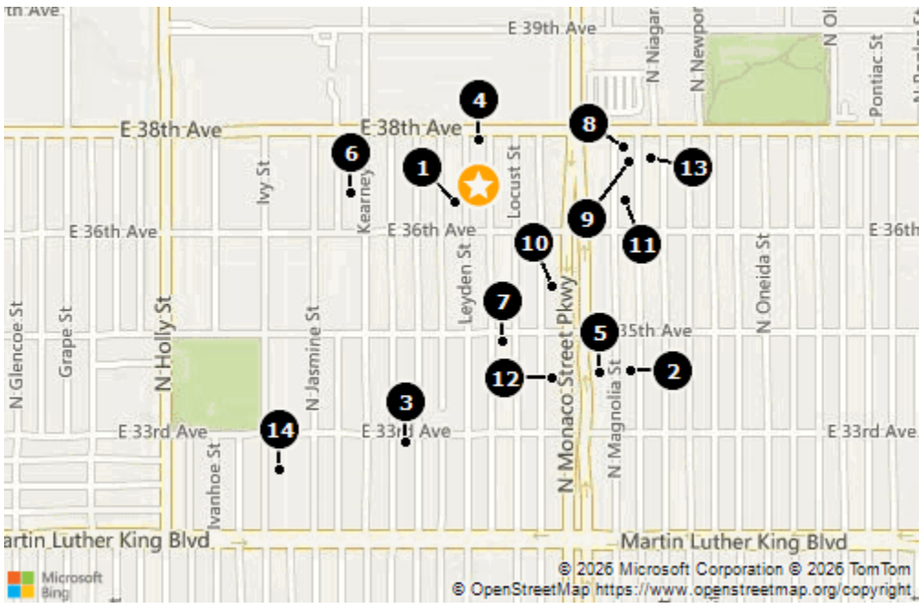
ICE SiteX Report

OrderID: 97523456

SiteX Property Information Report



Subject Property Location

3640 LEYDEN ST, DENVER, CO 80207-1340

County:	**DENVER CO**	Census Tract:	080310041.024001
Property Use:	Single Family Residential	Zoning:	E-SU-DX
Parcel Number:	01292-02-024-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$580,000**	FSD:	18	Common Confidence Score:	37
Value Range:	$475,600 - $684,400	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DENV
Assd Land Value:	$13,210	Market Land Value:	$187,400	Tax Year:	2025
Assd Improvement:	$31,370	Market Improvment Value:	$445,000	Total Taxable Value:	$3,410
Total Assessed Value:	$44,580	Total Assessor Market Value:	$632,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13,14 Subdivision: OAKLAND
Abbreviated Description: OAKLAND B7 L13 & 14

Property Characteristics

Lot Size:	6,250 SF	Bedrooms:	4	Pool:	
Building Area:	1378 SF	Baths:	2	Fireplace:	
Year Built:	1953	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:	1	Garage Type:	Detached	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Finished	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	11/26/2024	Loan Amount:	N/A
Document #:	2024110137 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2064	Type Finance:	

Legal Description:
Lot: 13&14 Block: 7 Subdivision: OAKLAND
City/Muni/Twp: DENVER

Mortgage Record

Recording Date:	09/11/2023	Loan Amount:	N/A
Document #:	2023087302 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2039	Type Finance:	

Legal Description:
Lot: 13&14 Block: 7 Subdivision: OAKLAND
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	06/23/2023	Sales Price:	N/A
Document #:	2023058544 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/02/2009	Sales Price:	$198,000

ICE SiteX Report

OrderID: 97523456

Document #:	2009131615 BK-PG 20091 -31615	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13,14 Subdivision: OAKLAND
Abbreviated Description: OAKLAND B7 L13 & 14

Prior Transfer

Recording Date:	10/02/2009	Sales Price:	$198,000
Document #:	2009131615 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/02/2009		
Document Type:			

Legal Description:
Lot: 13&14 Block: 7 Subdivision: OAKLAND
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	06/11/2009	Sales Price:	$118,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/11/2009	Sales Price:	$118,000
Document #:	2009072659 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/10/2009		
Document Type:			

Legal Description:
Lot: 13&14 Block: 7 Subdivision: OAKLAND
City/Muni/Twp: DENVER

Area Sales Analysis

Total Area Sales	$7,366,373	Median # of Bedrooms	2.5
Median Lot Size	6,250 SF	Median # of Baths	2
Median Living Area	1,122 SF	Median Year Built	1952
Price Range - 2 Yrs	$372,500 to $657,500	Age Range	71 years to 120 years
Median Value	$517,487	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**3627 LEYDEN ST** **DENVER, CO 80207-1341**	05/11/2026	$640,000	$588	1088	5/2/2	1952	6,250 SF	
		APN: 01292-03-021-000 Document #: 2026062200 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31&32 Block: 6 Subdivision: OAKLAND Abbreviated Description: Lot:31&32 Block:6 Subdivision:OAKLAND City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
2	.3Mi.	**3360 MAGNOLIA ST** **DENVER, CO 80207-2202**	04/14/2026	$530,000	$458	1155	4/2/2	1952	6,250 SF	
		APN: 01291-07-003-000 Document #: 2026047687 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9&10 Block: 15 Subdivision: ELMWOOD PLACE Abbreviated Description: Lot:9&10 Block:15 Subdivision:ELMWOOD PLACE City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
3	.33Mi.	**3295 KRAMERIA ST** **DENVER, CO 80207-2135**	03/02/2026	$610,000	$414	1473	6/3/2	1906	6,250 SF	
		APN: 01292-29-009-000 Document #: 2026022625 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47&48 Block: 28 Subdivision: OAKLAND Abbreviated Description: Lot:47&48 Block:28 Subdivision:OAKLAND City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
4	.06Mi.	**3690 LEYDEN ST** **DENVER, CO 80207-1340**	02/26/2026	$519,973	$515	1008	5/3/1	1953	6,250 SF	
		APN: 01292-02-019-000 Document #: 2026021691 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 7 Subdivision: OAKLAND Abbreviated Description: Lot:1&2 Block:7 Subdivision:OAKLAND City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
5	.28Mi.	**3360 N MONACO STREET PKWY** **DENVER, CO 80207-2206**	02/26/2026	$510,500	$419	1216	5/3/2	1952	7,500 SF	
		APN: 01291-08-006-000 Document #: 2026021720 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38-40 Block: 6 Subdivision: ELMWOOD PLACE Abbreviated Description: Lot:38-40 Block:6 Subdivision:ELMWOOD PLACE City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
6	.16Mi.	**3625 KEARNEY ST** **DENVER, CO 80207-1321**	02/24/2026	$541,000	$672	805	4/2/2	1953	6,280 SF	
		APN: 01292-05-012-000 Document #: 2026020994 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33&34 Block: 4 Subdivision: OAKLAND Abbreviated Description: Lot:33&34 Block:4 Subdivision:OAKLAND City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
7	.2Mi.	**3395 LOCUST ST** **DENVER, CO 80207-2151**	02/23/2026	$657,500	$345	1904	6/4/2	1952	6,250 SF	
		APN: 01292-18-014-000 Document #: 2026020459 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47&48 Block: 23 Subdivision: OAKLAND Abbreviated Description: Lot:47&48 Block:23 Subdivision:OAKLAND City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
8	.19Mi.	**3690 MAGNOLIA ST** **DENVER, CO 80207-1407**	02/12/2026	$372,500	$482	772	4/2/1	1952	6,250 SF	
		APN: 01291-23-004-000 Document #: 2026010863								

ICE SiteX Report

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: HONEYMOON MANOR Abbreviated Description: Lot:1 Block:2 Subdivision:HONEYMOON MANOR City/Muni/Twp:DENVER City/Muni/Twp: DENVER

9	.19Mi.	**3670 MAGNOLIA ST** **DENVER, CO 80207-1407**	01/06/2026	$500,000	$379	1316	6/3/2	1952	6,250 SF

APN: 01291-23-006-000 Document #: 2026000984
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: HONEYMOON MANOR Abbreviated Description: Lot:3 Block:2 Subdivision:HONEYMOON MANOR City/Muni/Twp:DENVER City/Muni/Twp: DENVER

10	.15Mi.	**3541 N MONACO STREET PKWY** **DENVER, CO 80207-1441**	12/23/2025	$439,900	$343	1280	4/2/1	1955	7,500 SF

APN: 01292-16-023-000 Document #: 2025129571
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34-36 Block: 9 Subdivision: OAKLAND Abbreviated Description: Lot:34-36 Block:9 Subdivision:OAKLAND City/Muni/Twp:DENVER City/Muni/Twp: DENVER

11	.19Mi.	**3630 MAGNOLIA ST** **DENVER, CO 80207-1407**	12/02/2025	$490,000	$637	769	4/2/2	1952	6,250 SF

APN: 01291-23-010-000 Document #: 2025118304
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 2 Subdivision: HONEYMOON MANOR Abbreviated Description: Lot:7&8 Block:2 Subdivision:HONEYMOON MANOR City/Muni/Twp:DENVER City/Muni/Twp: DENVER

12	.26Mi.	**3355 N MONACO STREET PKWY** **DENVER, CO 80207-2205**	12/02/2025	$515,000	$381	1351	5/3/2	1953	7,500 SF

APN: 01292-17-018-000 Document #: 2025118202
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37-39 Block: 24 Subdivision: OAKLAND Abbreviated Description: Lot:37-39 Block:24 Subdivision:OAKLAND Abbreviated Description:SOUTH10FT LOT39 City/Muni/Twp:DENVER City/Muni/Twp: DENVER

13	.22Mi.	**3675 NIAGARA ST** **DENVER, CO 80207-1429**	10/31/2025	$600,000	$630	951	4/2/2	1952	7,500 SF

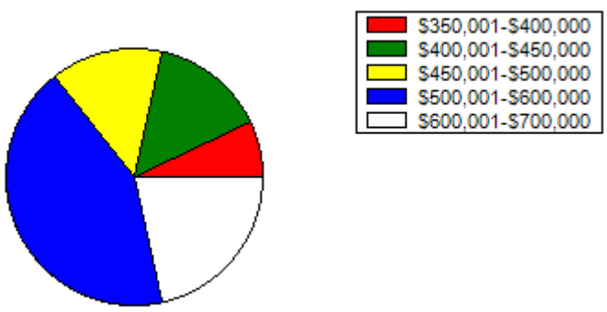
APN: 01291-23-015-000 Document #: 2025108126
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: HONEYMOON MANOR Abbreviated Description: Lot:13 Block:2 Subdivision:HONEYMOON MANOR City/Muni/Twp:DENVER City/Muni/Twp: DENVER

14	.43Mi.	**3260 IVY ST** **DENVER, CO 80207-2108**	10/31/2025	$440,000	$412	1066	5/3/1	1954	6,250 SF

APN: 01292-27-010-000 Document #: 2025107680
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 30 Subdivision: OAKLAND Abbreviated Description: Lot:8&9 Block:30 Subdivision:OAKLAND City/Muni/Twp:DENVER City/Muni/Twp: DENVER

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

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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.	**3640 LEYDEN ST**	**10/02/2009**	$632,400	$44,580	1,378	7/4/2	1953	6,250 SF	
.01Mi.	**3648 LEYDEN ST**	**06/02/2021**	$554,900	$39,120	1,416	5/3/2	1953	6,250 SF	
.01Mi.	**3632 LEYDEN ST**	**09/23/2025**	$676,700	$47,710	1,235	6/2/3	1953	6,250 SF	
.02Mi.	**3656 LEYDEN ST**		$496,000	$34,970	874	4/2/1	1953	6,250 SF	
.02Mi.	**3624 LEYDEN ST**	**07/20/2007**	$501,700	$35,370	844	4/2/1	1953	6,250 SF	
.03Mi.	**3664 LEYDEN ST**	**06/19/2003**	$550,800	$38,830	1,008	5/3/2	1953	6,250 SF	
.03Mi.	**3647 LOCUST ST**	**01/19/2021**	$460,000	$32,430	1,165	6/3/1	1954	6,250 SF	
.03Mi.	**3616 LEYDEN ST**	**04/07/2015**	$604,800	$42,640	874	4/2/2	1953	6,250 SF	
.03Mi.	**3639 LOCUST ST**	**09/23/2005**	$500,800	$35,300	1,171	6/3/1	1953	6,250 SF	
.03Mi.	**3633 LOCUST ST**	**06/18/2018**	$662,600	$46,710	874	4/2/2	1953	6,250 SF	
.03Mi.	**3645 LEYDEN ST**	**01/26/2015**	$476,100	$33,560	1,096	5/2/2	1952	6,250 SF	
.03Mi.	**3651 LEYDEN ST**	**09/15/2021**	$440,600	$31,060	1,017	5/3/1	1953	6,250 SF	
.03Mi.	**3635 LEYDEN ST**	**07/23/2020**	$554,500	$39,090	1,056	5/2/2	1952	6,250 SF	
.04Mi.	**3625 LOCUST ST**	**11/14/2018**	$485,800	$34,250	1,025	5/2/1	1953	6,250 SF	
.04Mi.	**3674 LEYDEN ST**	**11/15/2022**	$472,200	$33,290	843	4/2/1	1953	6,250 SF	
.04Mi.	**3655 LEYDEN ST**	**05/20/2010**	$611,700	$43,120	1,008	5/3/2	1953	6,250 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	38.5 years old	Households:	8,609
Median Household Income:	$115,406	Households w/Family:	61%
Household Income Per Capita:	$61,240	Households w/Family Married:	41%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

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
3.24Mi.	**Denver Green School Northfield** Number of Students: 558 Student-Teacher Ratio: 18.12	A	Public	6 - 8
2.20Mi.	**William "Bill" Roberts ECE-8 School** Number of Students: 872 Student-Teacher Ratio: 18.72	A	Public	PK - 8
2.00Mi.	**DSST: Conservatory Green Middle School** Number of Students: 468 Student-Teacher Ratio: 14.33	C	Public	6 - 8
0.93Mi.	**Denver Discovery School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
0.22Mi.	**Smith Elementary School** Number of Students: 457 Student-Teacher Ratio: 15.6	C	Public	EE - 5
1.92Mi.	**DSST: Montview Middle School** Number of Students: 463 Student-Teacher Ratio: 15.99	B	Public	6 - 8
1.07Mi.	**McAuliffe International School** Number of Students: 1,329 Student-Teacher Ratio: 19.79	A	Public	6 - 8
2.84Mi.	**East High School** Number of Students: 2,476 Student-Teacher Ratio: 21.23 Advanced Placement: Yes	A	Public	9 - 12

Flood Report

The Subject Property of **3640 LEYDEN ST, DENVER, CO 80207-1340** 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.

ICE SiteX Report

OrderID: 97523456

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	94%	SIMILAR
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	57%	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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