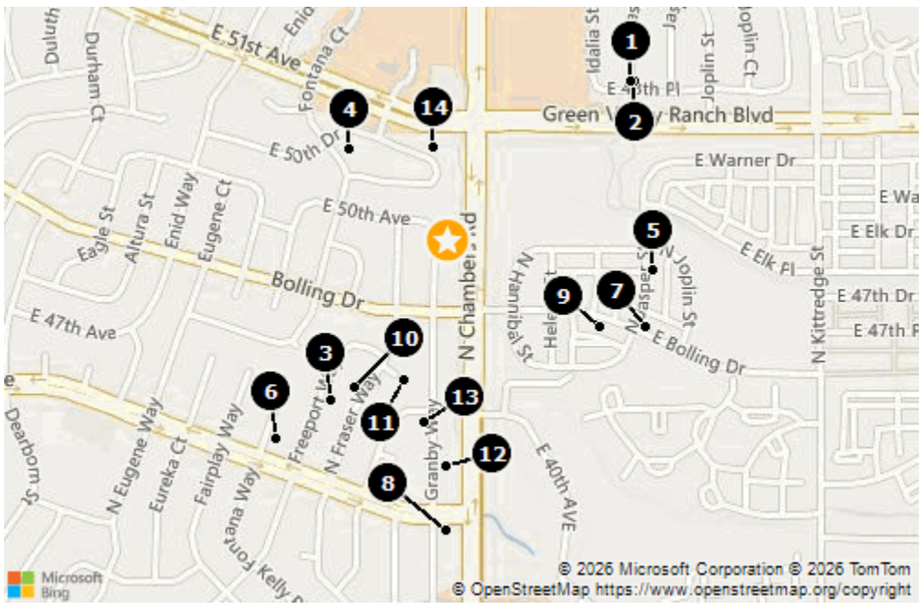
ICE SiteX Report

OrderID: 98472028

SiteX Property Information Report



Subject Property Location

4978 GRANBY ST, DENVER, CO 80239-4267

County:	**DENVER CO**	Census Tract:	080310083.871019
Property Use:	Single Family Residential	Zoning:	R-2
Parcel Number:	00191-20-009-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$556,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$511,520 - $600,480	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	330A
Assd Land Value:	$6,700	Market Land Value:	$95,100	Tax Year:	2025
Assd Improvement:	$31,320	Market Improvment Value:	$444,300	Total Taxable Value:	$3,246
Total Assessed Value:	$38,020	Total Assessor Market Value:	$539,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: GATEWAY VILLAGE FLG NO 1
Abbreviated Description: GATEWAY VILLAGE #1 B1 L9

Property Characteristics

Lot Size:	6,355 SF	Bedrooms:	4	Pool:	
Building Area:	1950 SF	Baths:	2	Fireplace:	1
Year Built:	1995	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/07/2025	Loan Amount:	N/A
Document #:	2025029454 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2065	Type Finance:	

Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE FILING NO 1
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	01/03/2025	Sales Price:	N/A
Document #:	2025000682 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/15/2022	Sales Price:	N/A
Document #:	2022107311 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/09/2022	Loan Amount:	N/A
Document #:	2022104157 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2052	Type Finance:	

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Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE NLINE NO 1
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	08/09/2022	Sales Price:	$540,000
Document #:	2022104155 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/05/2022		
Document Type:			

Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE FILING NO 1
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	08/09/2022	Sales Price:	$540,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: GATEWAY VILLAGE FLG NO 1
Abbreviated Description: GATEWAY VILLAGE #1 B1 L9

Prior Transfer

Recording Date:	12/14/2011	Sales Price:	$212,000
Document #:	2011141542 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/11/2007	Sales Price:	$193,600
Document #:	2007189829 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/29/2007	Sales Price:	$212,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/29/2007	Sales Price:	$212,000
Document #:	2007167909 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/19/2007		
Document Type:			

Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE FILING #1
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	05/10/2005	Sales Price:	N/A
Document #:	2005077518 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/25/2005	Sales Price:	$242,000
Document #:	2005067421 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/13/2005		
Document Type:			

Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE FILING #1
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	03/03/2005	Sales Price:	N/A
Document #:	2005036222 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/23/2005		
Document Type:			

Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE FILING #1
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	04/13/2004	Sales Price:	$235,000
Document #:	2004089185 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/24/2004		
Document Type:			

Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE FILING #1
City/Muni/Twp: DENVER

Mortgage Record

Recording Date:	02/11/2003	Loan Amount:	N/A
Document #:	2003021594 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE FILING #1
City/Muni/Twp: DENVER

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Mortgage Record

Recording Date:	02/05/2002	Loan Amount:	N/A
Document #:	2002024199 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2032	Type Finance:	

Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE FILING #1
City/Muni/Twp: DENVER

Mortgage Record

Recording Date:	08/09/2001	Loan Amount:	N/A
Document #:	2001132783 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2031	Type Finance:	ADJ

Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE FILING #1
City/Muni/Twp: DENVER

Prior Transfer

Recording Date:	06/05/1996	Sales Price:	$131,300
Document #:	9600077030 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/31/1996		
Document Type:			

Legal Description:
Lot: 9 Block: 1 Subdivision: GATEWAY VILLAGE FILING #1
City/Muni/Twp: DENVER

Area Sales Analysis

Total Area Sales	$6,670,500	Median # of Bedrooms	3
Median Lot Size	6,774 SF	Median # of Baths	2
Median Living Area	1,736 SF	Median Year Built	1991
Price Range - 2 Yrs	$302,000 to $615,000	Age Range	7 years to 47 years
Median Value	$487,500	Median Age	35 years

Comparable Sales Data

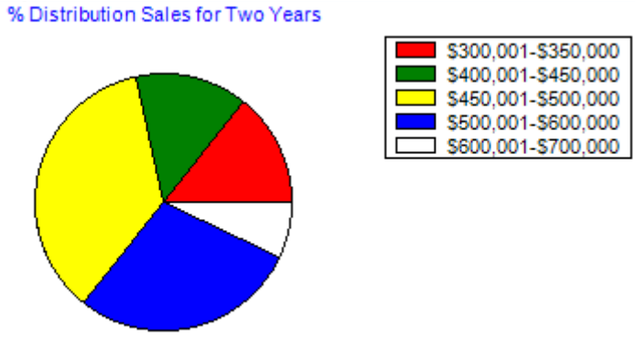
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**4777 JASPER ST** **DENVER, CO 80239-5893**	09/23/2026	$615,000	$287	2139	7/3/3	2017	5,250 SF	
		APN: 00202-03-029-000 Document #: 2026111450 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Block: 1 Subdivision: DENVER CONNECTION WEST FILING NO 1 Abbreviated Description: Lot:29 Block:1 Subdivision:DENVER CONNECTION WEST FILING NO 1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
2	.27Mi.	**4780 JASPER ST** **DENVER, CO 80239-5893**	09/15/2026	$485,000	$288	1682	6/3/2	2018	5,632 SF	
		APN: 00202-12-003-000 Document #: 2026105069 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 10 Subdivision: DENVER CONNECTION WEST FILING NO 1 Abbreviated Description: Lot:3 Block:10 Subdivision:DENVER CONNECTION WEST FILING NO 1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
3	.25Mi.	**4666 FREEPORT WAY** **DENVER, CO 80239-5130**	09/04/2026	$540,000	$357	1512	5/3/2	1980	7,300 SF	
		APN: 00194-04-019-000 Document #: 2026102661 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 4 Subdivision: CONCORD FILING NO 1 Abbreviated Description: Lot:19 Block:4 Subdivision:CONCORD FILING NO 1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
4	.17Mi.	**5026 FONTANA CT** **DENVER, CO 80239-4277**	08/28/2026	$545,000	$281	1936	6/3/3	2000	6,788 SF	
		APN: 00191-23-011-000 Document #: 2026100625 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 4 Subdivision: GATEWAY VILLAGE FILING NO 4 Abbreviated Description: Lot:11 Block:4 Subdivision:GATEWAY VILLAGE FILING NO 4 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
5	.26Mi.	**4740 JASPER ST** **DENVER, CO 80239-5534**	08/12/2026	$445,000	$264	1682	6/3/2	2019	3,328 SF	
		APN: 00202-10-003-000 Document #: 2026096231 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 8 Subdivision: DENVER CONNECTION WEST FLING NO 1 Abbreviated Description: Lot:3 Block:8 Subdivision:DENVER CONNECTION WEST FLING NO 1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
6	.33Mi.	**4618 FONTANA WAY** **DENVER, CO 80239-5133**	08/05/2026	$302,000	$228	1320	6/3/1	1980	6,700 SF	
		APN: 00194-05-021-000 Document #: 2026092772 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 5 Subdivision: CONCORD FILING NO 1 Abbreviated Description: Lot:21 Block:5 Subdivision:CONCORD FILING NO 1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
7	.27Mi.	**15701 BOLLING DR** **DENVER, CO 80239-5536**	08/03/2026	$464,500	$276	1682	6/2/2	2019	3,036 SF	
		APN: 00202-10-030-000 Document #: 2026091903 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12&13 Block: 8 Subdivision: DENVER CONNECTION WEST FILING NO 1 MapRef: DOC 2016106834 Abbreviated Description: Lot:12&13 Block:8 Subdivision:DENVER CONNECTION WEST FILING NO 1 Map Ref:DOC 2016106834Abbreviated Description:WEST2FT LOT13 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
8	.36Mi.	**4594 GRANBY WAY** **DENVER, CO 80239-5104**	08/03/2026	$445,000	$280	1584	6/4/2	1982	7,796 SF	
		APN: 00194-16-019-000 Document #: 2026091976 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 16 Subdivision: CONCORD FILING NO 1 MapRef: MB 3195 PG 648 Abbreviated Description: Lot:1 Block:16 Subdivision:CONCORD FILING NO 1 Map Ref:MB 3195 PG 648City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
9	.22Mi.	**15600 BOLLING DR**	07/29/2026	$494,000	$265	1862	6/4/2	2019	3,385 SF	

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		DENVER, CO 80239-5530							
	APN: 00202-07-021-000 Document #: 2026090367 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 5 Subdivision: DENVER CONNECTION WEST FILING NO 1 Abbreviated Description: Lot:21 Block:5 Subdivision:DENVER CONNECTION WEST FILING NO 1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
10	.22Mi.	**4705 FRASER WAY** **DENVER, CO 80239-5924**	07/27/2026	$455,000	$222	2047	8/4/2	1979	7,920 SF
	APN: 00194-04-004-000 Document #: 2026089699 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Subdivision: CONCORD FILING NO 1 Abbreviated Description: Lot:4 Block:4 Subdivision:CONCORD FILING NO 1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
11	.18Mi.	**4784 FRASER WAY** **DENVER, CO 80239-5923**	07/21/2026	$525,000	$293	1789	6/3/2	1979	8,780 SF
	APN: 00194-03-030-000 Document #: 2026088347 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Block: 3 Subdivision: CONCORD FILING NO 1 Abbreviated Description: Lot:30 Block:3 Subdivision:CONCORD FILING NO 1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
12	.28Mi.	**4660 GRANBY WAY** **DENVER, CO 80239-5106**	05/22/2026	$350,000	$152	2293	6/3/2	1984	6,760 SF
	APN: 00194-01-045-000 Document #: 2026066421 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: CONCORD FILING NO 1 Abbreviated Description: Lot:14 Block:1 Subdivision:CONCORD FILING NO 1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
13	.23Mi.	**4711 GRANBY WAY** **DENVER, CO 80239-5105**	05/04/2026	$490,000	$554	884	4/2/2	1984	8,150 SF
	APN: 00194-02-001-000 Document #: 2026059160 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: CONCORD FILING NO 1 Abbreviated Description: Lot:1 Block:2 Subdivision:CONCORD FILING NO 1 City/Muni/Twp:DENVER City/Muni/Twp: DENVER								
14	.12Mi.	**5034 FRASER WAY** **DENVER, CO 80239-4286**	04/13/2026	$515,000	$274	1876	7/3/3	1999	6,822 SF
	APN: 00191-22-007-000 Document #: 2026044364 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: GATEWAY VILLAGE Abbreviated Description: Lot:7 Block:3 Subdivision:GATEWAY VILLAGE City/Muni/Twp:DENVER City/Muni/Twp: DENVER								

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.	**4978 GRANBY ST**	**08/09/2022**	$539,400	$38,020	1,950	8/4/2	1995	6,355 SF	
.01Mi.	**4968 GRANBY ST**	**08/05/2021**	$443,500	$31,270	1,356	6/3/3	1996	4,974 SF	
.01Mi.	**4988 GRANBY ST**	**05/12/2017**	$475,000	$33,490	1,636	7/3/2	1996	7,776 SF	
.02Mi.	**4958 GRANBY ST**	**08/19/2021**	$479,800	$33,830	1,069	5/3/3	1996	4,974 SF	
.03Mi.	**4998 GRANBY ST**	**02/09/2021**	$505,400	$35,630	1,884	7/3/2	1996	10,322 SF	
.03Mi.	**4979 GRANBY ST**	**05/19/2017**	$484,600	$34,170	1,636	7/3/3	1996	5,000 SF	
.03Mi.	**4948 GRANBY ST**	**10/30/2008**	$459,300	$32,380	1,336	6/3/2	1996	4,675 SF	
.03Mi.	**4989 GRANBY ST**	**06/12/2013**	$504,200	$35,550	1,884	7/3/2	1996	8,054 SF	
.03Mi.	**4969 GRANBY ST**	**06/08/2012**	$527,400	$37,180	1,950	8/4/3	1996	4,700 SF	
.04Mi.	**15195 E 50TH AVE**	**01/05/2000**	$489,400	$34,510	1,801	7/3/2	1996	9,678 SF	
.04Mi.	**4959 GRANBY ST**	**06/20/2013**	$502,300	$35,410	1,884	7/3/2	1996	5,000 SF	
.04Mi.	**4938 GRANBY ST**	**02/08/2008**	$523,100	$36,880	1,884	7/3/2	1996	4,675 SF	
.04Mi.	**4949 GRANBY ST**	**10/30/2017**	$519,700	$36,640	1,950	8/4/2	1996	4,700 SF	
.04Mi.	**15175 E 50TH AVE**	**12/06/2006**	$523,600	$36,920	1,884	7/3/2	1996	6,896 SF	
.05Mi.	**4928 GRANBY ST**	**06/01/2015**	$462,100	$32,580	1,646	7/3/2	1995	4,974 SF	
.05Mi.	**4986 FRASER WAY**	**08/30/2021**	$534,400	$37,670	1,884	7/3/3	1996	4,700 SF	

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Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	32.0 years old	Households:	14,273
Median Household Income:	$82,279	Households w/Family:	67%
Household Income Per Capita:	$32,060	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Denver County School District 1	Students:	90,471
Number of Schools:	198	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.00Mi.	**DCIS at Montbello** Number of Students: 1,112 Student-Teacher Ratio: 15.52	B+	Public	6 - 12
1.69Mi.	**Kipp Northeast Denver Middle School** Number of Students: 464 Student-Teacher Ratio: 11.88	C	Public	6 - 8
1.71Mi.	**Strive Prep - Green Valley Ranch** Number of Students: 379 Student-Teacher Ratio: 19.61	C-	Public	6 - 8
0.73Mi.	**Strive Prep - Montbello** Number of Students: 287 Student-Teacher Ratio: 15.37	D	Public	6 - 8
1.80Mi.	**Strive Prep - Rise** Number of Students: 586 Student-Teacher Ratio: 12.67	A-	Public	9 - 12
0.99Mi.	**Noel Community Arts School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
1.45Mi.	**McGlone Academy** Number of Students: 842 Student-Teacher Ratio: 14.91	D	Public	PK - 8
0.73Mi.	**Collegiate Prep Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
1.60Mi.	**DSST: Green Valley Ranch Middle School** Number of Students: 482 Student-Teacher Ratio: 15.12 Advanced Placement: Yes	B-	Public	6 - 8
1.61Mi.	**DSST: Green Valley Ranch High School** Number of Students: 562 Student-Teacher Ratio: 11.71 Advanced Placement: Yes	B+	Public	9 - 12
1.80Mi.	**Kipp Northeast Denver Leadership Academy** Number of Students: 555 Student-Teacher Ratio: 13.68	B+	Public	9 - 12
2.38Mi.	**Omar D. Blair Charter School** Number of Students: 783 Student-Teacher Ratio: 14.23	C-	Public	KG - 8
2.31Mi.	**Northeast Early College** Number of Students: 507 Student-Teacher Ratio: 15.59	A-	Public	9 - 12
0.49Mi.	**Marie L. Greenwood Academy** Number of Students: 597 Student-Teacher Ratio: 15.97	C	Public	KG - 8
2.66Mi.	**Dr. Martin Luther King Jr. Early College** Number of Students: 1,027 Student-Teacher Ratio: 15.87	C	Public	6 - 12
2.75Mi.	**DSST Middle School at Noel Campus** Number of Students: 451 Student-Teacher Ratio: 12.8	C	Public	6 - 8
3.96Mi.	**Florida Pitt Waller ECE-8 School** Number of Students: 886 Student-Teacher Ratio: 17.92	C	Public	EE - 8

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Flood Report

The Subject Property of **4978 GRANBY ST, DENVER, CO 80239-4267** 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	72%	NOTABLY LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	79%	LOWER
FORCIBLE ROBBERY	142%	NOTABLY HIGHER
AGGRAVATED ASSAULT	17%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	143%	NOTABLY HIGHER
MURDER	50%	SIGNIFICANTLY LOWER
OVERALL	39%	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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Data deemed reliable, but not guaranteed.
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