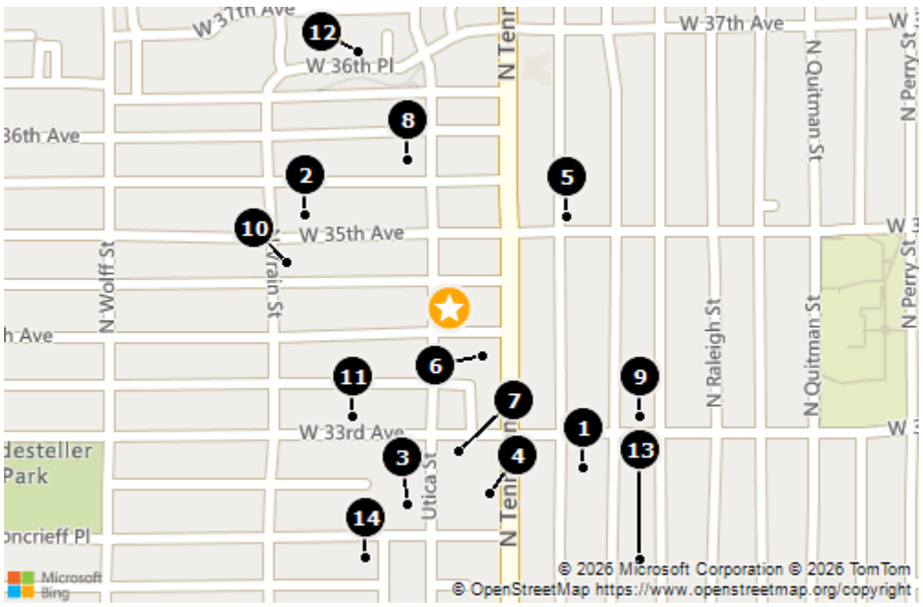
ICE SiteX Report

OrderID: 98237831

SiteX Property Information Report



Subject Property Location

3422 UTICA ST, DENVER, CO 80212-1738

County:	**DENVER CO**	Census Tract:	080310003.025024
Property Use:	Single Family Residential	Zoning:	U-SU-B
Parcel Number:	02302-22-009-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,703,000**	FSD:	10	Common Confidence Score:	64
Value Range:	$1,532,700 - $1,873,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DENV
Assd Land Value:	$37,760	Market Land Value:	$535,600	Tax Year:	2025
Assd Improvement:	$123,440	Market Improvment Value:	$1,750,900	Total Taxable Value:	$12,332
Total Assessed Value:	$161,200	Total Assessor Market Value:	$2,286,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 4 Subdivision: COTTAGE HILL
Abbreviated Description: L 15 & 16 BLK 4 COTTAGE HILL

Property Characteristics

Lot Size:	6,340 SF	Bedrooms:	6	Pool:	
Building Area:	3461 SF	Baths:	6	Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/21/2026	Sales Price:	$1,557,600
Document #:	2026065964 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/28/2022	Sales Price:	N/A
Document #:	2022026929 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/08/2022	Sales Price:	$1,953,000
Document #:	2022017643 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/07/2022		
Document Type:			
Legal Description:			

Lot: 15&16 Block: 4 Subdivision: COTTAGE HILL
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	02/08/2022	Sales Price:	$1,953,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Block: 4 Subdivision: COTTAGE HILL
Abbreviated Description: L 15 & 16 BLK 4 COTTAGE HILL

Prior Transfer

Recording Date:	03/10/2014	Sales Price:	N/A
Document #:	2014027131 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/07/2014		
Document Type:			

Legal Description:
Lot: 15&16 Block: 4 Subdivision: COTTAGE HILL
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	12/04/2013	Sales Price:	N/A
Document #:	2013173439 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/07/2013	Loan Amount:	N/A
Document #:	2013161502 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2043	Type Finance:	FIX

Legal Description:
Lot: 15&16 Block: 4 Subdivision: COTTAGE HILL
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	05/09/2013	Sales Price:	N/A
Document #:	2013066872 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/04/2013	Loan Amount:	N/A
Document #:	2013047628 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	03/01/2014	Type Finance:	

Legal Description:
Lot: 15&16 Block: 4 Subdivision: COTTAGE HILL
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	04/16/2012	Sales Price:	$280,000
Document #:	2012050416 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/12/2012		
Document Type:			

Legal Description:
Lot: 15&16 Block: 4 Subdivision: COTTAGE HILL
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	07/11/2011	Sales Price:	$29,100
Document #:	2011074350 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/30/2011	Loan Amount:	N/A
Document #:	2011070754 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2041	Type Finance:	

Legal Description:
Lot: 15&16 Block: 4 Subdivision: RESUB COTTAGE HILL
City/Muni/Twp: DENVER

Mortgage Record

Recording Date:	02/03/2011	Loan Amount:	N/A
Document #:	2011012978 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	01/02/2016	Type Finance:	

Legal Description:
Lot: 15&16 Subdivision: COTTAGE HILL
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	02/03/2011	Sales Price:	N/A
Document #:	2011012821 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/06/2010	Sales Price:	N/A
Document #:	2010100509 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/17/2004	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98237831

Document #:	2004255901 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/06/2016	Type Finance:	

Legal Description:
Lot: 15&16 Block: 4 Subdivision: COTTAGE HILL
City/Muni/Twp: DENVER

Mortgage Record

Recording Date:	10/21/2002	Loan Amount:	N/A
Document #:	2002194570 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2017	Type Finance:	

Legal Description:
Lot: 15&16 Block: 4 Subdivision: COTTAGE HILL
Abbreviated Description: RESUBDIVISION BLK4
City/Muni/Twp: DENVER

Area Sales Analysis

Total Area Sales	$19,026,000	Median # of Bedrooms	3
Median Lot Size	5,540 SF	Median # of Baths	2
Median Living Area	1,508 SF	Median Year Built	1930
Price Range - 2 Yrs	$540,000 to $3,275,000	Age Range	4 years to 135 years
Median Value	$1,110,500	Median Age	96 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**3279 STUART ST** **DENVER, CO 80212-1713**	08/21/2026	$2,260,000	$873	2587	7/3/3	1911	6,350 SF	
		APN: 02301-26-022-000 Document #: 2026098672 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45&46 Block: 11 Subdivision: WOLFF PLACE ADDITION Abbreviated Description: Lot:45&46 Block:11 Subdivision:WOLFF PLACE ADDITION City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
2	.11Mi.	**4565 W 35TH AVE** **DENVER, CO 80212-1845**	08/12/2026	$850,000	$936	908	4/2/2	1954	5,080 SF	
		APN: 02302-12-029-000 Document #: 2026096243 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 373&374 Subdivision: COTTAGE HILL LAND COMPANYS ADDITION Abbreviated Description: Lot:373&374 Subdivision:COTTAGE HILL LAND COMPANYS ADDITION Abbreviated Description:WEST17.15FT LOT374 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
3	.12Mi.	**3263 UTICA ST** **DENVER, CO 80212-1718**	07/08/2026	$1,288,000	$729	1766	7/3/3	1891	6,000 SF	
		APN: 02302-33-011-000 Document #: 2026084510 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22-24 Block: 7 Subdivision: COTTAGE HALL Abbreviated Description: Block:7 Subdivision:COTTAGE HALL Abbreviated Description:PORTION LOTS22-24 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
4	.12Mi.	**3261 TENNYSON ST** **DENVER, CO 80212-1760**	05/29/2026	$540,000	$687	786	5/2/2	1928	4,500 SF	
		APN: 02302-34-008-000 Document #: 2026068385 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: COTTAGE HILL Abbreviated Description: Subdivision:COTTAGE HILL Abbreviated Description:EAST2 LOT3 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
5	.1Mi.	**4319 W 35TH AVE** **DENVER, CO 80212-1750**	05/28/2026	$732,000	$585	1250	7/4/1	1904	3,300 SF	
		APN: 02301-09-012-000 Document #: 2026067793 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 - 28 Block: 1 Subdivision: NEW HOME Abbreviated Description: Lot:25 - 28 Block:1 Subdivision:NEW HOME City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
6	.04Mi.	**4410 W 34TH AVE** **DENVER, CO 80212-1748**	04/30/2026	$1,550,000	$636	2434	8/5/1	1901	13,300 SF	
		APN: 02302-23-002-000 Document #: 2026057750 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4-6 Block: 3 Subdivision: COTTAGE HILL Abbreviated Description: Lot:4-6 Subdivision:COTTAGE HILL Abbreviated Description:EAST2 LOTS5&6&N35FT LOT4 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
7	.09Mi.	**3282 UTICA ST** **DENVER, CO 80212-1759**	04/28/2026	$855,000	$1,067	801	5/2/2	1933	4,500 SF	
		APN: 02302-34-001-000 Document #: 2026056909 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: COTTAGE HILL Abbreviated Description: Lot:6 Block:2 Subdivision:COTTAGE HILL City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
8	.1Mi.	**4510 W 36TH AVE** **DENVER, CO 80212-2007**	04/15/2026	$665,000	$609	1091	4/2/1	1900	2,890 SF	
		APN: 02302-12-012-000 Document #: 2026049508 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 213 Subdivision: COTTAGE HILL LAND COMPANYS ADDITION Abbreviated Description: Lot:213 Subdivision:COTTAGE HILL LAND COMPANYS ADDITION City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
9	.13Mi.	**3300 STUART ST** **DENVER, CO 80212-1716**	03/27/2026	$2,400,000	$738	3250	9/3/4	2017	6,350 SF	Yes
		APN: 02301-24-012-000 Document #: 2026032632 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23&24 Block: 17 Subdivision: WOLFF PLACE ADDITION Abbreviated Description: Lot:23&24 Block:17 Subdivision:WOLFF PLACE ADDITION City/Muni/Twp:COLORADO City/Muni/Twp: COLORADO								
10	.11Mi.	**4570 W 35TH AVE** **DENVER, CO 80212-1846**	02/18/2026	$590,000	$483	1221	5/3/1	1953	6,400 SF	
		APN: 02302-21-001-000 Document #: 2026016053 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 11&12 Block: 5 Subdivision: COTTAGE HILL Abbreviated Description: Lot:11&12 Block:5 Subdivision:COTTAGE HILL City/Muni/Twp:DENVER City/Muni/Twp: DENVER

11	.09Mi.	**4535 W 33RD AVE** **DENVER, CO 80212-1801**	02/18/2026	$1,246,000	$1,113	1119	5/2/2	1925	3,960 SF

APN: 02302-24-016-000 Document #: 2026015042
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 6 Subdivision: COTTAGE HILL Abbreviated Description: Lot:19 Block:6 Subdivision:COTTAGE HILL City/Muni/Twp:DENVER City/Muni/Twp: DENVER

12	.17Mi.	**4523 W 36TH PL** **DENVER, CO 80212-2078**	11/14/2025	$975,000	$525	1855	7/4/3	2000	2,592 SF

APN: 02302-45-016-000 Document #: 2025113214
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: HIGHLANDS GARDEN VILLAGE FILING NO 2 Abbreviated Description: Lot:16 Block:1 Subdivision:HIGHLANDS GARDEN VILLAGE FILING NO 2 City/Muni/Twp:DENVER City/Muni/Twp: DENVER

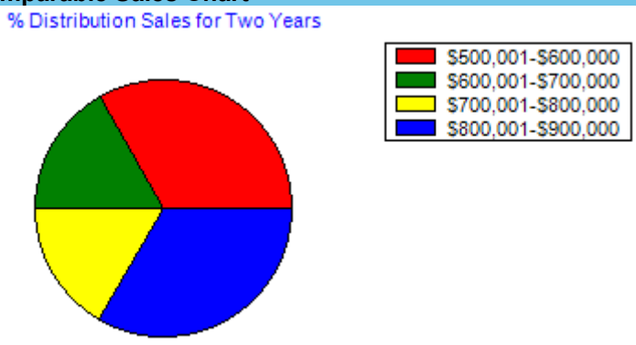
13	.2Mi.	**3234 STUART ST** **DENVER, CO 80212-1714**	10/24/2025	$1,800,000	$761	2365	8/3/3	1938	6,350 SF

APN: 02301-27-008-000 Document #: 2025105391
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 12 Subdivision: WOLFF PLACE ADDITION Abbreviated Description: Lot:15&16 Block:12 Subdivision:WOLFF PLACE ADDITION City/Muni/Twp:DENVER City/Muni/Twp: DENVER

14	.17Mi.	**4520 W MONCRIEFF PL** **DENVER, CO 80212-1602**	10/21/2025	$3,275,000	$589	5556	10/4/8	2022	11,400 SF

APN: 02302-36-006-000 Document #: 2025104521
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6-9 Block: 8 Subdivision: COTTAGE HILL Abbreviated Description: Lot:6-9 Block:8 Subdivision:COTTAGE HILL City/Muni/Twp:DENVER City/Muni/Twp: DENVER

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.	**3422 UTICA ST**	**02/08/2022**	$2,286,500	$161,200	3,461	10/6/6	1947	6,340 SF	
.01Mi.	**4419 W 34TH AVE**	**05/29/2025**	$857,900	$60,480	875	4/2/2	1938	6,340 SF	
.02Mi.	**4411 W 34TH AVE**	**10/27/2011**	$685,500	$48,330	794	4/2/1	1924	4,300 SF	
.02Mi.	**4501 W 34TH AVE**	**06/05/2018**	$1,343,600	$94,730	1,472	6/3/2	1924	9,980 SF	
.02Mi.	**4407 W 34TH AVE**	**10/12/2023**	$807,700	$56,940	798	4/2/2	1924	4,300 SF	
.03Mi.	**4401 W 34TH AVE**	**06/08/2005**	$582,500	$41,070	794	4/2/1	1924	4,300 SF	
.03Mi.	**4515 W 34TH AVE**	**02/27/2012**	$1,213,900	$85,580	1,563	5/2/2	1993	5,470 SF	
.03Mi.	**3435 UTICA ST**	**09/01/2016**	$1,201,200	$84,680	1,205	5/3/3	1952	5,150 SF	
.04Mi.	**4510 W 35TH AVE**	**11/19/2021**	$744,700	$52,510	1,084	4/2/1	1954	5,160 SF	
.04Mi.	**4410 W 34TH AVE**	**06/09/2017**	$1,861,200	$131,210	2,434	8/5/1	1901	13,300 SF	
.04Mi.	**4508 W 34TH AVE**	**04/17/2025**	$639,400	$45,080	1,184	5/2/1	1896	3,810 SF	
.05Mi.	**4516 W 35TH AVE**	**04/16/2025**	$829,300	$58,470	1,135	5/3/2	1957	5,160 SF	
.05Mi.	**4512 W 34TH AVE**	**02/07/2001**	$714,300	$50,360	1,361	7/2/1	1896	5,080 SF	
.05Mi.	**4522 W 35TH AVE**	**11/12/2019**	$935,300	$65,940	1,474	6/3/2	1906	5,160 SF	
.05Mi.	**4514 W 34TH AVE**	**07/23/2025**	$1,746,600	$123,130	2,283	10/3/3	2013	5,080 SF	
.05Mi.	**3316 UTICA ST**	**11/04/2024**	$1,115,000	$78,610	1,565	9/4/4	1929	4,140 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	38.9 years old	Households:	10,191
Median Household Income:	$112,969	Households w/Family:	46%
Household Income Per Capita:	$70,922	Households w/Family Married:	37%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

ICE SiteX Report

OrderID: 98237831

School District

School District Zone:	Denver County School District 1	Students:	90,471
Number of Schools:	198	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.24Mi.	**North High School** Number of Students: 1,653 Student-Teacher Ratio: 17.35 Advanced Placement: Yes	B-	Public	9 - 12
0.83Mi.	**Skinner Middle School** Number of Students: 673 Student-Teacher Ratio: 16.55	A	Public	6 - 8
1.93Mi.	**Bryant Webster Dual Language ECE-8 School** Number of Students: 454 Student-Teacher Ratio: 14.74	C-	Public	6 - 8
0.24Mi.	**Edison Elementary School** Number of Students: 583 Student-Teacher Ratio: 18.17	A	Public	PK - 5
2.32Mi.	**Strive Prep - Sunnyside** Number of Students: 154 Student-Teacher Ratio: 9.64	C	Public	6 - 8

Flood Report

The Subject Property of **3422 UTICA ST, DENVER, CO 80212-1738** 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	105%	SIMILAR
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	84%	LOWER
MURDER	96%	SIMILAR
OVERALL	107%	SIMILAR

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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