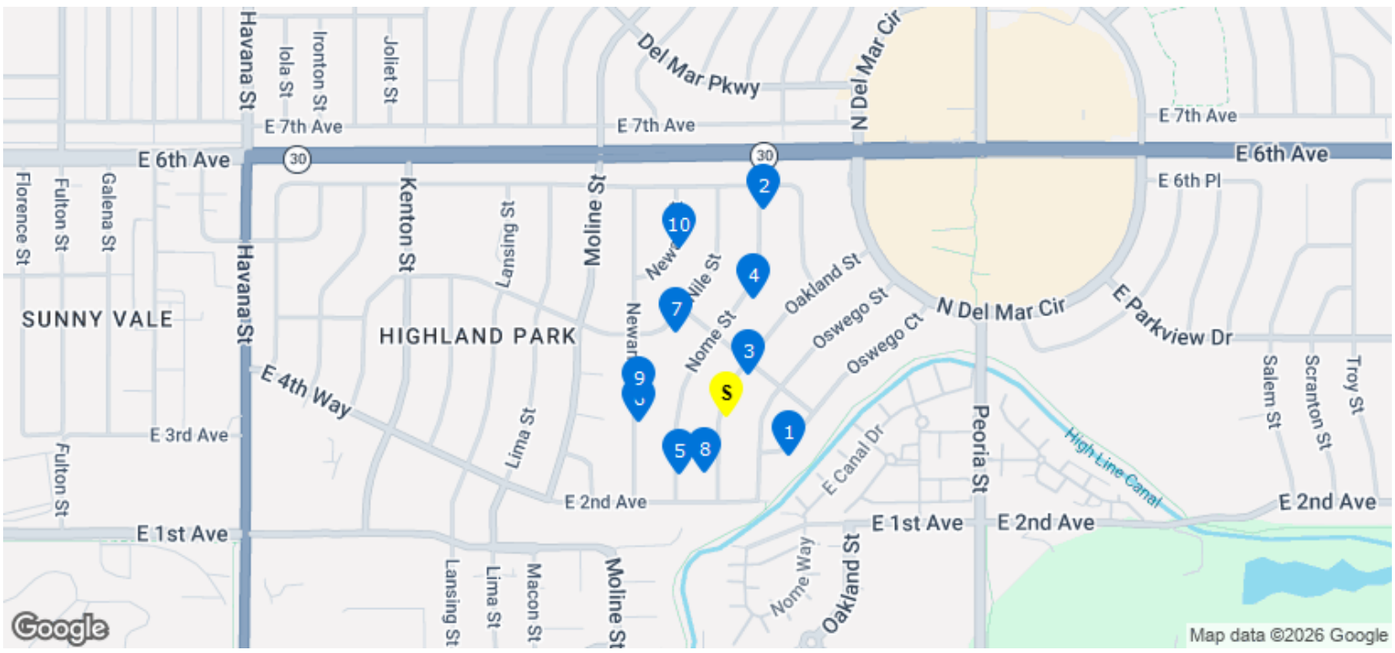
ICE SiteX Report

OrderID: 98809146

SiteX Property Information Report



Subject Property Location

345 OAKLAND ST, AURORA, CO 80010-4743

County:	**ARAPAHOE CO**	Census Tract:	0077.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1973-11-1-11-023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$588,000**	FSD:	10	Common Confidence Score:	75
Value Range:	$529,200 - $646,800	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$200,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$300,300	Total Taxable Value:	$3,361
Total Assessed Value:	$31,269	Total Assessor Market Value:	$500,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 Block: 12 Subdivision: PARK EAST 3RD FLG Sec/Twnship/Range: SEC 11 QTR 1 TWN 4S RNG 67W

Abbreviated Description: SUBDIVISIONCD 048500 SUBDIVISIONNAME PARK EAST 3RD FLG BLOCK 012 LOT 023 LOT 23 BLK 12 PARK EAST 3RD FLG

Property Characteristics

Lot Size:	10,106 SF	Bedrooms:	4	Pool:	
Building Area:	2237 SF	Baths:	3	Fireplace:	1
Year Built:	1969	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	2	A/C:	Evaporative Cooler
Style:		Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/16/2025	Loan Amount:	N/A
Document #:	E5066389 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/25/2025		
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:

Block: 12 Subdivision: PARK EAST THIRD FILING Map Ref: 0

Mortgage Record

Recording Date:	04/03/2025	Loan Amount:	N/A
Document #:	E5022634 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/27/2025		
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:

Block: 12 Subdivision: PARK EAST THIRD FILING Map Ref: 0

Mortgage Record

Recording Date:	07/13/2023	Loan Amount:	N/A
Document #:	E3047348 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/16/2023		
TD Due Date:	12/01/2050	Type Finance:	

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Legal Description:
Block: 12 Subdivision: PARK EAST THIRD FILING Map Ref: 0

Prior Transfer

Recording Date:	05/17/2023	Sales Price:	N/A
Document #:	E3033193 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	11/25/2020	Loan Amount:	N/A
Document #:	E0164629 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	11/13/2020		
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Block: 12 Subdivision: PARK EAST THIRD FILING Map Ref: 0

Mortgage Record

Recording Date:	11/25/2020	Loan Amount:	N/A
Document #:	E0164628 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/13/2020		
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Block: 12 Subdivision: PARK EAST THIRD FILING

Prior Transfer

Recording Date:	11/25/2020	Sales Price:	$440,000
Document #:	E0164627 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/13/2020		
Document Type:	Deed		

Legal Description:
Block: 12 Subdivision: PARK EAST 3RD FLG Sec/Twnship/Range: SEC 11 QTR 1 TWN 4S RNG 67W
Abbreviated Description: SUBDIVISIONCD 048500 SUBDIVISIONNAME PARK EAST 3RD FLG BLOCK 012 LOT 023 LOT 23 BLK 12 PARK EAST 3RD FLG

Prior Transfer

Recording Date:	10/09/2019	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 12 Subdivision: PARK EAST 3RD FLG Sec/Twnship/Range: SEC 11 QTR 1 TWN 4S RNG 67W
Abbreviated Description: SUBDIVISIONCD 048500 SUBDIVISIONNAME PARK EAST 3RD FLG BLOCK 012 LOT 023 LOT 23 BLK 12 PARK EAST 3RD FLG

Area Sales Analysis

Total Area Sales	$5,344,000	Median # of Bedrooms	3
Median Lot Size	10,128 SF	Median # of Baths	3
Median Living Area	2,046 SF	Median Year Built	1963
Price Range - 2 Yrs	$400,000 to $620,000	Age Range	39 years to 66 years
Median Value	$540,000	Median Age	63 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**385 OAKLAND ST** **AURORA, CO 80010-4743**	06/11/2026	$510,000	$303	1682	/3/2	1964	11,369 SF	
		APN: 1973-11-1-11-027 Document #: E6040332 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 27 Block: 12 Subdivision: PARK EAST THIRD FILING Abbreviated Description: Lot:27 Block:12 Subdivision:PARK EAST THIRD FILING City/ Muni/Twp:ARAPAHOE City/Muni/Twp: ARAPAHOE								
2	.11Mi.	**223 NOME ST** **AURORA, CO 80010-4733**	06/03/2026	$575,000	$421	1365	//3	1964	8,973 SF	
		APN: 1973-11-1-12-017 Document #: E6037984 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 11 Subdivision: PARK EAST THIRD FILING Abbreviated Description: Lot:21 Block:11 Subdivision:PARK EAST THIRD FILING City/ Muni/Twp:AURORA City/Muni/Twp: AURORA								
3	.12Mi.	**361 NEWARK ST** **AURORA, CO 80010-4721**	08/18/2026	$502,000	$298	1682	//2	1962	9,060 SF	
		APN: 1973-11-1-13-005 Document #: E6057172 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 10 Subdivision: PARK EAST - THIRD FILING Abbreviated Description: Lot:5 Block:10 Subdivision:PARK EAST - THIRD FILING								
4	.22Mi.	**11822 E CANAL DR** **AURORA, CO 80011-8208**	09/28/2026	$280,000	$222	1260	/3/3	1973	1,133 SF	
		APN: 1973-11-1-17-067 Document #: E6068044 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 32 Block: 1 Subdivision: LYN MEADOWS SUBDIVISION 2ND FILING Abbreviated Description: Lot:32 Block:1 Subdivision:LYN MEADOWS SUBDIVISION 2ND FILING								
5	.22Mi.	**92 NEWARK ST** **AURORA, CO 80012-1108**	07/15/2026	$255,000	$225	1134	/3/2	1975	871 SF	
		APN: 1973-11-4-01-029 Document #: E6048462 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: APPLE VALLEY EAST CONDOMINIUMS Legal Unit: A MapRef: MB 26 PG 30-33 Abbreviated Description: Subdivision:APPLE VALLEY EAST CONDOMINIUMS Legal Unit:A Map Ref:MB 26 PG 30-33Abbreviated Description:BUILDING 92								
6	.23Mi.	**392 LIMA ST** **AURORA, CO 80010-4620**	10/28/2026	$489,000	$351	1394	/3/3	1959	9,191 SF	
		APN: 1973-11-2-12-005 Document #: E6075528 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 5 Block: 8 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:5 Block:8 Subdivision:HIGHLAND PARK

7	.24Mi.	**11520 E 2ND AVE** **AURORA, CO 80010-4626**	09/04/2026	$490,000	$417	1176	/3/3	1960	9,714 SF

APN: 1973-11-2-23-009 Document #: E6062392
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 20 Subdivision: HIGHLAND PARK Abbreviated Description: Lot:9 Block:20 Subdivision:HIGHLAND PARK

8	.28Mi.	**554 MOLINE ST** **AURORA, CO 80010-4710**	10/13/2026	$450,000	$412	1092	/2/2	1959	8,799 SF

APN: 1973-11-2-10-003 Document #: E6071781
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Block: 5 Subdivision: HIGHLAND PARK FILING NO TWO MapRef: MB 13 PG 71 Abbreviated Description: Lot:3 Block:5 Subdivision:HIGHLAND PARK FILING NO TWO Map Ref:MB 13 PG 71

9	.28Mi.	**13 NOME WAY** **AURORA, CO 80012-1660**	06/29/2026	$290,000	$256	1134	/3/2	1975	871 SF

APN: 1973-11-4-01-104 Document #: E6044702
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: APPLE VALLEY EAST CONDOMINIUMS Legal Unit: A MapRef: MB 26 PG 30-33 Abbreviated Description: Subdivision:APPLE VALLEY EAST CONDOMINIUMS Legal Unit:A Map Ref:MB 26 PG 30-33Abbreviated Description:BUILDING 13 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

10	.28Mi.	**64 NOME WAY** **AURORA, CO 80012-1643**	06/22/2026	$269,950	$238	1134	/3/2	1975	871 SF

APN: 1973-11-4-01-129 Document #: E6042543
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: APPLE VALLEY EAST CONDOMINIUMS MapRef: MB 2226 PG 205 Abbreviated Description: Subdivision:APPLE VALLEY EAST CONDOMINIUMS Map Ref:MB 2226 PG 205Abbreviated Description:BUILDING 64

11	.29Mi.	**273 LIMA ST** **AURORA, CO 80010-4633**	07/17/2026	$500,000	$359	1394	/3/3	1959	9,060 SF

APN: 1973-11-2-13-018 Document #: E6049360
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 9 Subdivision: HIGHLANDS PARK FILING NO 3 Abbreviated Description: Lot:18 Block:9 Subdivision:HIGHLANDS PARK FILING NO 3 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

12	.29Mi.	**11958 E 1ST PL** **AURORA, CO 80011-8201**	05/28/2026	$373,000	$296	1260	/3/3	1973	1,176 SF

APN: 1973-11-1-17-099 Document #: E6036064
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 10 Block: 3 Subdivision: LYN MEADOWS SUBDIVISION 2ND FILING Abbreviated Description: Lot:10 Block:3 Subdivision:LYN MEADOWS SUBDIVISION 2ND FILING

13	.32Mi.	**14 NOME WAY** **AURORA, CO 80012-1659**	07/02/2026	$257,400	$273	944	/2/2	1975	1,307 SF

APN: 1973-11-4-01-101 Document #: E6046090
Document Type: Special Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: APPLE VALLEY EAST CONDOMINIUMS Legal Unit: C MapRef: MB 26 PG 33 Abbreviated Description: Subdivision:APPLE VALLEY EAST CONDOMINIUMS Legal Unit:C Map Ref:MB 26 PG 33Abbreviated Description:BUILDING 14

14	.33Mi.	**178 PARIS CIR** **AURORA, CO 80011-8222**	11/04/2026	$320,000	$267	1198	/3/3	1973	1,176 SF

APN: 1973-11-1-18-011 Document #: E6078046
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 5 Block: 4 Subdivision: LYN MEADOWS SUB Abbreviated Description: Lot:5 Block:4 Subdivision:LYN MEADOWS SUB City/Muni/Twp:AURORA City/Muni/Twp: AURORA

15	.33Mi.	**562 LIMA ST** **AURORA, CO 80010-4624**	10/06/2026	$485,000	$416	1165	/3/3	1958	9,191 SF

APN: 1973-11-2-09-002 Document #: E6070112
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: HIGHLAND PARK FILING NO TWO Abbreviated Description: Lot:2 Block:4 Subdivision:HIGHLAND PARK FILING NO TWO

16	.33Mi.	**11735 E 6TH PL** **AURORA, CO 80010-4718**	09/30/2026	$548,500	$367	1494	/3/3	1960	12,284 SF

APN: 1973-11-1-01-018 Document #: E6068537
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 1 Subdivision: PARK EAST SECOND FILING Abbreviated Description: Lot:17 Block:1 Subdivision:PARK EAST SECOND FILING City/Muni/Twp:ARAPAHOE City/Muni/Twp: ARAPAHOE

17	.33Mi.	**12054 E 3RD AVE** **AURORA, CO 80011-8207**	07/29/2026	$345,000	$288	1200	/2/2	1973	1,133 SF

APN: 1973-11-1-16-095 Document #: E6052239
Document Type: Special Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 26 Block: 3 Subdivision: LYN MEADOWS SUBDIVISION 1ST FILIING Abbreviated Description: Lot:26 Block:3 Subdivision:LYN MEADOWS SUBDIVISION 1ST FILIING

18	.33Mi.	**451 LANSING ST** **AURORA, CO 80010-4612**	07/13/2026	$575,000	$527	1092	/3/2	1959	10,237 SF

APN: 1973-11-2-14-030 Document #: E6047811
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 10 Subdivision: HIGHLAND PARK FILING NO 1 Abbreviated Description: Lot:30 Block:10 Subdivision:HIGHLAND PARK FILING NO 1

19	.36Mi.	**11413 E ELLSWORTH PL** **AURORA, CO 80010-4644**	05/28/2026	$435,000	$524	830	/2/2	1981	6,055 SF

APN: 1973-11-3-19-008 Document #: E6035964
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32 Block: 4 Subdivision: NANTUCKET SUBDIVISION FILING NO 2 Abbreviated Description: Lot:32 Block:4 Subdivision:NANTUCKET SUBDIVISION FILING NO 2

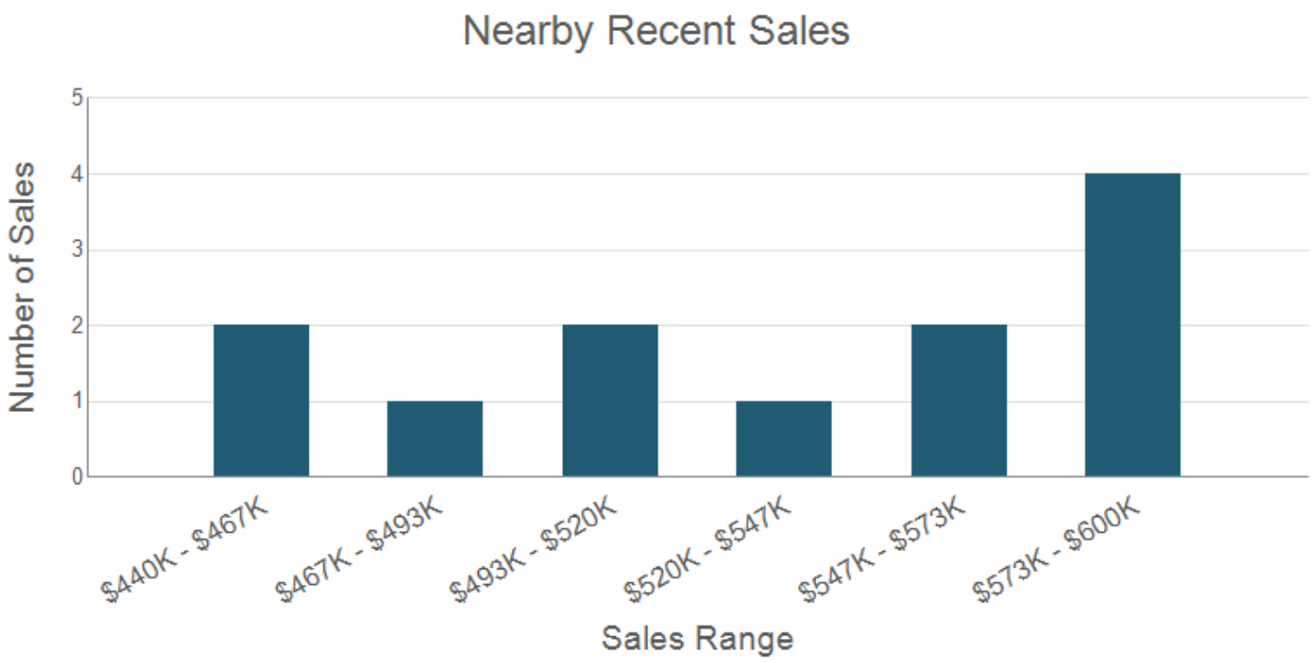
20	.38Mi.	**20 S NOME ST** **AURORA, CO 80012-1237**	07/31/2026	$250,000	$250	1002	/2/3	1982	871 SF

APN: 1973-11-4-15-033 Document #: E6053229
Document Type: Special Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 96 Block: 2 Subdivision: OLDE TOWNE SUBDIVISION FILING NO 2 Abbreviated Description: Lot:96 Block:2 Subdivision:OLDE TOWNE SUBDIVISION FILING NO 2 City/Muni/Twp:AURORA City/Muni/Twp: AURORA

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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.	**345 OAKLAND ST**	**11/13/2020**	$500,300	$31,269	2,237	/4/3	1969	10,106 SF	
.02Mi.	**335 OAKLAND ST**	**04/04/2023**	$522,000	$32,625	1,450	/3/3	1971	10,193 SF	
.02Mi.	**355 OAKLAND ST**	**08/21/2018**	$529,500	$33,094	1,455	/4/3	1969	10,324 SF	
.02Mi.	**344 NOME ST**	**06/13/2022**	$613,100	$38,319	1,471	/3/3	1966	9,845 SF	
.02Mi.	**354 NOME ST**	**05/26/1993**	$527,400	$32,963	1,565	//3	1966	9,714 SF	
.03Mi.	**334 NOME ST**	**12/13/2022**	$519,000	$32,438	1,682	//2	1964	9,845 SF	
.03Mi.	**365 OAKLAND ST**	**12/01/2024**	$503,300	$31,456	1,833	/4/4	1969	10,454 SF	
.03Mi.	**325 OAKLAND ST**	**12/09/2008**	$486,200	$30,388	2,303	/4/3	1970	10,149 SF	
.03Mi.	**364 NOME ST**	**09/30/2019**	$499,400	$31,213	1,509	/3/3	1966	9,932 SF	
.03Mi.	**336 OAKLAND ST**	**10/03/2018**	$515,000	$32,188	1,742	/3/3	1968	10,411 SF	
.04Mi.	**356 OAKLAND ST**	**03/23/2016**	$561,400	$35,088	2,662	/3/3	1969	10,846 SF	
.04Mi.	**326 OAKLAND ST**	**02/27/2014**	$807,700	$50,481	3,187	/5/5	1968	10,193 SF	
.04Mi.	**324 NOME ST**	**12/10/2014**	$521,400	$32,588	2,056	/4/3	1964	9,757 SF	
.04Mi.	**374 NOME ST**	**08/24/2021**	$539,600	$33,725	2,566	/3/4	1969	9,670 SF	
.05Mi.	**315 OAKLAND ST**	**03/10/2023**	$504,300	$31,519	1,617	/4/3	1968	9,714 SF	
.05Mi.	**375 OAKLAND ST**	**01/13/2021**	$600,500	$37,531	1,931	/3/4	1969	10,672 SF	

Rent vs. Own

Households Occupied by Renters:	55%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	32.7 years old	Households:	15,101
Median Household Income:	$57,344	Households w/Family:	60%
Household Income Per Capita:	$26,199	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

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
0.81Mi.	**Aurora Central High School** Number of Students: 2,468 Student-Teacher Ratio: 17.88 Advanced Placement: Yes	B-	Public	9 - 12
0.38Mi.	**Lansing Elementary School** Number of Students: 366	D-	Public	PK - 5

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Student-Teacher Ratio: 12.62

Flood Report

The Subject Property of **345 OAKLAND ST, AURORA, CO 80010-4743** 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	131%	NOTABLY HIGHER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	125%	HIGHER
MURDER	129%	HIGHER
OVERALL	132%	NOTABLY HIGHER

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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Data deemed reliable, but not guaranteed.
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