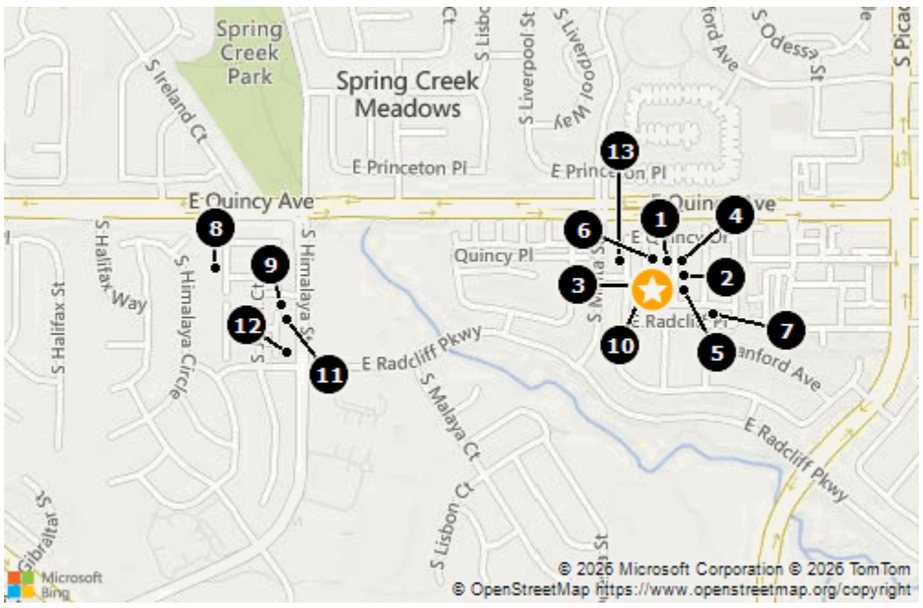
ICE SiteX Report

OrderID: 98162023

SiteX Property Information Report



Subject Property Location

4372 S NEPAL ST, CENTENNIAL, CO 80015-6833

County:	**ARAPAHOE CO**	Census Tract:	080050859.001006
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	2073-11-1-30-081	Thomas Bros Pg-Grid:	

Valuation

Value:	**$478,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$425,420 - $530,580	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$90,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$430,000	Total Taxable Value:	$5,165
Total Assessed Value:	$32,500	Total Assessor Market Value:	$520,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 81 Block: 7 Subdivision: COPPERLEAF FLG NO 18
Abbreviated Description: TOWNSHIP T5S MAPPLATB 534 MAPPLATP 21 SUBDIVISIONCD 017503 SUBDIVISIONNAME COPPERLEAF FLG NO 18 BLOCK 007 LOT 081 LOT 81 BLK

Property Characteristics

Lot Size:	2,091 SF	Bedrooms:	3	Pool:	
Building Area:	1445 SF	Baths:	3	Fireplace:	
Year Built:	2019	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/01/2024	Sales Price:	N/A
Document #:	E4063793 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/26/2023	Sales Price:	$355,498
Document #:	E3050911 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/12/2023	Sales Price:	$530,000
Document #:	E3047208 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/11/2023		
Document Type:			
Legal Description:			

Lot: 81 Block: 7 Subdivision: COPPERLEAF FILING NO 18

Prior Transfer

Recording Date:	07/11/2023	Sales Price:	$530,000
Document #:	E3047208 BK-PG E304 -7208	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 81 Block: 7 Subdivision: COPPERLEAF FLG NO 18
Abbreviated Description: TOWNSHIP T5S MAPPLATB 534 MAPPLATP 21 SUBDIVISIONCD 017503 SUBDIVISIONNAME COPPERLEAF FLG NO 18 BLOCK 007 LOT 081 LOT 81 BLK

Prior Transfer

Recording Date:	01/22/2021	Sales Price:	$355,518
Document #:	E1011130 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/07/2021	Loan Amount:	N/A
Document #:	E1003397 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2051	Type Finance:	
Legal Description:			

Lot: 81 Block: 7 Subdivision: COPPERLEAF FILING NO 18

Prior Transfer

Recording Date:	02/06/2020	Sales Price:	$375,518
Document #:	E0016264 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/31/2020		
Document Type:			
Legal Description:			

Lot: 81 Block: 7 Subdivision: COPPERLEAF FILING NO 18

Prior Transfer

Recording Date:	01/31/2020	Sales Price:	$375,518
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$5,860,400	Median # of Bedrooms	3
Median Lot Size	2,222 SF	Median # of Baths	3
Median Living Area	1,684 SF	Median Year Built	2019
Price Range - 2 Yrs	$369,000 to $555,000	Age Range	5 years to 24 years
Median Value	$460,000	Median Age	7 years

Comparable Sales Data

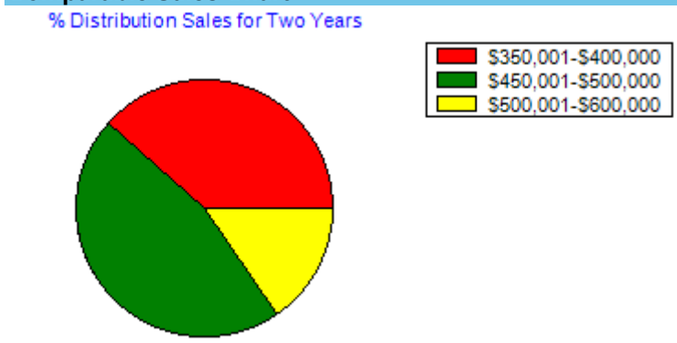
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**4337 S NEPAL CT** **CENTENNIAL, CO 80015-6832**	07/08/2026	$470,000	$266	1766	/3/3	2019	2,222 SF	
		APN: 2073-11-1-30-070 Document #: E6046698 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 70 Block: 7 Subdivision: COPPERLEAF FILING NO 18 Abbreviated Description: Lot:70 Block:7 Subdivision:COPPERLEAF FILING NO 18 City/Muni/Twp:CENTENNIAL City/Muni/Twp: CENTENNIAL								
2	.04Mi.	**4358 S NEPAL CT** **CENTENNIAL, CO 80015-6832**	07/01/2026	$460,000	$243	1890	/3/3	2020	2,222 SF	
		APN: 2073-11-1-30-060 Document #: E6045467 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 60 Block: 7 Subdivision: COPPERLEAF FILING NO 18 Abbreviated Description: Lot:60 Block:7 Subdivision:COPPERLEAF FILING NO 18 City/Muni/Twp:CENTENNIAL City/Muni/Twp: CENTENNIAL								
3	.01Mi.	**4366 S NEPAL ST** **CENTENNIAL, CO 80015-6833**	06/16/2026	$400,000	$252	1586	/2/3	2019	2,091 SF	
		APN: 2073-11-1-30-082 Document #: E6041349 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 82 Block: 7 Subdivision: COPPERLEAF FILING NO 18 Abbreviated Description: Lot:82 Block:7 Subdivision:COPPERLEAF FILING NO 18								
4	.05Mi.	**4338 S NEPAL CT** **CENTENNIAL, CO 80015-6832**	06/08/2026	$460,000	$243	1890	/3/3	2020	2,222 SF	
		APN: 2073-11-1-30-063 Document #: E6039473 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 63 Block: 7 Subdivision: COPPERLEAF FILING NO 18 Abbreviated Description: Lot:63 Block:7 Subdivision:COPPERLEAF FILING NO 18								
5	.04Mi.	**4378 S NEPAL CT** **CENTENNIAL, CO 80015-6832**	05/05/2026	$485,000	$288	1684	/3/3	2020	2,222 SF	
		APN: 2073-11-1-30-057 Document #: E6030224 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 57 Block: 7 Subdivision: COPPERLEAF FILING NO 18 Abbreviated Description: Lot:57 Block:7 Subdivision:COPPERLEAF FILING NO 18								
6	.04Mi.	**4332 S NEPAL ST** **CENTENNIAL, CO 80015-6833**	04/17/2026	$485,000	$274	1766	/3/3	2019	2,091 SF	
		APN: 2073-11-1-30-088 Document #: E6025709 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 88 Block: 7 Subdivision: COPPERLEAF FILING NO 18 Abbreviated Description: Lot:88 Block:7 Subdivision:COPPERLEAF FILING NO 18								
7	.08Mi.	**21302 E RADCLIFF PL** **CENTENNIAL, CO 80015-6855**	01/15/2026	$555,000	$293	1890	/3/4	2021	2,222 SF	
		APN: 2073-11-1-30-119 Document #: E6002783 Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 119 Block: 7 Subdivision: COPPERLEAF FILING NO 18 Abbreviated Description: Lot:119 Block:7 Subdivision:COPPERLEAF FILING NO 18								
8	.55Mi.	**4357 S JEBEL LN** **CENTENNIAL, CO 80015-5498**	12/29/2025	$372,500	$271	1373	/2/3	2003	2,178 SF	
		APN: 2073-11-2-10-059 Document #: E5092315 Document Type: Price Code: D								

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	Land Use: Townhouse (Residential)								
	Legal: Lot: 59 Subdivision: WILLOW TRACE SUBDIVISION Abbreviated Description: Lot:59 Subdivision:WILLOW TRACE SUBDIVISION								
9	.46Mi.	**20478 E RADCLIFF AVE CENTENNIAL, CO 80015-5420**	12/16/2025	$369,000	$268	1374	/2/3	2002	2,178 SF
	APN: 2073-11-2-10-002 Document #: E5089946								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal: Lot: 2 Subdivision: WILLOW TRACE SUBDIVISION Abbreviated Description: Lot:2 Subdivision:WILLOW TRACE SUBDIVISION								
10	.02Mi.	**4391 S NEPAL ST CENTENNIAL, CO 80015-6833**	09/26/2025	$459,900	$273	1684	/2/3	2019	2,091 SF
	APN: 2073-11-1-30-103 Document #: E5069203								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal: Lot: 103 Block: 7 Subdivision: COPPERLEAF FILING NO 18 Abbreviated Description: Lot:103 Block:7 Subdivision:COPPERLEAF FILING NO 18								
11	.46Mi.	**4428 S JEBEL CT CENTENNIAL, CO 80015-5484**	05/07/2025	$390,000	$284	1373	/2/3	2002	2,178 SF
	APN: 2073-11-2-10-009 Document #: E5031566								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal: Lot: 9 Subdivision: WILLOW TRACE SUBDIVISION FILING NO 6 Abbreviated Description: Lot:9 Subdivision:WILLOW TRACE SUBDIVISION FILING NO 6								
12	.46Mi.	**4462 S JEBEL CT CENTENNIAL, CO 80015-5484**	04/28/2025	$399,000	$331	1203	/2/2	2002	3,049 SF
	APN: 2073-11-2-10-016 Document #: E5028892								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal: Lot: 16 Subdivision: WILLOW TRACE SUBDIVISION FILING NO 6 Abbreviated Description: Lot:16 Subdivision:WILLOW TRACE SUBDIVISION FILING NO 6								
13	.06Mi.	**4349 S MALTA CT CENTENNIAL, CO 80015-6827**	03/21/2025	$555,000	$280	1980	/3/4	2019	2,222 SF
	APN: 2073-11-1-30-001 Document #: E5019428								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal: Lot: 1 Block: 7 Subdivision: COPPERLEAF FILING NO 18 Abbreviated Description: Lot:1 Block:7 Subdivision:COPPERLEAF FILING NO 18								

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.	**4372 S NEPAL ST**	**07/11/2023**	$520,000	$32,500	1,445	/3/3	2019	2,091 SF	
.01Mi.	**4382 S NEPAL ST**	**05/13/2021**	$507,100	$31,694	1,766	/3/3	2019	2,091 SF	
.01Mi.	**4366 S NEPAL ST**	**01/29/2020**	$512,600	$32,038	1,586	/2/3	2019	2,091 SF	
.01Mi.	**4362 S NEPAL ST**	**04/19/2021**	$521,300	$32,581	1,684	/3/3	2019	2,091 SF	
.01Mi.	**4386 S NEPAL ST**	**11/29/2019**	$496,500	$31,031	1,684	/3/3	2019	2,222 SF	
.02Mi.	**4356 S NEPAL ST**	**02/26/2020**	$506,700	$31,669	1,766	/3/3	2019	2,091 SF	
.02Mi.	**4377 S NEPAL CT**	**10/25/2022**	$516,600	$32,288	1,980	/3/3	2019	2,222 SF	
.02Mi.	**4371 S NEPAL ST**	**01/24/2020**	$503,700	$31,481	1,766	/3/3	2019	2,091 SF	
.02Mi.	**4381 S NEPAL ST**	**03/17/2022**	$521,300	$32,581	1,684	/3/3	2019	2,091 SF	
.02Mi.	**4383 S NEPAL CT**	**05/15/2020**	$538,800	$33,675	1,980	/3/4	2019	2,222 SF	
.02Mi.	**4373 S NEPAL CT**	**05/07/2020**	$521,300	$32,581	1,684	/3/3	2019	2,222 SF	
.02Mi.	**4365 S NEPAL ST**	**06/15/2021**	$521,300	$32,581	1,684	/2/3	2019	2,091 SF	
.02Mi.	**4385 S NEPAL ST**	**06/29/2020**	$482,900	$30,181	1,445	/2/3	2019	2,091 SF	
.02Mi.	**4393 S NEPAL CT**	**05/15/2020**	$543,800	$33,988	1,980	/3/4	2019	2,222 SF	
.02Mi.	**4363 S NEPAL CT**	**12/22/2021**	$513,800	$32,113	1,766	/3/4	2019	2,091 SF	
.02Mi.	**4352 S NEPAL ST**	**03/20/2020**	$526,600	$32,913	1,684	/3/3	2019	2,091 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	80%

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Demographics & Income

Median Age:	38.5 years old	Households:	25,404
Median Household Income:	$119,179	Households w/Family:	78%
Household Income Per Capita:	$49,953	Households w/Family Married:	64%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	39%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.24Mi.	**Cherokee Trail High School** Number of Students: 3,089 Student-Teacher Ratio: 20.2 Advanced Placement: Yes	A-	Public	9 - 12
0.42Mi.	**Sky Vista Middle School** Number of Students: 969 Student-Teacher Ratio: 17.85	B	Public	6 - 8
0.67Mi.	**Aspen Crossing Elementary School** Number of Students: 569 Student-Teacher Ratio: 16.26	C	Public	KG - 5

Flood Report

The Subject Property of **4372 S NEPAL ST, CENTENNIAL, CO 80015-6833** 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	67%	NOTABLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	72%	NOTABLY LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	24%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	101%	SIMILAR
MURDER	60%	NOTABLY LOWER
OVERALL	45%	SIGNIFICANTLY 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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