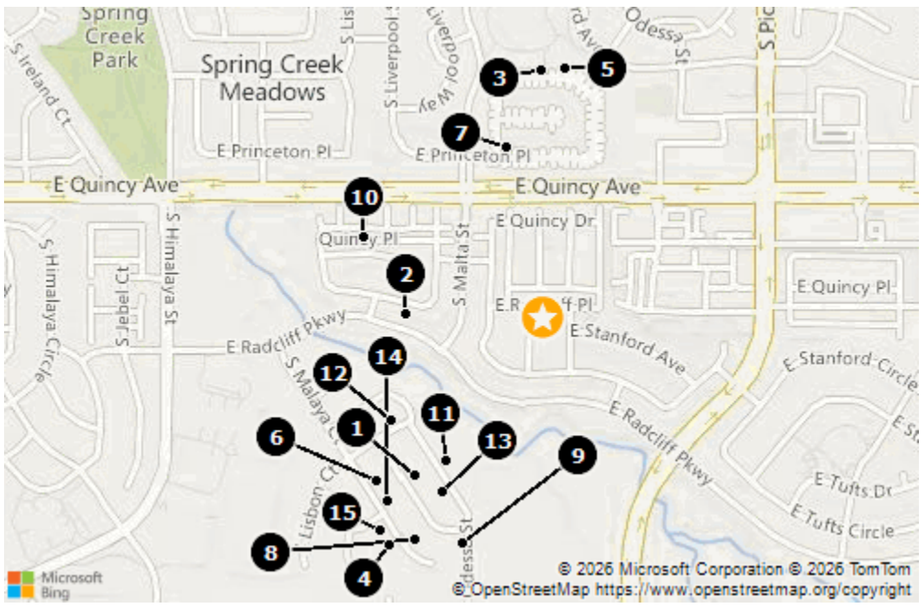
ICE SiteX Report

OrderID: 98729902

SiteX Property Information Report



Subject Property Location

4454 S NEPAL CT, AURORA, CO 80015-6839

County:	**ARAPAHOE CO**	Census Tract:	080050859.001006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2073-11-1-28-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$662,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$589,180 - $734,820	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$140,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$516,100	Total Taxable Value:	$6,972
Total Assessed Value:	$41,006	Total Assessor Market Value:	$656,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 5 Subdivision: COPPERLEAF FLG NO 18
Abbreviated Description: TOWNSHIP T5S MAPPLATB 534 MAPPLATP 21 SUBDIVISIONCD 017503 SUBDIVISIONNAME COPPERLEAF FLG NO 18 BLOCK 005 LOT 001 LOT 1 BLK 5

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:	4	Pool:	
Building Area:	2722 SF	Baths:	3	Fireplace:	
Year Built:	2020	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
Mortgage Record

Recording Date:	05/05/2021	Loan Amount:	N/A
Document #:	E1073671 BK-PG -	Loan Type:	Commercial
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 1 Block: 5 Subdivision: COPPERLEAF FILING NO 18

Prior Transfer

Recording Date:	05/05/2021	Sales Price:	$539,745
Document #:	E1073669 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/29/2021		
Document Type:			

Legal Description:
Lot: 1 Block: 5 Subdivision: COPPERLEAF FILING NO 18

Prior Transfer

Recording Date:	04/29/2021	Sales Price:	$539,745
Document #:	E1073669 BK-PG E107 -3669	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 5 Subdivision: COPPERLEAF FLG NO 18
Abbreviated Description: TOWNSHIP T5S MAPPLATB 534 MAPPLATP 21 SUBDIVISIONCD 017503 SUBDIVISIONNAME COPPERLEAF FLG NO 18 BLOCK 005 LOT 001 LOT 1 BLK 5

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Prior Transfer

Recording Date:	10/26/2018	Sales Price:	$8,299,400
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$8,335,500	Median # of Bedrooms	3
Median Lot Size	4,661 SF	Median # of Baths	3
Median Living Area	1,818 SF	Median Year Built	2019
Price Range - 2 Yrs	$505,000 to $651,000	Age Range	3 years to 8 years
Median Value	$543,500	Median Age	7 years

Comparable Sales Data

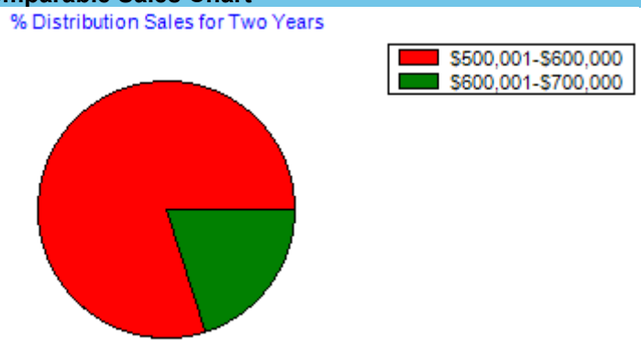
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**4628 S NEPAL WAY** **AURORA, CO 80015-5567**	10/13/2026	$505,000	$277	1818	/3/3	2019	4,487 SF	
		APN: 2073-11-1-19-006 Document #: E6071968 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: COPPENEAF FILING NO 11 Abbreviated Description: Lot:6 Block:3 Subdivision:COPPENEAF FILING NO 11								
2	.17Mi.	**21056 E RADCLIFF PL** **AURORA, CO 80015-3808**	10/06/2026	$640,000	$287	2227	/3/4	2021	3,615 SF	
		APN: 2073-11-1-35-005 Document #: E6070140 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: COPPERLEAF FILING NO 22 Abbreviated Description: Lot:5 Block:3 Subdivision:COPPERLEAF FILING NO 22								
3	.31Mi.	**4103 S NEPAL CIR** **AURORA, CO 80013-7469**	08/24/2026	$642,500	$231	2775	/4/3	2019	4,500 SF	
		APN: 2073-02-4-23-018 Document #: E6058833 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 1 Subdivision: SADDLE ROCK HIGHLANDS FILING NO 7 Abbreviated Description: Lot:18 Block:1 Subdivision:SADDLE ROCK HIGHLANDS FILING NO 7								
4	.34Mi.	**4661 S MALAYA CT** **AURORA, CO 80015-5566**	08/24/2026	$543,500	$278	1951	/4/3	2019	6,621 SF	
		APN: 2073-11-1-17-003 Document #: E6058908 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Block: 1 Subdivision: COPPERLEAF FILING NO 11 MapRef: DOC D7115672 Abbreviated Description: Lot:47 Block:1 Subdivision:COPPERLEAF FILING NO 11 Map Ref:DOC D7115672								
5	.31Mi.	**4126 S NETHERLAND CIR** **AURORA, CO 80013-7517**	08/11/2026	$560,000	$246	2276	/3/3	2019	4,783 SF	
		APN: 2073-02-4-23-021 Document #: E6055450 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 1 Subdivision: SADDLE ROCK HIGHLANDS FILING NO 7 Abbreviated Description: Lot:21 Block:1 Subdivision:SADDLE ROCK HIGHLANDS FILING NO 7								
6	.29Mi.	**4616 S MALAYA CT** **AURORA, CO 80015-5566**	08/10/2026	$520,000	$365	1423	/2/2	2020	4,487 SF	
		APN: 2073-11-1-17-021 Document #: E6055334 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 65 Block: 1 Subdivision: COPPERLEAF FILING NO 11 Abbreviated Description: Lot:65 Block:1 Subdivision:COPPERLEAF FILING NO 11 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
7	.22Mi.	**21209 E PRINCETON PL** **AURORA, CO 80013-7447**	08/04/2026	$555,000	$332	1671	/3/2	2019	5,693 SF	
		APN: 2073-02-4-25-001 Document #: E6053933 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: SADDLE ROCK HIGHLANDS Abbreviated Description: Lot:1 Block:3 Subdivision:SADDLE ROCK HIGHLANDS								
8	.32Mi.	**4666 S MALAYA CT** **AURORA, CO 80015-5566**	08/04/2026	$651,000	$240	2709	/4/3	2020	4,661 SF	
		APN: 2073-11-1-17-012 Document #: E6053733 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Block: 1 Subdivision: COPPERLEAF FILING NO 11 Abbreviated Description: Lot:56 Block:1 Subdivision:COPPERLEAF FILING NO 11 City/Muni/Twp:AURORA City/Muni/Twp: AURORA								
9	.3Mi.	**4683 S NEPAL WAY** **AURORA, CO 80015-5567**	06/02/2026	$517,000	$363	1423	/2/2	2018	5,314 SF	
		APN: 2073-11-1-17-041 Document #: E6037681 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 85 Block: 1 Subdivision: COPPERLEAF FILING NO 11 MapRef: DOC D7115672 Abbreviated Description: Lot:85 Block:1 Subdivision:COPPERLEAF FILING NO 11 Map Ref:DOC D7115672								
10	.25Mi.	**20970 E QUINCY DR** **AURORA, CO 80015-3801**	06/01/2026	$550,000	$296	1856	/3/3	2023	1,699 SF	
		APN: 2073-11-2-24-008 Document #: E6037330 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: COPPERLEAF SUBDIVISION Abbreviated Description: Lot:8 Block:2 Subdivision:COPPERLEAF SUBDIVISION								
11	.21Mi.	**4630 S ODESSA ST** **AURORA, CO 80015-5568**	05/15/2026	$544,000	$299	1818	/3/3	2018	5,009 SF	
		APN: 2073-11-1-21-005 Document #: E6032970 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 6 Subdivision: COPPERLEAF FILING NO 11 MapRef: DOC D7115672 Abbreviated Description: Lot:10 Block:6 Subdivision:COPPERLEAF FILING NO 11 Map Ref:DOC D7115672								
12	.23Mi.	**21339 E TUFTS AVE** **AURORA, CO 80015-5565**	04/28/2026	$527,500	$290	1818	/3/3	2019	4,661 SF	
		APN: 2073-11-1-20-005 Document #: E6028324 Document Type: Price Code: D Land Use: Single Family Residential								

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	Legal: Lot: 9 Block: 4 Subdivision: COPPERLEAF FILING NO 11 Abbreviated Description: Lot:9 Block:4 Subdivision:COPPERLEAF FILING NO 11									
13	.25Mi.	**4655 S ODESSA ST AURORA, CO 80015-5568**	04/07/2026	$530,000	$271	1951	/4/3	2018	4,487 SF	
	APN: 2073-11-1-19-018 Document #: E6022849									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 18 Block: 3 Subdivision: COPPERLEAF FILING NO 11 Abbreviated Description: Lot:18 Block:3 Subdivision:COPPERLEAF FILING NO 11									
14	.3Mi.	**4632 S MALAYA CT AURORA, CO 80015-5566**	03/23/2026	$525,000	$335	1566	/3/2	2020	4,487 SF	
	APN: 2073-11-1-17-018 Document #: E6018688									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 62 Block: 1 Subdivision: COPPERLEAF FILING NO 11 Abbreviated Description: Lot:62 Block:1 Subdivision:COPPERLEAF FILING NO 11									
15	.33Mi.	**4651 S MALAYA CT AURORA, CO 80015-5566**	03/03/2026	$525,000	$368	1423	/2/2	2018	7,100 SF	
	APN: 2073-11-1-17-001 Document #: E6013171									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 45 Block: 1 Subdivision: COPPERLEAF FILING NO 11 Abbreviated Description: Lot:45 Block:1 Subdivision:COPPERLEAF FILING NO 11									

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.	**4454 S NEPAL CT**	**04/29/2021**	$656,100	$41,006	2,722	/4/3	2020	5,227 SF	
.01Mi.	**4484 S NEPAL CT**	**03/09/2021**	$633,400	$39,588	1,940	/4/2	2020	5,271 SF	
.02Mi.	**4506 S NEPAL CT**	**01/25/2021**	$635,100	$39,694	2,189	/3/3	2020	5,271 SF	
.02Mi.	**4455 S NETHERLAND ST**	**03/05/2021**	$690,700	$43,169	1,940	/3/3	2020	5,227 SF	
.02Mi.	**4485 S NETHERLAND ST**	**04/09/2021**	$685,400	$42,838	1,871	/3/3	2020	5,271 SF	
.03Mi.	**4507 S NETHERLAND ST**	**02/11/2021**	$637,900	$39,869	2,189	/3/3	2020	5,271 SF	
.03Mi.	**4516 S NEPAL CT**	**05/01/2023**	$661,900	$41,369	1,678	/2/3	2020	5,271 SF	
.03Mi.	**4453 S NEPAL CT**	**11/30/2021**	$651,300	$40,706	2,189	/3/3	2021	5,227 SF	
.03Mi.	**4483 S NEPAL CT**	**05/21/2021**	$610,100	$38,131	1,727	/3/3	2020	5,401 SF	
.03Mi.	**4517 S NETHERLAND ST**	**02/11/2021**	$658,600	$41,163	2,410	/4/3	2020	5,271 SF	
.04Mi.	**4505 S NEPAL CT**	**05/11/2021**	$653,400	$40,838	1,656	/3/3	2020	5,663 SF	
.04Mi.	**4526 S NEPAL CT**	**01/19/2024**	$676,900	$42,306	2,189	/3/4	2020	5,271 SF	
.04Mi.	**4515 S NEPAL CT**	**06/09/2021**	$692,000	$43,250	2,722	/4/3	2020	5,924 SF	
.04Mi.	**4527 S NETHERLAND ST**	**01/08/2021**	$633,800	$39,613	2,189	/3/3	2020	5,271 SF	
.05Mi.	**4536 S NEPAL CT**	**12/02/2020**	$638,300	$39,894	1,656	/3/3	2020	5,271 SF	
.05Mi.	**4525 S NEPAL CT**	**06/03/2021**	$698,200	$43,638	1,940	/3/3	2020	5,663 SF	

Rent vs. Own

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

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:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.18Mi.	**Cherokee Trail High School**	B	Public	9 - 12

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Number of Students: 3,089
Student-Teacher Ratio: 20.2
Advanced Placement: Yes

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	B+	Public	KG - 5

Flood Report

The Subject Property of **4454 S NEPAL CT, AURORA, CO 80015-6839** 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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