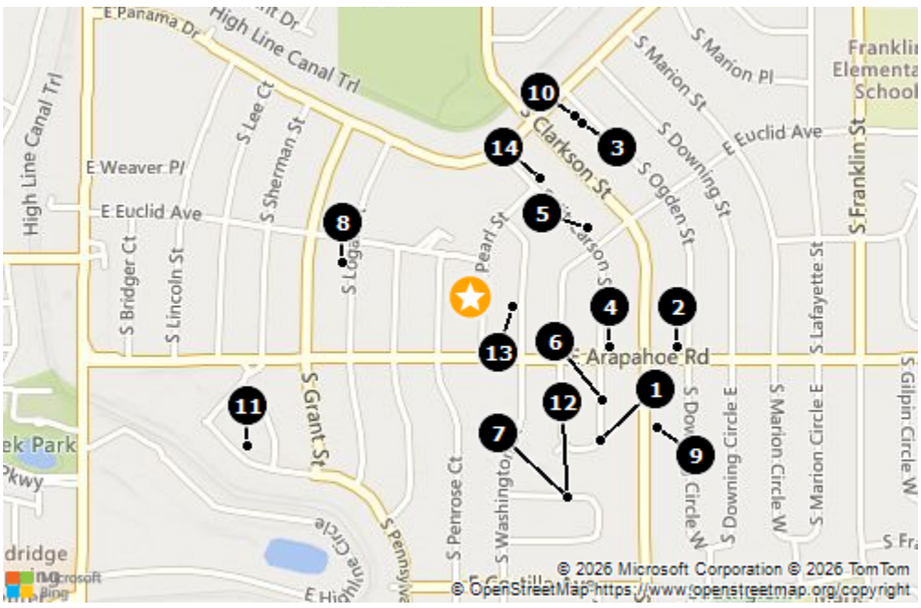
ICE SiteX Report

OrderID: 98730040

SiteX Property Information Report



Subject Property Location

6655 S PEARL ST, CENTENNIAL, CO 80121-2343

County:	**ARAPAHOE CO**	Census Tract:	080050056.113012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2077-22-4-11-013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$567,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$481,950 - $652,050	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$240,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$308,400	Total Taxable Value:	$3,255
Total Assessed Value:	$34,275	Total Assessor Market Value:	$548,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES 1ST FLG Sec/Twnship/Range: SEC 22 QTR 4 TWN 5S RNG 68W

Abbreviated Description: SUBDIVISIONCD 006800 SUBDIVISIONNAME BROADWAY ESTATES 1ST FLG BLOCK 009 LOT 013 LOT 13 BLK 9 BROADWAY ESTATES 1ST FLG

Property Characteristics

Lot Size:	9,975 SF	Bedrooms:	3	Pool:	
Building Area:	1144 SF	Baths:	2	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	3	A/C:	Central
Style:	Ranch	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/06/2025	Sales Price:	$440,000
Document #:	E5055962 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/16/2024	Sales Price:	N/A
Document #:	E4059647 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/13/2024	Loan Amount:	N/A
Document #:	E4059306 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2054	Type Finance:	
Legal Description:			

Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES FILING NO ONE

Prior Transfer

Recording Date:	09/13/2024	Sales Price:	N/A
Document #:	E4059305 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/21/2024		

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Document Type:
Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES FILING NO ONE

Prior Transfer

Recording Date:	11/08/2023	Sales Price:	N/A
Document #:	E4059305 BK-PG E405 -9305	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES 1ST FLG Sec/Twnship/Range: SEC 22 QTR 4 TWN 5S RNG 68W
Abbreviated Description: SUBDIVISIONCD 006800 SUBDIVISIONNAME BROADWAY ESTATES 1ST FLG BLOCK 009 LOT 013 LOT 13 BLK 9 BROADWAY ESTATES 1ST FLG

Prior Transfer

Recording Date:	12/01/2021	Sales Price:	$300,000
Document #:	E1182351 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/19/2021	Loan Amount:	N/A
Document #:	E1158982 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES FILING NO ONE

Prior Transfer

Recording Date:	08/21/2020	Sales Price:	$233,000
Document #:	E0108173 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/07/2020	Sales Price:	$233,000
Document #:	E0101049 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/22/2020	Sales Price:	$68,737
Document #:	E0060879 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/12/2020	Loan Amount:	N/A
Document #:	E0056258 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES FILING NO ONE

Mortgage Record

Recording Date:	02/06/2018	Loan Amount:	N/A
Document #:	D8012077 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/15/2048	Type Finance:	VAR

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES FILING NO ONE

Mortgage Record

Recording Date:	04/08/2014	Loan Amount:	N/A
Document #:	D4028475 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2043	Type Finance:	

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES FILING #1

Prior Transfer

Recording Date:	02/12/2013	Sales Price:	$44,000
Document #:	D3018084 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/08/2013	Sales Price:	$132,510
Document #:	D3017060 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/04/2013	Sales Price:	$233,000
Document #:	D3001556 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/31/2012		
Document Type:			

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES FILING #1

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Mortgage Record

Recording Date:	07/25/2011	Loan Amount:	N/A
Document #:	D1070042 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2041	Type Finance:	

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES 1ST FILING

Prior Transfer

Recording Date:	05/09/2005	Sales Price:	$30,500
Document #:	B5066048 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/20/2004	Loan Amount:	N/A
Document #:	B4166965 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/01/2034	Type Finance:	VAR

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATE FILING #1

Mortgage Record

Recording Date:	10/20/2003	Loan Amount:	N/A
Document #:	B3229277 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/05/2018	Type Finance:	VAR

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES 1ST FILING

Mortgage Record

Recording Date:	03/17/2003	Loan Amount:	N/A
Document #:	B3057311 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/10/2013	Type Finance:	

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATE FILING #1

Mortgage Record

Recording Date:	12/23/2002	Loan Amount:	N/A
Document #:	B2246701 BK-PG -	Loan Type:	Unknown
TD Due Date:	12/01/2032	Type Finance:	

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATE FILING #1

Mortgage Record

Recording Date:	07/05/2002	Loan Amount:	N/A
Document #:	B2122206 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2007	Type Finance:	

Legal Description:
Lot: 13 Block: 9 Subdivision: BROADWAY ESTATES 1ST FILING

Prior Transfer

Recording Date:	10/26/1998	Sales Price:	$140,400
Document #:	A8170454 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/19/1998		
Document Type:			

Legal Description:
Subdivision: BROADWAY ESTATE FILING #1
Abbreviated Description: LOT 13 BLK 9 BROADWAY ESTATES 1ST FLG

Area Sales Analysis

Total Area Sales	$8,208,850	Median # of Bedrooms	3
Median Lot Size	9,780 SF	Median # of Baths	3
Median Living Area	1,420 SF	Median Year Built	1961
Price Range - 2 Yrs	$425,000 to $780,000	Age Range	63 years to 68 years
Median Value	$572,750	Median Age	65 years

Comparable Sales Data

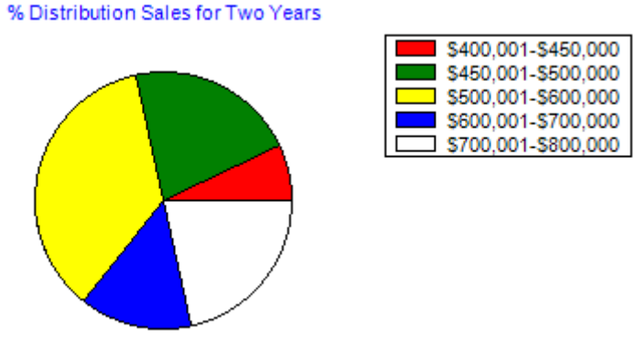
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**6705 S KIT CARSON CIR E CENTENNIAL, CO 80122-1217**	10/13/2026	$463,950	$248	1868	/3/3	1963	11,543 SF	
		APN: 2077-26-2-08-010 Document #: E6071867 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 12 Subdivision: SOUTHGLENN SECOND FILING Abbreviated Description: Lot:10 Block:12 Subdivision:SOUTHGLENN SECOND FILING								
2	.27Mi.	**6695 S OGDEN ST CENTENNIAL, CO 80121-2562**	10/06/2026	$590,000	$388	1520	/3/3	1960	10,890 SF	
		APN: 2077-23-3-25-012 Document #: E6069914 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 45 Subdivision: BROADWAY ESTATES FILING NO 2 Abbreviated Description: Lot:12 Block:45 Subdivision:BROADWAY ESTATES FILING NO 2								
3	.25Mi.	**6525 S OGDEN ST CENTENNIAL, CO 80121-2560**	09/29/2026	$425,000	$357	1188	/3/2	1961	9,060 SF	
		APN: 2077-23-3-13-020 Document #: E6068387 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 44 Subdivision: BROADWAY ESTATES Abbreviated Description: Lot:20 Block:44 Subdivision:BROADWAY ESTATES								
4	.19Mi.	**6696 S KIT CARSON ST**	08/31/2026	$499,500	$279	1788	/3/3	1959	10,454 SF	

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		CENTENNIAL, CO 80121-2320							
	APN: 2077-23-3-26-009 Document #: E6060922 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 21 Subdivision: BROADWAY ESTATES Abbreviated Description: Lot:9 Block:21 Subdivision:BROADWAY ESTATES								
5	.17Mi.	**6586 S KIT CARSON ST** **CENTENNIAL, CO 80121-2318**	08/27/2026	$740,000	$661	1118	/3/2	1959	9,235 SF
	APN: 2077-23-3-12-010 Document #: E6060074 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 22 Subdivision: BROADWAY ESTATES Abbreviated Description: Lot:10 Block:22 Subdivision:BROADWAY ESTATES								
6	.2Mi.	**6702 S KIT CARSON CIR E** **CENTENNIAL, CO 80122-1218**	08/21/2026	$525,000	$458	1144	/3/2	1963	10,977 SF
	APN: 2077-26-2-07-054 Document #: E6058152 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Block: 10 Subdivision: SOUTHGLENN SECOND FILING Abbreviated Description: Lot:54 Block:10 Subdivision:SOUTHGLENN SECOND FILING City/Muni/Twp:CENTENNIAL City/Muni/Twp: CENTENNIAL								
7	.32Mi.	**1061 E BRIARWOOD CIR N** **CENTENNIAL, CO 80122-5204**	08/07/2026	$649,900	$349	1862	/4/3	1963	9,714 SF
	APN: 2077-26-2-07-018 Document #: E6054954 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 10 Subdivision: SOUTHGLENN Abbreviated Description: Lot:18 Block:10 Subdivision:SOUTHGLENN City/Muni/Twp:CENTENNIAL City/Muni/Twp: CENTENNIAL								
8	.17Mi.	**6621 S LOGAN ST** **CENTENNIAL, CO 80121-2331**	08/06/2026	$480,000	$311	1540	//2	1958	9,845 SF
	APN: 2077-22-4-14-017 Document #: E6054520 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 6 Subdivision: BROADWAY ESTATES FILLING NO 1 Abbreviated Description: Lot:17 Block:6 Subdivision:BROADWAY ESTATES FILLING NO 1								
9	.29Mi.	**6740 S CLARKSON ST** **CENTENNIAL, CO 80122-1212**	07/27/2026	$582,500	$311	1868	/3/3	1963	9,235 SF
	APN: 2077-26-2-06-005 Document #: E6051196 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 13 Subdivision: SOUTHGLENN-THIRD FILING Abbreviated Description: Lot:5 Block:13 Subdivision:SOUTHGLENN-THIRD FILING								
10	.26Mi.	**6515 S OGDEN ST** **CENTENNIAL, CO 80121-2560**	07/01/2026	$645,000	$488	1320	/2/3	1961	8,712 SF
	APN: 2077-23-3-13-021 Document #: E6045352 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 44 Subdivision: BROADWAY ESTATES FILING NO 2 Abbreviated Description: Lot:21 Block:44 Subdivision:BROADWAY ESTATES FILING NO 2 City/Muni/Twp:CENTENNIAL City/Muni/Twp: CENTENNIAL								
11	.33Mi.	**323 E BRIARWOOD DR** **CENTENNIAL, CO 80122-1004**	06/16/2026	$705,000	$574	1228	/3/3	1961	13,242 SF
	APN: 2077-27-1-06-003 Document #: E6041322 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: VISTA VERDE ESTATES Abbreviated Description: Lot:3 Block:1 Subdivision:VISTA VERDE ESTATES								
12	.28Mi.	**910 E BRIARWOOD CIR N** **CENTENNIAL, CO 80122-1221**	06/15/2026	$563,000	$448	1256	/3/2	1963	12,023 SF
	APN: 2077-26-2-10-011 Document #: E6040847 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 11 Subdivision: SOUTHGLENN SECOND FILING Abbreviated Description: Lot:3 Block:11 Subdivision:SOUTHGLENN SECOND FILING City/Muni/Twp:CENTENNIAL City/Muni/Twp: CENTENNIAL								
13	.05Mi.	**6663 S WASHINGTON ST** **CENTENNIAL, CO 80121-2353**	06/10/2026	$560,000	$512	1092	/3/2	1959	9,017 SF
	APN: 2077-23-3-29-013 Document #: E6039944 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 18 Subdivision: BROADWAY ESTATES Abbreviated Description: Lot:14 Block:18 Subdivision:BROADWAY ESTATES								
14	.17Mi.	**6536 S KIT CARSON ST** **CENTENNIAL, CO 80121-2318**	06/09/2026	$780,000	$413	1887	/3/3	1959	9,017 SF
	APN: 2077-23-3-12-004 Document #: E6039650 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 22 Subdivision: BROADWAY ESTATES FILING NO ONE Abbreviated Description: Lot:4 Block:22 Subdivision:BROADWAY ESTATES FILING NO ONE								

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.

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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.	**6655 S PEARL ST**	**11/08/2023**	$548,400	$34,275	1,144	/3/2	1957	9,975 SF	
.02Mi.	**6665 S PEARL ST**	**08/20/2018**	$567,800	$35,488	1,144	/2/3	1957	10,106 SF	
.02Mi.	**6645 S PEARL ST**	**04/28/2000**	$529,300	$33,081	1,166	//2	1957	10,454 SF	
.02Mi.	**6654 S PENROSE CT**	**05/31/2005**	$563,900	$35,244	1,166	/3/2	1957	9,060 SF	
.02Mi.	**6644 S PENROSE CT**	**11/17/2017**	$521,000	$32,563	1,188	/3/2	1957	9,148 SF	
.03Mi.	**6664 S PENROSE CT**	**06/29/2021**	$601,000	$37,563	1,188	/3/2	1957	9,322 SF	
.03Mi.	**6675 S PEARL ST**	**08/12/2021**	$532,900	$33,306	1,166	/2/3	1957	10,324 SF	
.03Mi.	**6652 S PEARL ST**	**03/31/2014**	$540,600	$33,788	1,418	/3/2	1958	9,017 SF	
.03Mi.	**6634 S PENROSE CT**	**11/10/2021**	$590,700	$36,919	1,188	/3/2	1957	9,017 SF	
.03Mi.	**6635 S PEARL ST**	**07/07/2023**	$597,100	$37,319	1,232	/3/2	1957	10,629 SF	
.03Mi.	**6662 S PEARL ST**	**01/13/2010**	$540,200	$33,763	1,188	/3/2	1958	9,148 SF	
.04Mi.	**6642 S PEARL ST**	**03/07/2025**	$562,000	$35,125	1,276	/3/3	1958	9,583 SF	
.04Mi.	**6674 S PENROSE CT**	**12/27/2019**	$520,100	$32,506	1,118	//2	1957	9,017 SF	
.04Mi.	**6624 S PENROSE CT**	**10/22/2015**	$528,400	$33,025	1,144	/3/3	1957	9,278 SF	
.04Mi.	**6672 S PEARL ST**	**11/09/2013**	$521,200	$32,575	1,690	/4/3	1959	9,191 SF	
.05Mi.	**6685 S PEARL ST**	**10/18/2018**	$590,700	$36,919	1,166	/3/3	1957	9,932 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	47.9 years old	Households:	7,743
Median Household Income:	$145,554	Households w/Family:	69%
Household Income Per Capita:	$79,366	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Littleton School District 6	Students:	13,109
Number of Schools:	20	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.12Mi.	**The Village at Highland** Number of Students: 336 Student-Teacher Ratio: 66.53	NA	Public	PK - PK
1.72Mi.	**Littleton Preperatory Academy** Number of Students: 498 Student-Teacher Ratio: 13.68	A-	Public	PK - PK
2.13Mi.	**The Village at North** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - PK
1.45Mi.	**Heritage High School** Number of Students: 1,748 Student-Teacher Ratio: 22.35 Advanced Placement: Yes	C+	Public	9 - 12
0.88Mi.	**Euclid Middle School** Number of Students: 631 Student-Teacher Ratio: 16.18	A-	Public	6 - 8

Flood Report

The Subject Property of **6655 S PEARL ST, CENTENNIAL, CO 80121-2343** 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	88%	LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	88%	LOWER
MURDER	70%	NOTABLY LOWER
OVERALL	67%	NOTABLY LOWER

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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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