead Elementary School** Number of Students: 499 Student-Teacher Ratio: 14.46	C-	Public	KG - 5
2.96Mi.	**Eaglecrest High School** Number of Students: 2,851 Student-Teacher Ratio: 20.47 Advanced Placement: Yes	A	Public	9 - 12
1.21Mi.	**Horizon Community Middle School** Number of Students: 714 Student-Teacher Ratio: 14.57	C	Public	6 - 8

ICE SiteX Report

OrderID: 97702073

Flood Report

The Subject Property of **3024 S CATHAY CIR, AURORA, CO 80013-2323** 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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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