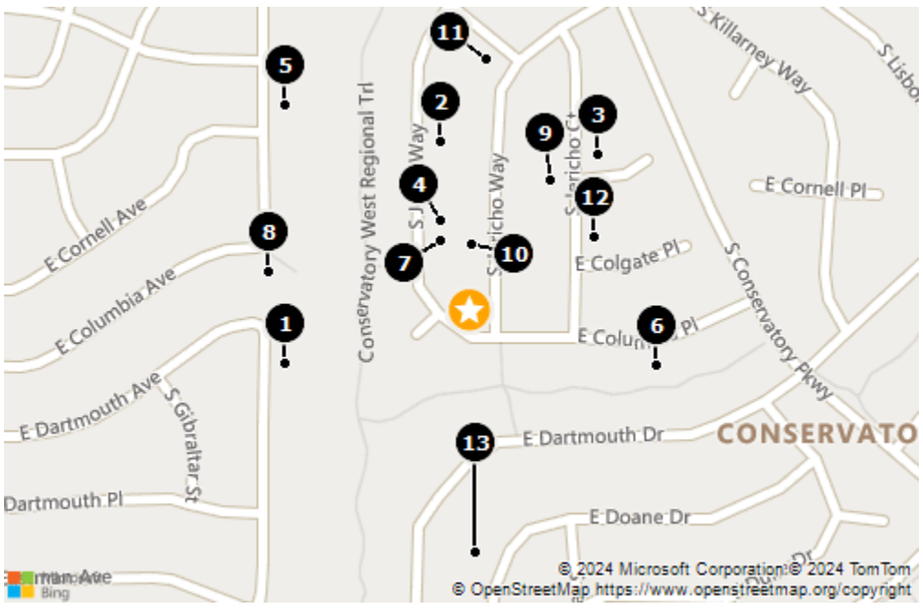
SiteX™ Report

OrderID: 93099651

SiteX Property Information Report



Subject Property Location

3081 S JERICHO WAY, AURORA, CO 80013-9033

County:	**ARAPAHOE CO**	Census Tract:	080050830.002004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1975-35-2-10-013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$667,000**	FSD:	6
Value Range:	$626,980 - $707,020	Confidence Score:	94

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$170,000	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$503,200	Total Taxable Value:	$5,565
Total Assessed Value:	$41,419	Total Assessor Market Value:	$673,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 48 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 048 LOT 013@P_DELIMITER LOT 13 BLK 48 THE CONSERVATOR

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	4	Pool:	
Building Area:	2310 SF	Baths:	3	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
Number of Stories:	2+B	Number of Cars:	3	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/28/2023	Loan Amount:	N/A
Document #:	E3085853 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 13 Block: 48 Subdivision: THE CONSERVATORY SUB 1ST FLG

Mortgage Record

Recording Date:	07/10/2023	Loan Amount:	N/A
Document #:	E3046327 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 13 Block: 48 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1

Prior Transfer

Recording Date:	05/11/2023	Sales Price:	$559,675
Document #:	E3031529 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/12/2021	Sales Price:	$365,750
Document #:	E1126363 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	07/26/2021	Sales Price:	$567,500
Document #:	E1116915 BK-PG E111 -6915	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: 48 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 048 LOT 013@P_DELIMITER LOT 13 BLK 48 THE CONSERVATOR

Prior Transfer

Recording Date:	07/26/2021	Sales Price:	$570,000
Document #:	E1116915 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/20/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 13 Block: 48 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	07/17/2015	Sales Price:	$255,600
Document #:	D5078306 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/01/2015	Sales Price:	$387,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/01/2015	Sales Price:	$388,000
Document #:	D5070877 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/26/2015		
Document Type:	Warranty Deed		

Legal Description:
Lot: 13 Block: 48 Subdivision: THE CONSERVATORY SUBDIVISION FILING #1
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	06/11/2014	Sales Price:	$216,000
Document #:	D4049825 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/06/2014	Sales Price:	$319,500
Document #:	D4037379 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/02/2014		
Document Type:	Warranty Deed		

Legal Description:
Lot: 13 Block: 48 Subdivision: THE CONSERVATORY SUBDIVISION FILING #1
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	06/19/2009	Sales Price:	$30,326
Document #:	B9065794 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/08/2009	Sales Price:	$270,000
Document #:	B9060242 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/15/2009		
Document Type:	Warranty Deed		

Legal Description:
Lot: 13 Block: 48 Subdivision: CONSERVATORY SUBDIVISION FILING #1
City/Muni/Twp: AURORA

Prior Transfer

Recording Date:	05/26/2009	Sales Price:	$242,608
Document #:	B9054039 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/22/2006	Loan Amount:	N/A
Document #:	B6120544 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2021	Type Finance:	

Legal Description:
Lot: 13 Block: 48 Subdivision: CONSERVATORY SUBDIVISION FILING #1
City/Muni/Twp: AURORA

SiteX™ Report

OrderID: 93099651

Prior Transfer

Recording Date:	08/22/2006	Sales Price:	$303,260
Document #:	B6120540 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/18/2006		
Document Type:	Warranty Deed		

Legal Description:
Lot: 13 Block: 48 Subdivision: CONSERVATORY SUBDIVISION FILING #1
City/Muni/Twp: AURORA

Area Sales Analysis

Total Area Sales	$7,460,800	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	3
Median Living Area	1,943 SF	Median Year Built	2006
Price Range - 2 Yrs	$315,000 to $720,000	Age Range	16 years to 41 years
Median Value	$585,000	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**3110 S HALIFAX ST** **AURORA, CO 80013-4316**	10/11/2024	$315,000	$345	912	/3/1	1983	4,617 SF	
		APN: 1975-34-1-31-059 Document #: E4066377 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: SEVEN HILLS SUBDIVISION FILING NO 6 Abbreviated Description: Lot:4 Block:3 Subdivision:SEVEN HILLS SUBDIVISION FILING NO 6								
2	.11Mi.	**2990 S JEBEL WAY** **AURORA, CO 80013-9008**	10/01/2024	$565,000	$278	2026	/3/3	2007	6,534 SF	
		APN: 1975-35-2-10-021 Document #: E4063701 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 48 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:21 Block:48 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 1								
3	.12Mi.	**20351 E BETHANY PL** **AURORA, CO 80013-8403**	09/25/2024	$640,000	$360	1773	/3/3	2007	10,193 SF	
		APN: 1975-35-2-06-008 Document #: E4062492 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 44 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:8 Block:44 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 1								
4	.06Mi.	**3030 S JEBEL WAY** **AURORA, CO 80013-9010**	09/23/2024	$537,000	$265	2026	/3/3	2006	6,534 SF	
		APN: 1975-35-2-10-017 Document #: E4061634 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 48 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:17 Block:48 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 1 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
5	.17Mi.	**2962 S HALIFAX ST** **AURORA, CO 80013-4358**	09/11/2024	$450,000	$493	912	/2/2	1984	4,269 SF	
		APN: 1975-34-1-31-001 Document #: E4058642 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 60 Block: 3 Subdivision: SEVEN HILLS SUBDIVISION Abbreviated Description: Lot:60 Block:3 Subdivision:SEVEN HILLS SUBDIVISION Abbreviated Description:FILING NO 6								
6	.12Mi.	**20406 E COLUMBIA PL** **AURORA, CO 80013-8425**	08/26/2024	$690,000	$286	2405	/3/3	2006	7,405 SF	
		APN: 1975-35-2-12-008 Document #: E4055135 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 50 Subdivision: CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:8 Block:50 Subdivision:CONSERVATORY SUBDIVISION FILING NO 1 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
7	.05Mi.	**3040 S JEBEL WAY** **AURORA, CO 80013-9010**	06/24/2024	$599,000	$311	1921	/4/3	2006	6,534 SF	
		APN: 1975-35-2-10-016 Document #: E4039463 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 48 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:16 Block:48 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 1								
8	.12Mi.	**19992 E COLUMBIA AVE** **AURORA, CO 80013-4330**	05/23/2024	$475,000	$340	1393	/2/3	1984	10,062 SF	Spa Only
		APN: 1975-34-1-31-013 Document #: E4032278 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Block: 3 Subdivision: SEVEN HILLS SUBDIVISION FILING NO 6 Abbreviated Description: Lot:50 Block:3 Subdivision:SEVEN HILLS SUBDIVISION FILING NO 6								
9	.09Mi.	**2993 S JERICHO CT** **AURORA, CO 80013-9022**	05/20/2024	$571,000	$375	1522	/3/2	2006	6,534 SF	
		APN: 1975-35-2-09-007 Document #: E4031351 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 47 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:7 Block:47 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 1								
10	.04Mi.	**3041 S JERICHO WAY** **AURORA, CO 80013-9033**	04/30/2024	$650,000	$320	2026	/3/4	2006	6,534 SF	
		APN: 1975-35-2-10-010 Document #: E4025745 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 48 Subdivision: CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:10 Block:48 Subdivision:CONSERVATORY SUBDIVISION FILING NO 1								
11	.16Mi.	**2931 S JERICHO WAY** **AURORA, CO 80013-9030**	03/06/2024	$720,000	$272	2646	/4/4	2008	8,712 SF	
		APN: 1975-35-2-10-001 Document #: E4013558 Document Type: Warranty Deed Price Code: D								

Land Use: Single Family Residential
Legal: Lot: 1 Block: 48 Subdivision: CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:1 Block:48 Subdivision:CONSERVATORY SUBDIVISION FILING NO 1 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

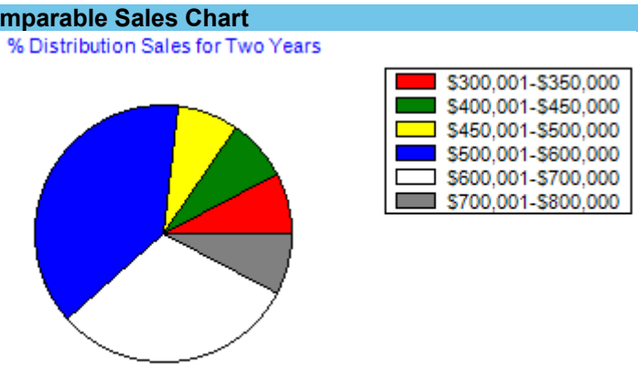
12	.09Mi.	**20353 E COLGATE PL** **AURORA, CO 80013-8413**	02/28/2024	$585,000	$294	1987	/3/4	2006	7,405 SF

APN: 1975-35-2-07-009 Document #: E4011593
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 45 Subdivision: CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:9 Block:45 Subdivision:CONSERVATORY SUBDIVISION FILING NO 1

13	.15Mi.	**20169 E DOANE DR** **AURORA, CO 80013-8449**	01/29/2024	$663,800	$341	1943	/3/4	2005	7,841 SF

APN: 1975-35-3-05-027 Document #: E4005013
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Block: 54 Subdivision: THE CONSERVATORY SUBDIVISION FILING NO 1 Abbreviated Description: Lot:40 Block:54 Subdivision:THE CONSERVATORY SUBDIVISION FILING NO 1

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.	**3081 S JERICHO WAY**	**07/26/2021**	$673,200	$41,419	2,310	/4/3	2006	10,890 SF	
.02Mi.	**3061 S JERICHO WAY**	**03/02/2023**	$652,200	$40,012	2,026	/3/3	2006	6,534 SF	
.02Mi.	**3060 S JEBEL WAY**	**08/14/2015**	$704,900	$43,543	2,405	/1/3	2006	10,846 SF	
.03Mi.	**3051 S JERICHO WAY**	**04/13/2022**	$624,300	$38,143	1,771	/3/4	2006	6,534 SF	
.03Mi.	**3062 S JERICHO WAY**	**03/02/2012**	$615,000	$37,520	1,943	/3/3	2006	6,970 SF	
.03Mi.	**3072 S JERICHO WAY**	**03/19/2014**	$601,600	$36,622	1,811	/3/3	2006	6,970 SF	
.03Mi.	**3109 S JEBEL WAY**	**09/29/2006**	$626,000	$38,257	1,987	/4/3	2006	9,322 SF	
.03Mi.	**3119 S JEBEL WAY**	**10/31/2012**	$595,000	$36,181	1,532	/3/2	2006	8,276 SF	
.04Mi.	**3052 S JERICHO WAY**	**05/26/2009**	$695,800	$42,934	2,405	/3/3	2006	6,534 SF	
.04Mi.	**3050 S JEBEL WAY**	**09/26/2023**	$595,400	$36,207	1,532	/3/2	2006	6,534 SF	
.04Mi.	**3129 S JEBEL WAY**	**04/06/2022**	$670,400	$41,232	1,987	/3/3	2006	6,970 SF	
.04Mi.	**3041 S JERICHO WAY**	**06/23/2021**	$675,800	$41,594	2,026	/3/4	2006	6,534 SF	
.04Mi.	**3069 S JEBEL WAY**	**05/26/2022**	$687,200	$42,357	1,943	/3/4	2006	9,670 SF	
.04Mi.	**3042 S JERICHO WAY**	**10/26/2020**	$616,700	$37,634	1,987	/3/3	2006	6,534 SF	
.05Mi.	**20256 E COLUMBIA PL**	**05/15/2018**	$597,400	$36,341	1,522	/3/2	2006	6,534 SF	
.05Mi.	**3099 S JEBEL WAY**	**04/30/2014**	$665,900	$40,931	2,310	/3/3	2006	9,932 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	35.1 years old	Households:	26,644
Median Household Income:	$89,155	Households w/Family:	76%
Household Income Per Capita:	$41,105	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Adams-Arapahoe School District 28j	Students:	37,907
Number of Schools:	64	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Aurora Frontier P-8 School**	A	Public	PK - 8

Number of Students: 739
Student-Teacher Ratio: 17.21

5.06Mi.	**Vista Peak Preparatory**	C-	Public	9 - 12

Number of Students: 1,519
Student-Teacher Ratio: 19.5
Advanced Placement: Yes

Flood Report

The Subject Property of **3081 S JERICHO WAY, AURORA, CO 80013-9033** 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	89%	LOWER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	72%	NOTABLY LOWER
AGGRAVATED ASSAULT	35%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	60%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

Disaster Alerts

6/8/2023 - Severe Tornados, Flooding

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