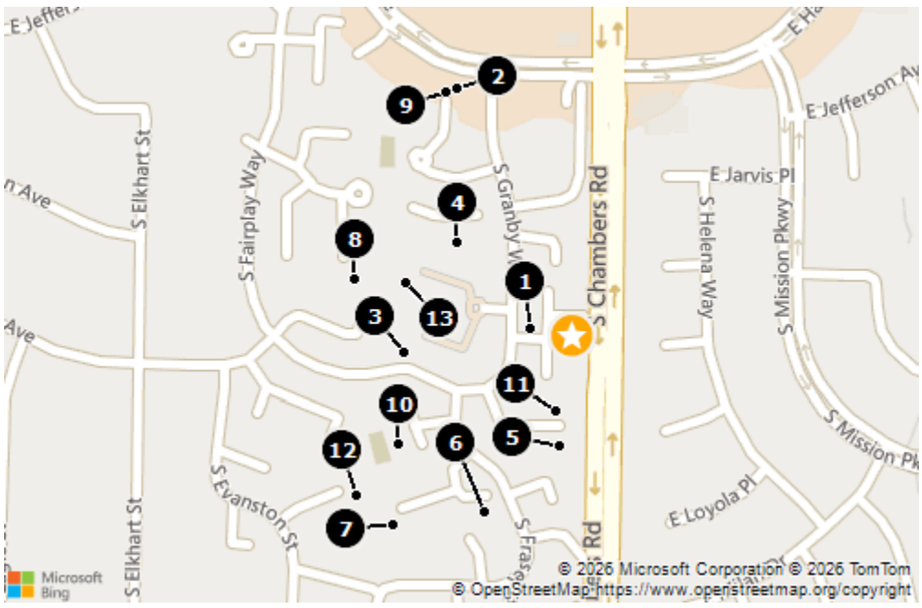
ICE SiteX Report

OrderID: 98665618

SiteX Property Information Report



Subject Property Location

3736 S GRANBY WAY, AURORA, CO 80014-4052

County:	**ARAPAHOE CO**	Census Tract:	080050838.001004
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	2073-06-1-13-029	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$239,330 - $286,670	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$110,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$241,600	Total Taxable Value:	$1,593
Total Assessed Value:	$21,975	Total Assessor Market Value:	$351,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 29 Block: 3 Subdivision: THE TIMBERS 2ND FLG Sec/Twnship/Range: SEC 06 QTR 1 TWN 5S RNG 66W
Abbreviated Description: SUBDIVISIONCD 061850 SUBDIVISIONNAME THE TIMBERS 2ND FLG BLOCK 003 LOT 029 LOT 29 BLK 3 THE TIMBERS 2ND FLG

Property Characteristics

Lot Size:	1,002 SF	Bedrooms:	2	Pool:	
Building Area:	1014 SF	Baths:	3	Fireplace:	1
Year Built:	1975	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/22/2024	Loan Amount:	N/A
Document #:	E4076806 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS
Abbreviated Description: FILING NO TWO

Prior Transfer

Recording Date:	02/23/2023	Sales Price:	N/A
Document #:	E3011099 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/06/2022	Sales Price:	$348,000
Document #:	E2091897 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/31/2022		
Document Type:			

Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS
Abbreviated Description: FILING NO TWO

ICE SiteX Report

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Prior Transfer

Recording Date: 08/31/2022
Document #: E2091897 BK-PG E209 -1897
Document Type:
Sales Price: $348,000
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS 2ND FLG Sec/Twnship/Range: SEC 06 QTR 1 TWN 5S RNG 66W
Abbreviated Description: SUBDIVISIONCD 061850 SUBDIVISIONNAME THE TIMBERS 2ND FLG BLOCK 003 LOT 029 LOT 29 BLK 3 THE TIMBERS 2ND FLG

Mortgage Record

Recording Date: 09/22/2021
Document #: E1147516 BK-PG -
TD Due Date: 09/28/2046
Loan Amount: N/A
Loan Type: Future Advance Clause/Open End Mortgage
Type Finance:
Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS 2ND SUBDIVISION FILING

Prior Transfer

Recording Date: 05/05/2020
Document #: E0053759 BK-PG -
Document Type:
Sales Price: $191,468
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 04/15/2020
Document #: D0045455 BK-PG -
TD Due Date: 05/01/2050
Loan Amount: N/A
Loan Type: New Conventional
Type Finance:
Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING NO TWO

Prior Transfer

Recording Date: 02/06/2017
Document #: D7014912 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 01/05/2017
Document #: D7001475 BK-PG -
Contract Date: 12/30/2016
Document Type:
Sales Price: $195,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBER
Abbreviated Description: FILING 2

Prior Transfer

Recording Date: 12/30/2016
Document #:
Document Type:
Sales Price: $194,411
Type of Sale: Per Assessor Transaction History
Legal Description:

Prior Transfer

Recording Date: 04/23/2008
Document #: B8046662 BK-PG -
Contract Date: 03/18/2008
Document Type:
Sales Price: N/A
Type of Sale: Non-Arms Length Transfer
Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Prior Transfer

Recording Date: 12/29/2005
Document #: B5194217 BK-PG -
Contract Date: 12/22/2005
Document Type:
Sales Price: N/A
Type of Sale: Non-Arms Length Transfer
Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Prior Transfer

Recording Date: 10/21/2005
Document #: B5159130 BK-PG -
Contract Date: 10/11/2005
Document Type:
Sales Price: $98,411
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Prior Transfer

Recording Date: 07/14/2005
Document #: B5103708 BK-PG -
Contract Date: 04/20/2005
Document Type:
Sales Price: N/A
Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Prior Transfer

Recording Date: 09/22/2003
Document #: B3210136 BK-PG -
Contract Date: 03/14/2003
Document Type:
Sales Price: $143,000
Type of Sale: Full Amount on Deed

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Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Prior Transfer

Recording Date:	03/28/2003	Sales Price:	N/A
Document #:	B3065018 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/14/2003		
Document Type:			

Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Mortgage Record

Recording Date:	01/17/2003	Loan Amount:	N/A
Document #:	B3012798 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Mortgage Record

Recording Date:	01/17/2003	Loan Amount:	N/A
Document #:	B3012797 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Mortgage Record

Recording Date:	01/17/2003	Loan Amount:	N/A
Document #:	B3012796 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Prior Transfer

Recording Date:	01/13/2003	Sales Price:	N/A
Document #:	B3008391 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/10/2003		
Document Type:			

Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Mortgage Record

Recording Date:	03/13/2000	Loan Amount:	N/A
Document #:	B0029700 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/06/2030	Type Finance:	

Legal Description:
Lot: 29 Block: 3 Subdivision: THE TIMBERS FILING #2

Area Sales Analysis

Total Area Sales	$3,978,900	Median # of Bedrooms	3
Median Lot Size	1,350 SF	Median # of Baths	2
Median Living Area	1,200 SF	Median Year Built	1975
Price Range - 2 Yrs	$229,900 to $385,000	Age Range	51 years to 51 years
Median Value	$315,000	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**3722 S GRANBY WAY** **AURORA, CO 80014-4052**	09/15/2026	$326,000	$348	936	/2/2	1975	1,655 SF	
		APN: 2073-06-1-13-026 Document #: E6064271 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 26 Block: 3 Subdivision: THE TIMBERS Abbreviated Description: Lot:26 Block:3 Subdivision:THE TIMBERS								
2	.17Mi.	**15140 E HAMPDEN CIR** **AURORA, CO 80014-4028**	08/07/2026	$229,900	$245	936	/2/2	1975	1,481 SF	
		APN: 2073-06-1-10-121 Document #: E6054827 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 115 Block: 1 Subdivision: THE TIMBERS FILING NO ONE Abbreviated Description: Lot:115 Block:1 Subdivision:THE TIMBERS FILING NO ONE City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
3	.11Mi.	**3780 S FAIRPLAY WAY** **AURORA, CO 80014-4020**	07/15/2026	$298,000	$318	936	/2/1	1975	1,612 SF	
		APN: 2073-06-1-12-032 Document #: E6048485 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 32 Block: 1 Subdivision: THE TIMBERS FILING NO 2 Abbreviated Description: Lot:32 Block:1 Subdivision:THE TIMBERS FILING NO 2								
4	.09Mi.	**15178 E JEFFERSON PL** **AURORA, CO 80014-4078**	06/30/2026	$335,000	$258	1296	/3/3	1975	1,350 SF	
		APN: 2073-06-1-10-092 Document #: E6044999 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 89 Block: 1 Subdivision: THE TIMBERS Abbreviated Description: Lot:89 Block:1 Subdivision:THE TIMBERS								
5	.07Mi.	**3820 S FRASER ST** **AURORA, CO 80014-4046**	06/29/2026	$325,000	$250	1296	/3/2	1975	1,263 SF	
		APN: 2073-06-1-13-064 Document #: E6044458 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 16 Block: 3 Subdivision: THE TIMBERS FILING NO THREE Abbreviated Description: Lot:16 Block:3 Subdivision:THE TIMBERS FILING NO THREE								
6	.12Mi.	**3851 S FRASER ST**	06/29/2026	$320,000	$251	1272	/3/2	1975	1,481 SF	

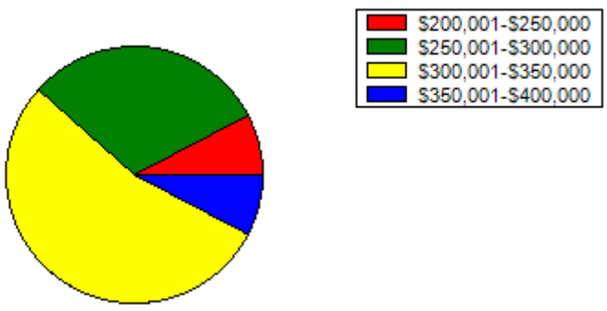
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		AURORA, CO 80014-4048							
	APN: 2073-06-1-24-013 Document #: E6044786 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 12 Block: 2 Subdivision: THE TIMBERS FILING NO 8 Abbreviated Description: Lot:12 Block:2 Subdivision:THE TIMBERS FILING NO 8 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
7	.16Mi.	**3873 S FRASER ST** **AURORA, CO 80014-4050**	06/24/2026	$315,000	$247	1272	/2/3	1975	1,350 SF
	APN: 2073-06-1-24-002 Document #: E6043522 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 23 Block: 2 Subdivision: THE TIMBERS SUBDIVISION Abbreviated Description: Lot:23 Block:2 Subdivision:THE TIMBERS SUBDIVISION City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
8	.14Mi.	**15062 E JARVIS PL** **AURORA, CO 80014-4032**	06/22/2026	$385,000	$320	1200	/3/3	1975	2,134 SF
	APN: 2073-06-1-10-076 Document #: E6042467 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 74 Block: 1 Subdivision: THE TIMBERS FILING NO 1 Abbreviated Description: Lot:74 Block:1 Subdivision:THE TIMBERS FILING NO 1								
9	.17Mi.	**15130 E HAMPDEN CIR** **AURORA, CO 80014-4028**	06/08/2026	$260,000	$200	1296	/3/2	1975	1,263 SF
	APN: 2073-06-1-10-122 Document #: E6039280 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 116 Block: 1 Subdivision: THE TIMBERS FILING NO ONE Abbreviated Description: Lot:116 Block:1 Subdivision:THE TIMBERS FILING NO ONE								
10	.13Mi.	**3807 S FRASER ST** **AURORA, CO 80014-4021**	05/20/2026	$275,000	$271	1014	/2/3	1975	828 SF
	APN: 2073-06-1-14-102 Document #: E6034191 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 95 Block: 2 Subdivision: THE TIMBERS FILING NO THREE Abbreviated Description: Lot:95 Block:2 Subdivision:THE TIMBERS FILING NO THREE								
11	.05Mi.	**3784 S GRANBY WAY** **AURORA, CO 80014-4054**	04/03/2026	$270,000	$266	1014	/2/2	1975	915 SF
	APN: 2073-06-1-13-047 Document #: E6022037 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 9 Block: 3 Subdivision: THE TIMBERS FILING NO 3 Abbreviated Description: Lot:9 Block:3 Subdivision:THE TIMBERS FILING NO 3								
12	.17Mi.	**3860 S EVANSTON ST** **AURORA, CO 80014-4033**	03/17/2026	$325,000	$255	1272	/3/2	1975	1,350 SF
	APN: 2073-06-1-14-082 Document #: E6017383 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 58 Block: 2 Subdivision: THE TIMBERS FILING NO THREE Abbreviated Description: Lot:58 Block:2 Subdivision:THE TIMBERS FILING NO THREE								
13	.11Mi.	**3727 S GRANBY WAY** **AURORA, CO 80014-4023**	03/10/2026	$315,000	$262	1200	/3/2	1975	2,222 SF
	APN: 2073-06-1-12-055 Document #: E6015104 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 55 Block: 1 Subdivision: THE TIMBERS Abbreviated Description: Lot:55 Block:1 Subdivision:THE TIMBERS								

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.

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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.	**3736 S GRANBY WAY**	**08/31/2022**	$351,600	$21,975	1,014	/2/3	1975	1,002 SF	
0Mi.	**3734 S GRANBY WAY**	**08/03/2023**	$380,800	$23,800	1,014	/2/3	1975	958 SF	
.01Mi.	**3738 S GRANBY WAY**	**02/28/2001**	$358,500	$22,406	1,200	/3/2	1975	2,134 SF	
.01Mi.	**3732 S GRANBY WAY**	**05/21/1996**	$323,300	$20,206	936	/2/1	1975	1,481 SF	
.01Mi.	**3740 S GRANBY WAY**	**12/12/2021**	$373,700	$23,356	1,200	/3/2	1975	2,134 SF	
.02Mi.	**3742 S GRANBY WAY**	**05/06/2025**	$331,800	$20,738	1,014	/2/2	1975	958 SF	
.02Mi.	**3744 S GRANBY WAY**	**06/02/2021**	$356,500	$22,281	1,014	/2/3	1975	958 SF	
.02Mi.	**3728 S GRANBY WAY**	**06/28/2006**	$331,500	$20,719	1,014	/2/2	1975	915 SF	
.02Mi.	**3726 S GRANBY WAY**	**07/31/2002**	$332,900	$20,806	1,014	/2/2	1975	915 SF	
.02Mi.	**3730 S GRANBY WAY**	**08/31/2021**	$401,900	$25,119	1,200	/3/4	1975	2,134 SF	
.02Mi.	**3724 S GRANBY WAY**	**07/25/2024**	$333,100	$20,819	936	/2/2	1975	1,568 SF	
.03Mi.	**3746 S GRANBY WAY**	**04/24/2024**	$381,700	$23,856	936	/2/2	1975	1,568 SF	
.03Mi.	**3722 S GRANBY WAY**	**03/29/2010**	$364,900	$22,806	936	/2/2	1975	1,655 SF	
.03Mi.	**3720 S GRANBY WAY**	**05/29/2003**	$362,900	$22,681	1,200	/3/2	1975	2,091 SF	
.03Mi.	**3750 S GRANBY WAY**	**01/05/2024**	$343,700	$21,481	936	/2/2	1975	1,699 SF	
.03Mi.	**3752 S GRANBY WAY**	**05/27/1994**	$327,800	$20,488	1,296	/3/2	1975	1,263 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	41.9 years old	Households:	20,263
Median Household Income:	$72,261	Households w/Family:	44%
Household Income Per Capita:	$43,770	Households w/Family Married:	31%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	16%

School District

School District Zone:	Cherry Creek School District 5	Students:	51,980
Number of Schools:	69	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.55Mi.	**Smoky Hill High School** Number of Students: 2,297 Student-Teacher Ratio: 19.97 Advanced Placement: Yes	B	Public	9 - 12
1.33Mi.	**Independence Elementary School** Number of Students: 439 Student-Teacher Ratio: 13.38	C	Public	KG - 5
1.66Mi.	**Laredo Middle School** Number of Students: 846 Student-Teacher Ratio: 15.9	C+	Public	6 - 8

Flood Report

The Subject Property of **3736 S GRANBY WAY, AURORA, CO 80014-4052** 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	138%	NOTABLY HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	127%	HIGHER
OVERALL	137%	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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